

PLANNING PROPOSAL

83 and 83A YARRANABBE ROAD, DARLING POINT

25 MARCH 2015

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Part 1 – Introduction

This planning proposal is made in relation to land known as 83 and 83A Yarranabbe Road, Darling Point. The planning proposal seeks to change three development standards applying to the properties by:

- increasing the maximum height controls over part of the site
- introducing a new second height control which restricts the height of buildings at street level
- increasing the maximum floor space ratio (FSR) for residential flat buildings
- reducing the foreshore building line for residential flat buildings.

This planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979 (EPA&Act)* and the two documents prepared by the NSW Department of Planning and Infrastructure titled *A Guide to Preparing Planning Proposals (October 2012)* and *A Guide to Preparing Local Environmental Plans (April 2013)*.

The planning proposal submitted by the applicant provided options to amend both Woollahra Local Environmental Plan 1995 (Woollahra LEP 1995) and Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014). A change to Woollahra LEP 1995 would not be relevant because by the time the planning proposal process is completed, Woollahra LEP 2014 will have commenced operation and in doing so repealed Woollahra LEP 1995.

Therefore, this planning proposal is to amend the Woollahra LEP 2014 planning controls.

Part 2 – Site and context description

The planning proposal applies to land at 83 and 83A Yarranabbe Road, Darling Point (the site), located at the northern end of Darling Point as shown in Figure 1: Site map.



Figure 1: Site map

2.1 Site description

The site comprises two adjoining properties as shown in Figure 2: Site aerial. The property at 83A Yarranabbe Road is a battle-axe lot accessed by a right-of-way over 83 Yarranabbe Road, which is generally rectangular. The combined area of the site is 1453.6m².

The property at 83 Yarranabbe Road is occupied by a three storey dwelling house with a double garage at the street frontage, and a garden and swimming pool at the rear.

The property at 83A Yarranabbe Road is occupied by a two storey dwelling house which is set back from the foreshore by a minimum of 12m. A swimming pool is located in the garden area between the dwelling and the foreshore. A three car garage is located on the roof of the dwelling, accessed via a raised driveway along the eastern boundary over the right-of-way.



Figure 2: Site aerial

The land at 83A Yarranabbe Road is relatively flat, but No.83 falls significantly from the south to the north by approximately 12.5m.

Vegetation on the site includes two large tree canopies in the south-eastern corner of No.83A that currently rise above the existing buildings and are highly visible from Yarranabbe Road and the properties further to the south. In addition, there is a mature palm in the north-east corner of No.83A among other dense vegetation that is visible from the harbour.

2.2 Context description

The site is in a residential area zoned R3 Medium Density Residential in Woollahra LEP 2014. However, the form of development varies significantly.

Development fronting the harbour ranges from a single storey waterfront house three lots to the west, to seven and ten storey residential flat buildings (RFBs) to the immediate east, and a three to five storey RFB to the immediate west. Other forms of multi-unit housing are located to the south of the site, ranging from single storey dwelling houses to townhouse developments and high density RFBs. The range of building storeys is shown in Figure 3: Existing context.



Figure 3: Existing context

Part 3 – Objectives of the planning proposal

In summary, the objective of the planning proposal is to facilitate medium density residential development by increasing the height and floor space ratio (FSR) controls, introducing a new second height limit to restrict the height of buildings at street level and reducing the foreshore building line setback for RFB development applying to the site.

By altering these controls, the planning proposal establishes a building envelope which is in the context of surrounding development.

Part 4 – Explanation of provisions

This planning proposal is to amend the controls in Woollahra LEP 2014 in the following ways:

- Amend the Floor Space Ratio Map to increase FSR from 0.9:1 to 1.2:1 over the site;
- Amend the Height of Building Maps and clause 4.3A Exceptions to building heights (Area A-Area H) to change the maximum building height from 10.5m to:
 - A maximum building height of 15.2m and a second height of 5.7m at the highest part of the site over 83 Yarranabbe Road, and
 - A maximum building height of part 10.5m and part 15.2m over 83A Yarranabbe Road;
- Amend the Foreshore Building Line Map and clause 6.4 Limited development on the foreshore area to apply an 18m foreshore building line for residential flat building development over the site.

The maps identifying these changes are shown in Part 6 below.

Second heights

The second height is a maximum height for development at the highest part of the site. In this case the highest part of the site adjoins the roadway.

The purpose of the two height limits over 83 Yarranabbe Road in this planning proposal is to:

- Provide an element of compatibility with the scale of adjoining development;
- Permit development that is compatible with the existing streetscape; and
- Minimise impact of new development on existing public and private views.

The proposed maximum building heights for the site are illustrated in section by Figure 4 below.

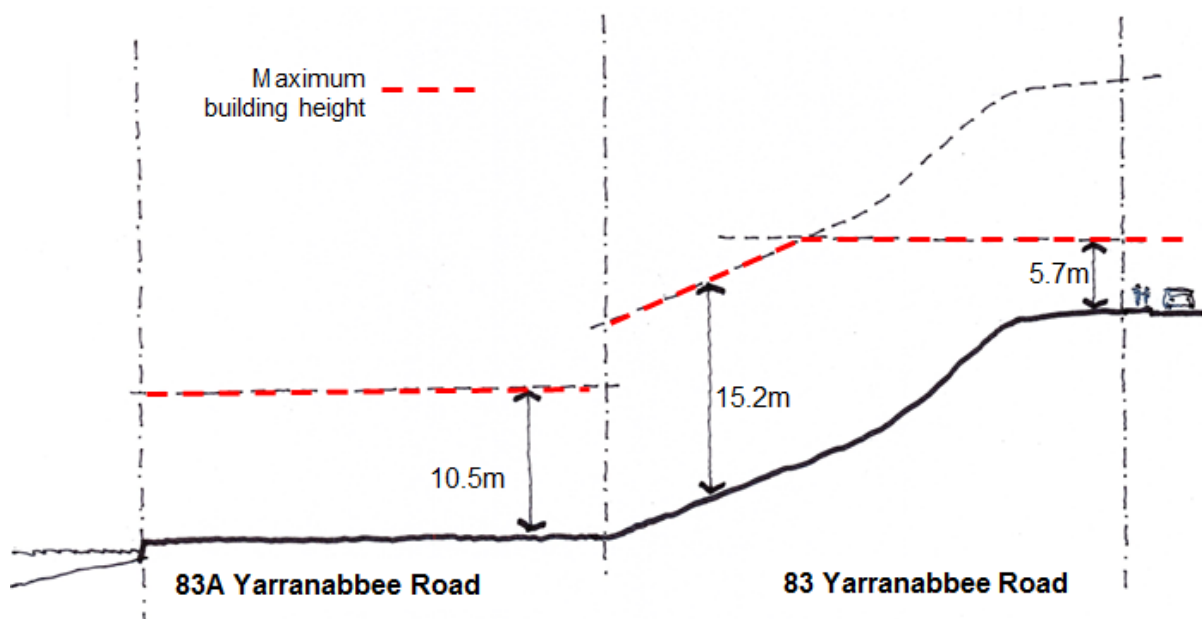


Figure 4: Proposed maximum building heights section

Part 5 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is the result of an on-going discussion with the applicant to establish a preferred planning outcome for the site. The applicant's planning proposal considered the site's context and amenity of neighbouring buildings such as view corridors and shadowing. As a result, the applicant's planning proposal and supporting documentation were produced.

The planning proposal submitted to Council was established with the intention of amending the planning controls to accommodate a suitable built form and urban design outcome for the site, and was accompanied by an Urban Design Statement. The Council's Urban Planning Committee report of 24 November 2014 (Attachment 2) includes a copy of the Urban Design Statement.

2. Is the planning proposal the best means of achieving the objectives, or is there a better way?

Yes. This planning proposal is the best means of achieving the objectives. A planning proposal is needed to change the maximum FSR and height, introduce a second height control and amend the foreshore building line to facilitate residential development.

The proposed planning control changes create a building envelope that fits within the existing context. The proposed envelope was established having regard to:

- views from the public and private domain;
- providing solar access to adjoining properties;
- the location of adjoining residential flat building development in relation to the foreshore building line;
- minimising building bulk; and
- providing a contextual building envelope.

At its meeting of 15 December 2014, Council endorsed the planning proposal for the purpose of public exhibition. The exhibition allows the public to comment on the merits of the proposed changes.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes. The planning proposal is consistent with the relevant directions and actions contained in A Plan for Growing Sydney (the NSW Government's 20-year plan for the Sydney Metropolitan Area which was released in December 2014) and the Draft East Subregional Strategy. Consistency with these documents is addressed in the tables below.

A Plan for Growing Sydney

GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles

Plan for greater housing supply, choice and affordability to meet Sydney's changing needs and lifestyles.

A stronger emphasis on accelerating the delivery of new housing in Sydney to meet the needs of a bigger population and to satisfy a growing demand for different types of housing. Delivering houses in greenfield and urban renewal locations will help people to live closer to family and friends, to workplaces and schools, and to the services they use on a daily or weekly basis.

"A Plan for Growing Sydney focuses on Government actions to remove the barriers which impede the delivery of more housing, to stimulate competition among developers and to influence the location and type of new homes being built." (p.62)

Direction and action	Comment on consistency
Direction 2.1	
Accelerate housing supply across Sydney	The planning proposal will increase the dwelling capacity of the site.
Action 2.1.1	
Accelerate housing supply and local housing choices	The planning proposal will increase the dwelling capacity of the site, thereby increasing housing supply and improving housing options.
Direction 2.2	
Accelerate urban renewal across Sydney – providing homes closer to jobs	The subject site is within walking distance of bus and ferry services providing transport to nearby local centres and the CBD. Additionally the site is in proximity to a beach, parks, shops, and schools and other community facilities.
Action 2.2.1	
Use the Greater Sydney Commission to support Council-led urban infill project.	The planning proposal proposes infill medium density residential development in walking distance of public transport and a number of community facilities.

A Plan for Growing Sydney

Direction 2.3

Improve housing choice to suit different needs and lifestyles

The planning proposal seeks to provide medium density housing within close proximity of public transport and community facilities, thereby improving housing choice to meet demand and lifestyle requirements. The proposal will support 'universal housing' that allows people to stay in their home as they age.

Action 2.3.1

Require Local Housing Strategies to plan for a range of housing types

The planning proposal is consistent with the desired future character of the R3 Medium Density Residential zone, which permits residential flat buildings with consent. Increasing the number of dwellings on the site will assist Council to meet its target under the Draft East Subregional Plan of 2,900 dwellings by 2031.

Action 2.3.3

Deliver more opportunities for affordable housing

The planning proposal seeks to provide increased capacity for residential dwellings, thereby increasing dwelling supply and affordability.

GOAL 3: A great place to live with communities that are strong, healthy and well connected

Plan for creating a city with strong, healthy and well connected communities.

"A Plan for Growing Sydney aims to create more vibrant places and revitalised suburbs where people want to live – welcoming places and centres with character and vibrancy that offer a sense of community and belonging." (p.80)

Direction 3.3

Create healthy built environments

The subject site is within walking distance of bus and ferry services, parks, beach and other recreational facilities. It provides the opportunity for people to walk and cycle which promotes social cohesion and community connectivity. Overall the proposal supports a strong, healthy and well connected community.

A Plan for Growing Sydney

Action 3.3.1

Deliver guidelines for a healthy built environment

Increasing dwelling density in this location is consistent with Action 3.3.1 and the NSW Government's Healthy Urban Development Checklist 2009.

The subject site is within walking distance to transport, parks and other community facilities which encourages active modes of travel such as walking and cycling and promotes healthy activities.

Central Subregion

The subregion will continue to play a dominant role in the economic, social and cultural life of Sydney

Priorities for Central Subregion

Accelerate housing supply, choice and affordability and build great places to live

The planning proposal will increase the dwelling capacity of the site facilitating increased dwelling supply, improved housing options and affordability.

The subject site is within walking distance to public transport, parks and other community facilities which encourages active modes of travel such as walking and cycling and promotes healthy activities. Overall it supports a healthy living environment.

Draft East Subregional Strategy

Strategy C - Housing

Objective and action

Comment on consistency

Objective C1

Ensure adequate supply of land and sites for residential development.

The planning proposal seeks to provide increased capacity for residential dwellings.

Action C1.3

Plan for increased housing capacity targets in existing areas

The planning proposal will :

- increase capacity for residential dwellings in an existing medium density residential location.
- assist Council to meet the Draft East Subregional Strategy housing target of 2,900 additional dwellings by 2031 for the Woollahra LGA.

Objective C2

Plan for a housing mix near jobs, transport and services

The planning proposal applies to a site that is within walking distance of bus and ferry services providing transport to nearby centres and the CBD.

4. Is the planning proposal consistent with the council's local strategy or other local strategic plan?

Yes. The planning proposal is consistent with the Council's Community Strategic Plan titled *Woollahra 2025 – our community, our place, our plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well planned neighbourhood) under the theme Quality places and spaces:

4.4 Encourage diversity in housing choice to suit a changing population.

5. Is the planning proposal consistent with applicable state environmental planning policies?

A table addressing the applicability of all SEPPs and the consistency of the planning proposal is provided at **Attachment 1**. Based on this assessment, Council has concluded that the planning proposal is consistent with all applicable SEPPs.

Of the relevant SEPPs, comment is provided on four key relevant State Environmental Planning Policies (SEPPs) and one deemed SEPP below.

SEPP 65 – Design Quality of Residential Flat Development 2002

Description of SEPP: This SEPP aims to improve the quality of design of residential flat development across NSW through the application of design principles.

Assessment: SEPP 65 will apply to the proposed development on the subject site. The planning proposal does not propose any changes to this requirement.

SEPP (Building Sustainability Index: BASIX) 2004

Description of SEPP: This SEPP operates in conjunction with *EP&A Amendment (Building Sustainability Index: BASIX) Regulation 2004* to implement consistent building sustainability provisions across NSW.

Assessment: Requirements for a BASIX certificate will apply to the subject site as part of any development application for the site and the planning proposal does not propose any changes to this requirement.

SEPP 32 Urban Consolidation (Redevelopment of Urban Land) 1991

Description of SEPP: This SEPP aims to ensure the NSW Government's urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.

Assessment: The planning proposal is consistent with the aims of this SEPP. It involves the intensification of residential development in an existing medium density zone which will provide new dwellings near public transport services.

SEPP 55 – Remediation of Contaminated Land

Description of SEPP: This SEPP introduces planning controls for the remediation of contaminated land across NSW. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must be undertaken before the land is developed.

Assessment: SEPP 55 will apply to the proposed development on the subject site. The planning proposal does not propose any changes to this requirement.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Description of the deemed SEPP: This SEPP aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole which must be considered during the preparation of environmental planning instruments.

Assessment: The planning proposal is consistent with the planning principles of the SEPP. The relevant principle being that development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour¹.

The planning proposal responds to the site's context and proposes a transition from the 7m foreshore setback of 85 Yarranabbe Road to the 30m setback of 77-81 Yarranabbe Road. This approach will limit the bulk of development as viewed from the harbour, and provide an opportunity for greater foreshore landscaping compared to existing development on the site.

The 10.5m height limit on 83A Yarranabbe Road adopted by Council in Woollahra LEP 2014 is retained on the foreshore. On 83 Yarranabbe Road, the proposed 15.2m control allows for a development that responds to the topography of the site, but is limited by a second height of 5.7m at the highest part of the site which retains and enhances views from the surrounding area to the harbour.

¹ The *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* definition: Sydney Harbour includes all tidal bays, rivers and their tributaries connected with or leading to Sydney Harbour, and all waters bounded by mean high water mark and lying to the west of a line running between the southernmost point of North Head and the northernmost point of South Head.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The applicable s.117 Directions are addressed in the table below.

No.	Title	Comment
Housing, Infrastructure and Urban Development		
3.1	Residential Zones	<p>Applicable – consistent.</p> <ul style="list-style-type: none"> • Woollahra LEP 2014 does not reduce the amount of land zoned for residential purposes. • The planning proposal will provide opportunities for additional residential units within the Woollahra LGA. • Urban consolidation will increase the supply of housing in a location that will utilise existing public transport infrastructure and services. • The site is adequately serviced by sewer, water, gas and electricity.
3.4	Integrating Land Use and Transport	<p>Applicable – consistent.</p> <ul style="list-style-type: none"> • The proposal is located within walking distance of bus and ferry services which connect to the local area and broader region.
Housing, Infrastructure and Urban Development		
4.1	Acid sulfate soils	<p>Applicable – consistent.</p> <ul style="list-style-type: none"> • The site is classified as Class 2 Acid sulfate soils. • Existing acid sulfate soils provisions will not be altered by the planning proposal and will apply to any future development which might intensify the use of the land.
Local plan making		
6.1	Approval and referral requirements	<p>Applicable – consistent.</p> <ul style="list-style-type: none"> • The proposal does not include provisions that require development applications to be referred externally and is not related to designated development.
6.2	Reserving land for public purposes	<p>Applicable – consistent.</p> <ul style="list-style-type: none"> • The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	<p>Applicable – consistent.</p> <ul style="list-style-type: none"> • The planning proposal does not propose a rezoning or include additional land uses for the land.

No.	Title	Comment
Metropolitan Planning		
7.1	Implementation of A Plan for Growing Sydney	Applicable – consistent. <ul style="list-style-type: none"> As outlined above in Part 5, Section B.

Section C – Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal does not apply to land, or is in the vicinity of land, that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no likely environmental effects that cannot be managed through the development assessment process. Council and the other land owners are aware of environmental constraints on the land, such as flood levels and acid sulfate soil. These matters will be addressed if a development application is lodged.

9. How has the planning proposal adequately addressed any social and economic effects?

It is not anticipated that the planning proposal will have any negative social and economic effects which need to be addressed as part of the proposal.

Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal relates to a site in an established area. It is considered that adequate public infrastructure for the development exists.

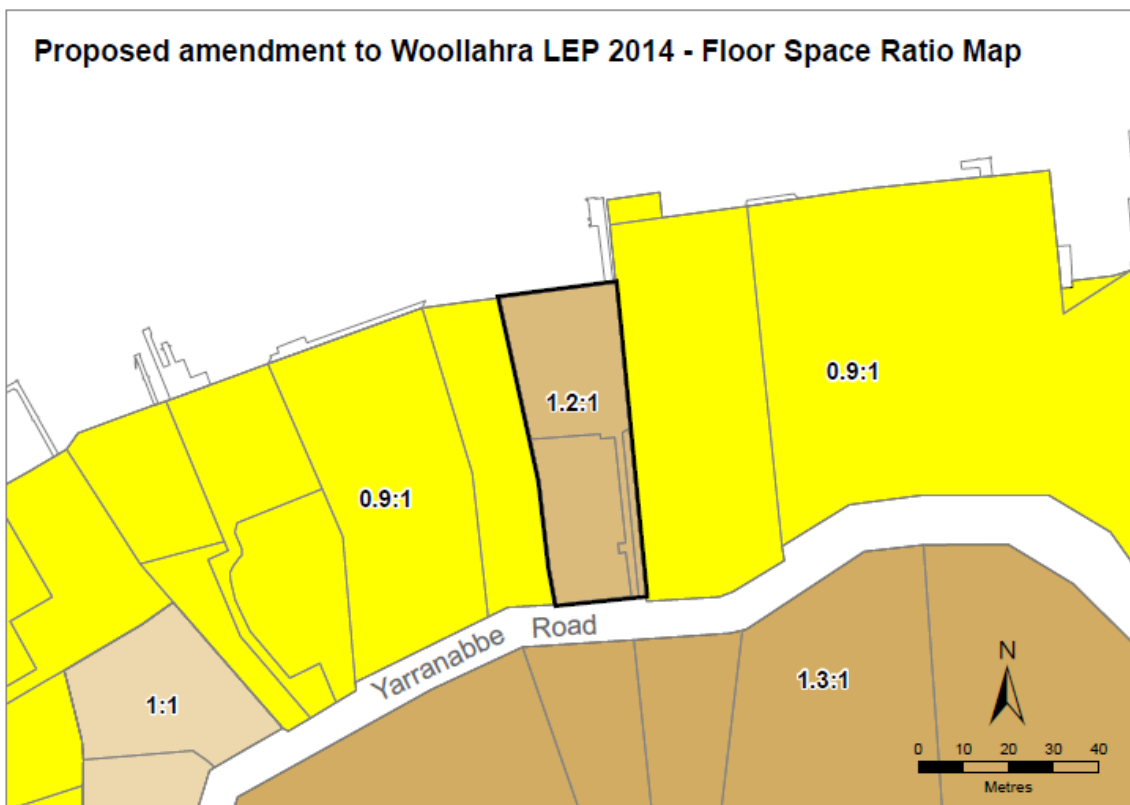
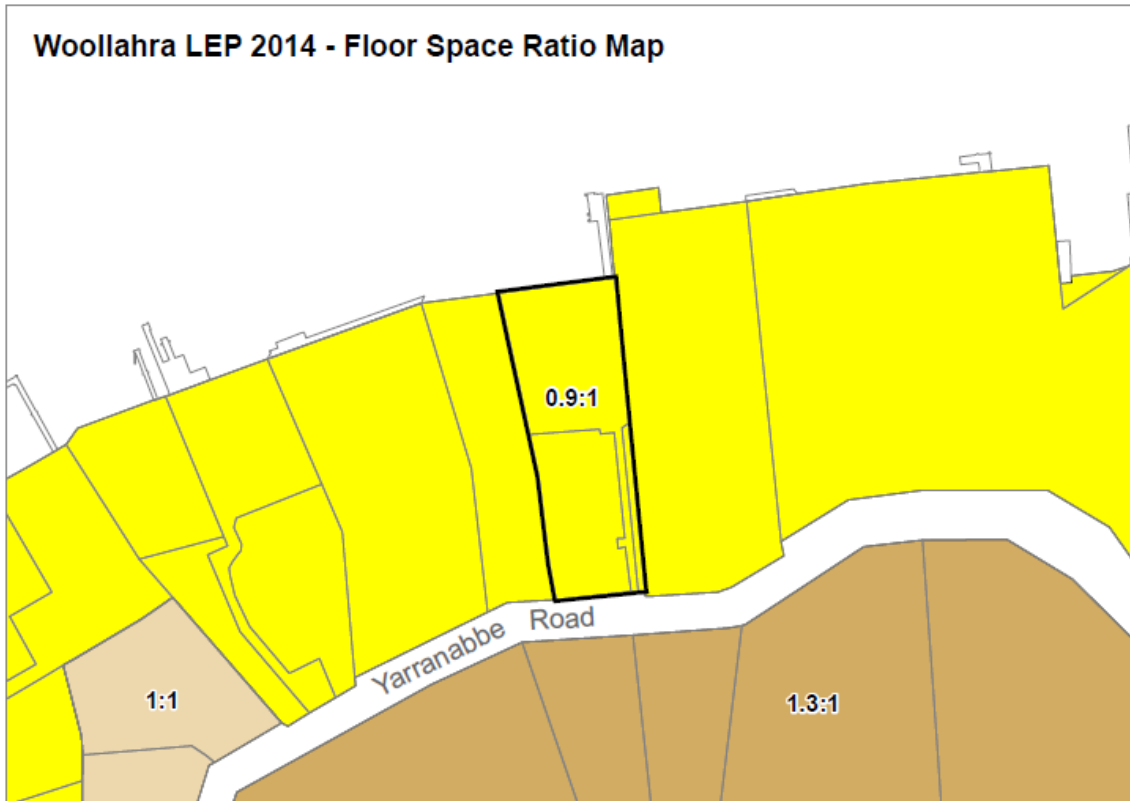
11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section will be completed following consultation with public authorities identified in the gateway determination.

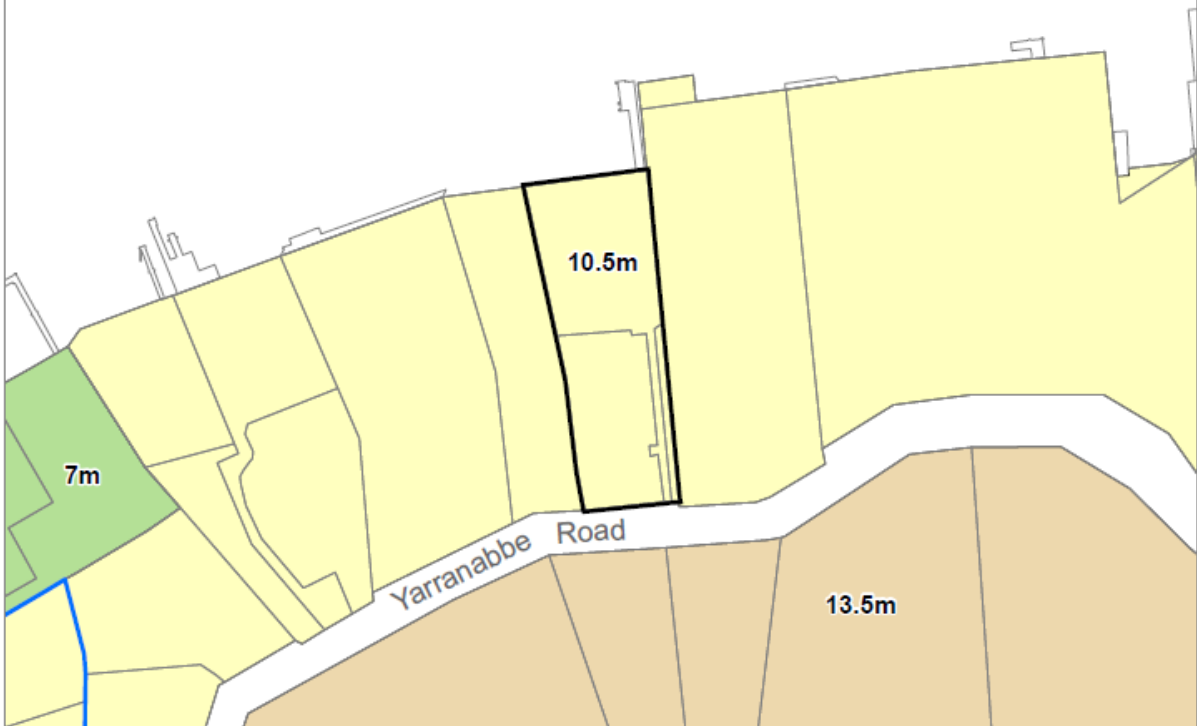
As the site is located adjacent to Sydney Harbour, we recommend that Roads and Maritime Services are consulted as part of the public exhibition.

Part 6 – Mapping

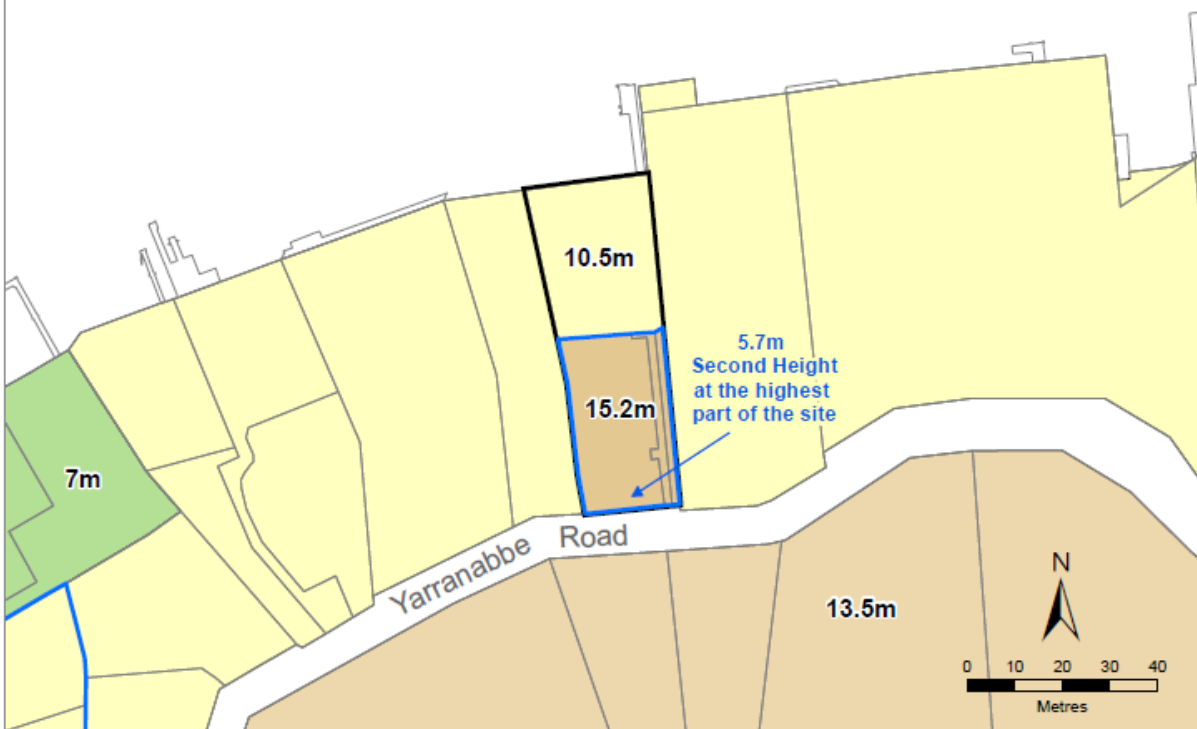
Inset maps of the existing and proposed controls for the site are provided below. The full size Woollahra LEP 2014 existing and proposed maps are located at Attachment 2.



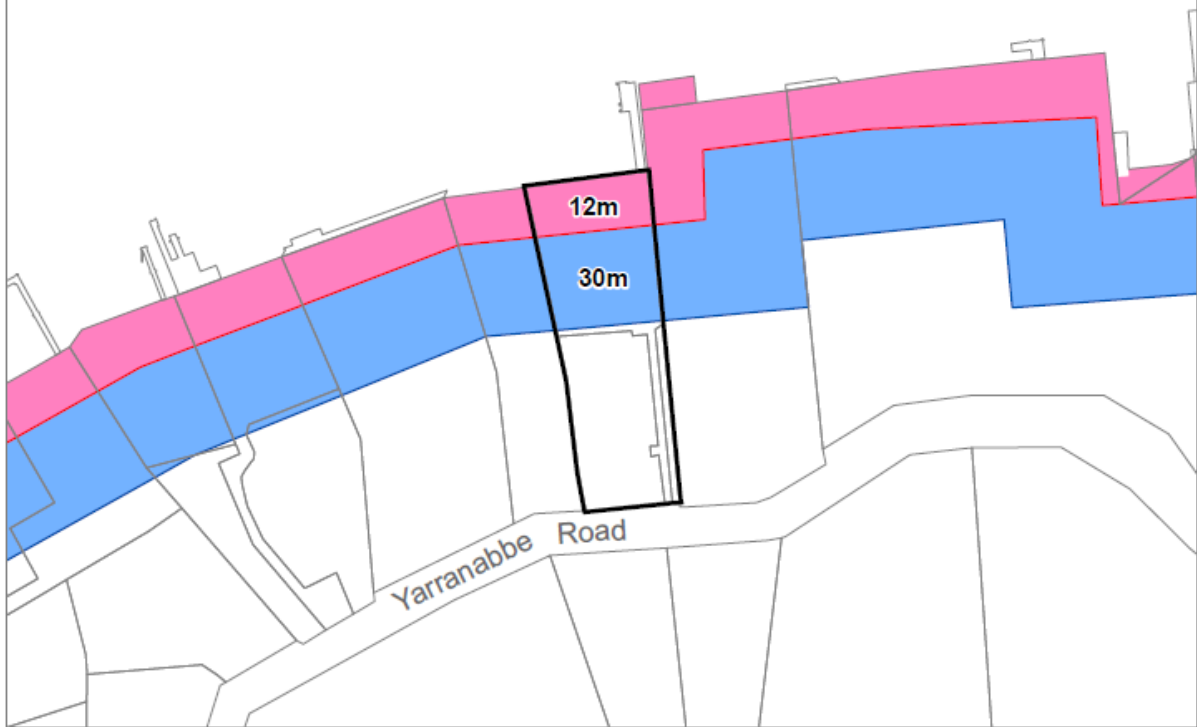
Woollahra LEP 2014 - Height of Building Map



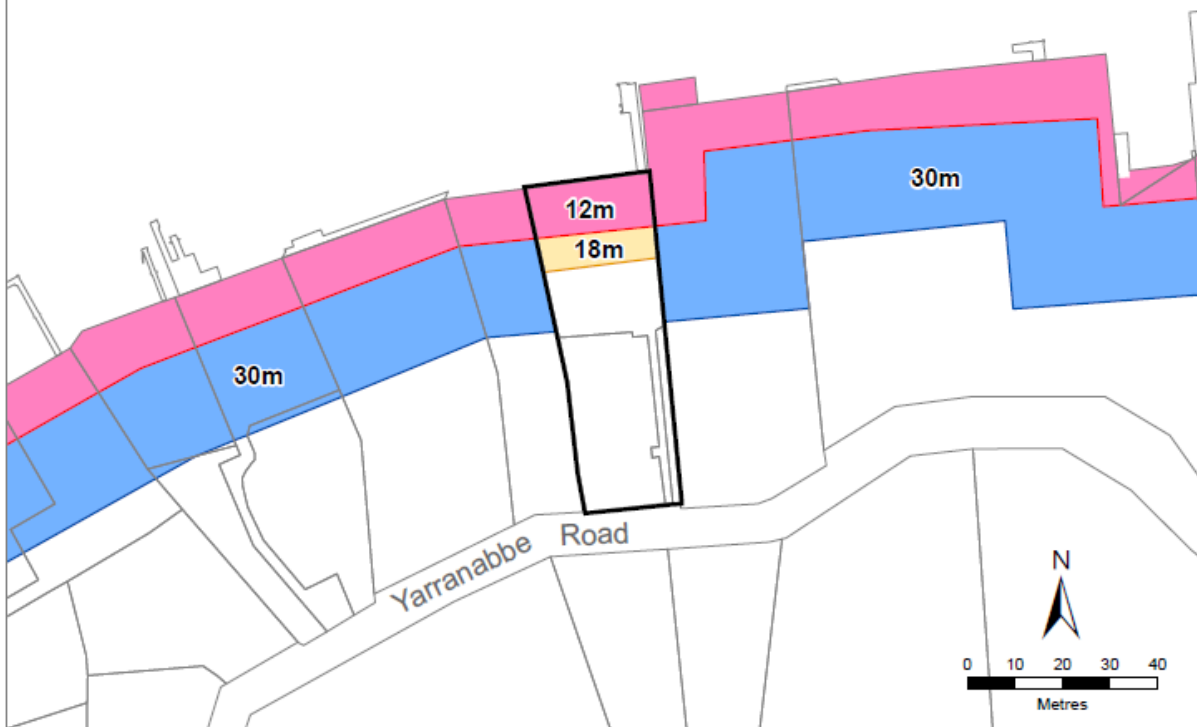
Proposed amendment to Woollahra LEP 2014 - Height of Building Map



Woollahra LEP 2014 - Foreshore Building Line map



Proposed amendment to Woollahra LEP 2014 - Foreshore Building Line Map



Part 7 – Community consultation

An exhibition period of at least 28 days is intended. This is consistent with part 5.2 of *A guide to preparing local environmental plans*, and due to likely community interest in this proposal.

Public notification of the exhibition will comprise:

- A weekly notice in the local newspaper (the Wentworth Courier) for the duration of the exhibition period;
- A notice on Council's website;
- A letter to the owners of land which is the subject of the planning proposal; and
- A letter to land owners in the vicinity of the site.

Consultation will also have regard to the requirements set down in the gateway determination issued by the Director-General of the NSW Department of Planning and Environment.

During the exhibition period, the planning proposal, gateway determination and other relevant documentation will be available on Council's Customer Service Centre and on Council's website.

Part 8 – Project timeline

The proposed timeline for completion of the planning proposal is as follows:

Plan-making step	Estimated completion
Urban Planning Committee recommends proceeding	November 2014
Council resolution to proceed	December 2014
Gateway determination	February 2015
Completion of technical assessment	None anticipated
Government agency consultation Public exhibition period	March – May 2015 (28 days)
Submissions assessment	May – June 2015
Council assessment of planning proposal post exhibition	June 2015
Submission of planning proposal to the Department of Planning and Environment (DPE) finalising the LEP	N/A – proposal to subject to delegation
Council decision to make the LEP amendment (if delegated)	July 2015
Forwarding of LEP amendment to DPE for notification	July 2015
Notification of the approved LEP	August 2015

Attachment 1 Consistency with state environmental planning policies

State Environmental Planning Policy	Comment on consistency
SEPP No 1 - Development Standards	Applicable Consistent. The planning proposal does not contain a provision which affects the operation of this policy.
SEPP NO.14 – Coastal Wetlands	Not applicable
SEPP No 15 - Rural Landsharing Communities	Not applicable
SEPP No 19 - Bushland in Urban Areas	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 21 - Caravan Parks	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 26 – Littoral Rainforests	Not applicable
SEPP No 29 - Western Sydney Recreation Area	Not applicable
SEPP No 30 - Intensive Agriculture	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 32.- Urban Consolidation (Redevelopment of Urban Land)	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 33 - Hazardous and Offensive Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 36 - Manufactured Home Estates	Not applicable
SEPP No 39 - Spit Island Bird Habitat	Not applicable
SEPP No 44 - Koala Habitat Protection	Not applicable
SEPP No 47 -Moore Park Showground	Not applicable.

State Environmental Planning Policy	Comment on consistency
SEPP No 50 - Canal Estate Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.
SEPP No 55 - Remediation of Land	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. The planning proposal will allow the continuation of the existing residential use.
SEPP No 59 - Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP No 62 - Sustainable Aquaculture	Not applicable.
SEPP No 64 - Advertising and Signage	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 65 - Design Quality of Residential Flat Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 70 - Affordable Housing (Revised Schemes)	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 71 - Coastal Protection	Not applicable.
SEPP (Affordable Rental Housing) 2009	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State Environmental Planning Policy	Comment on consistency
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Housing for Seniors or People with a Disability) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Infrastructure) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable.
SEPP (Kurnell Peninsula) 1989	Not applicable.
SEPP (Major Development) 2005	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Miscellaneous Consent Provisions) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Rural Lands) 2008	Not applicable
SEPP (Transitional Provisions) 2011	Not applicable
SEPP (State and Regional Development) 2011	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State Environmental Planning Policy	Comment on consistency
SEPP (Sydney Drinking Water Catchment) 2011	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No18 – Public Transport Corridors	Not applicable
SREP No 19 – Rouse Hill Development Area	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable
SREP (Sydney Harbour Catchment) 2005	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

Attachment 2 Woollahra LEP 2014 maps



Woollahra Local Environmental Plan 2014

Existing
Floor Space Ratio Map
Sheet FSR_002

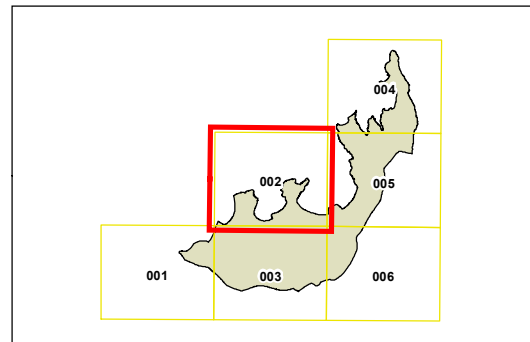
Maximum Floor Space Ratio (n:1)

A1	0.21	N1	1
A2	0.37	N2	1.04
B1	0.4	O	1.1
B2	0.43	P	1.25
C	0.46	Q	1.3
D1	0.5	R1	1.4
D2	0.52	R2	1.42
D3	0.53	S1	1.5
F1	0.6	S2	1.55
F2	0.63	S3	1.68
G1	0.65	S4	1.7
G2	0.68	T	2
H	0.73	U	2.5
I1	0.75	V	3
I2	0.77	X	4
L	0.9		

 Refer to Clause 4.4A
 Refer to Clause 4.4B
 Refer to Clause 4.4C
 Refer to Clause 4.4D

Cadastre

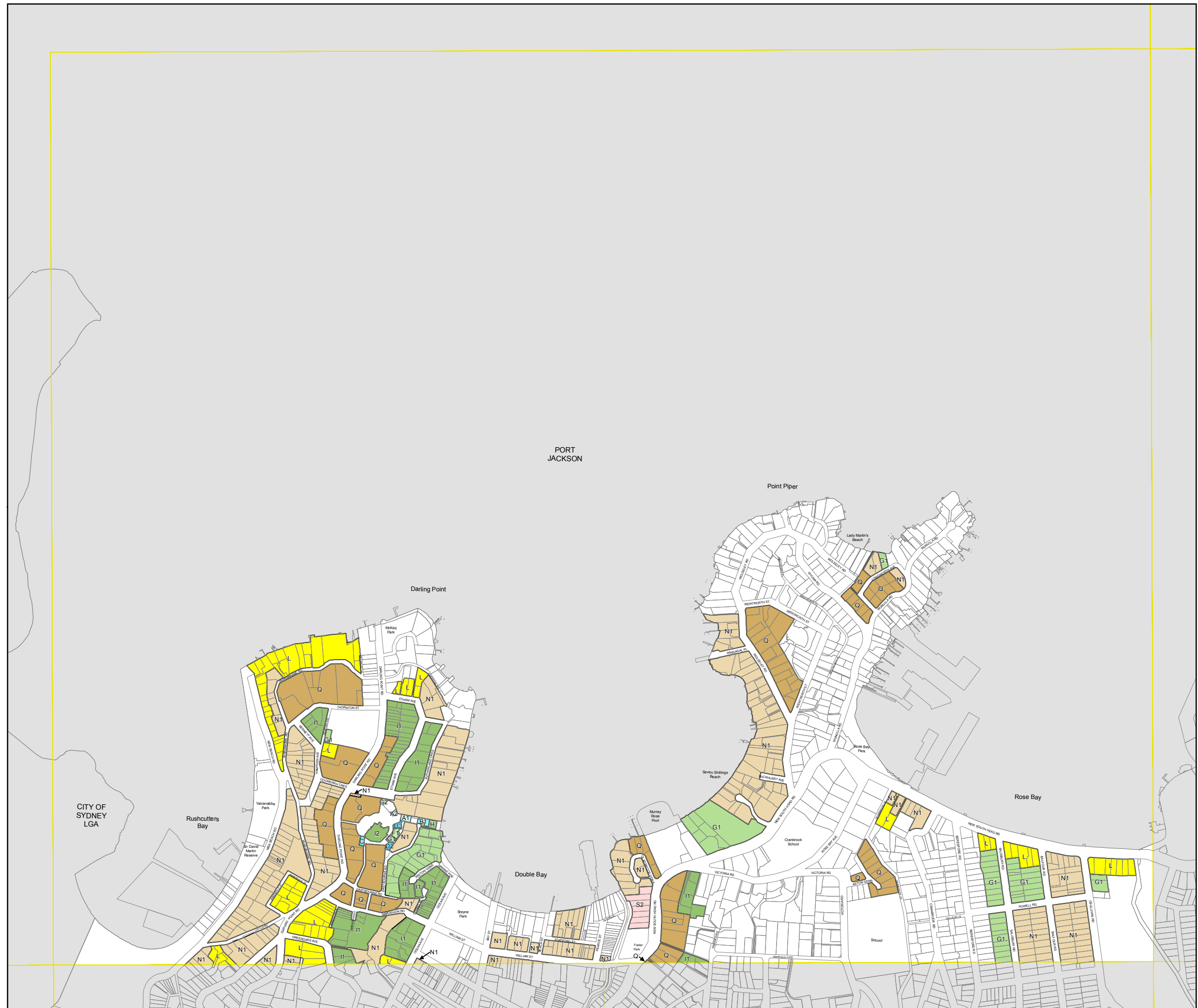
 Cadastre 5/12/14 © Woollahra Municipal Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:
8500_COM_FSR_002_010_20141205





Amendment to Woollahra Local Environmental Plan 2014

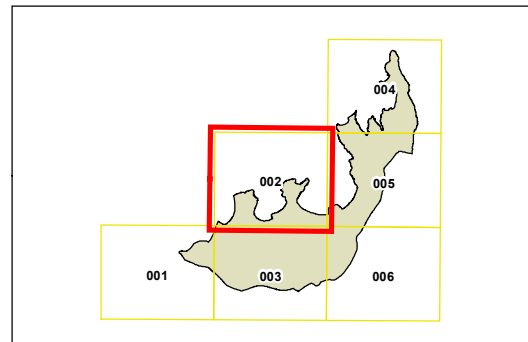
Proposed
Floor Space Ratio Map
Sheet FSR_002

Maximum Floor Space Ratio (n:1)

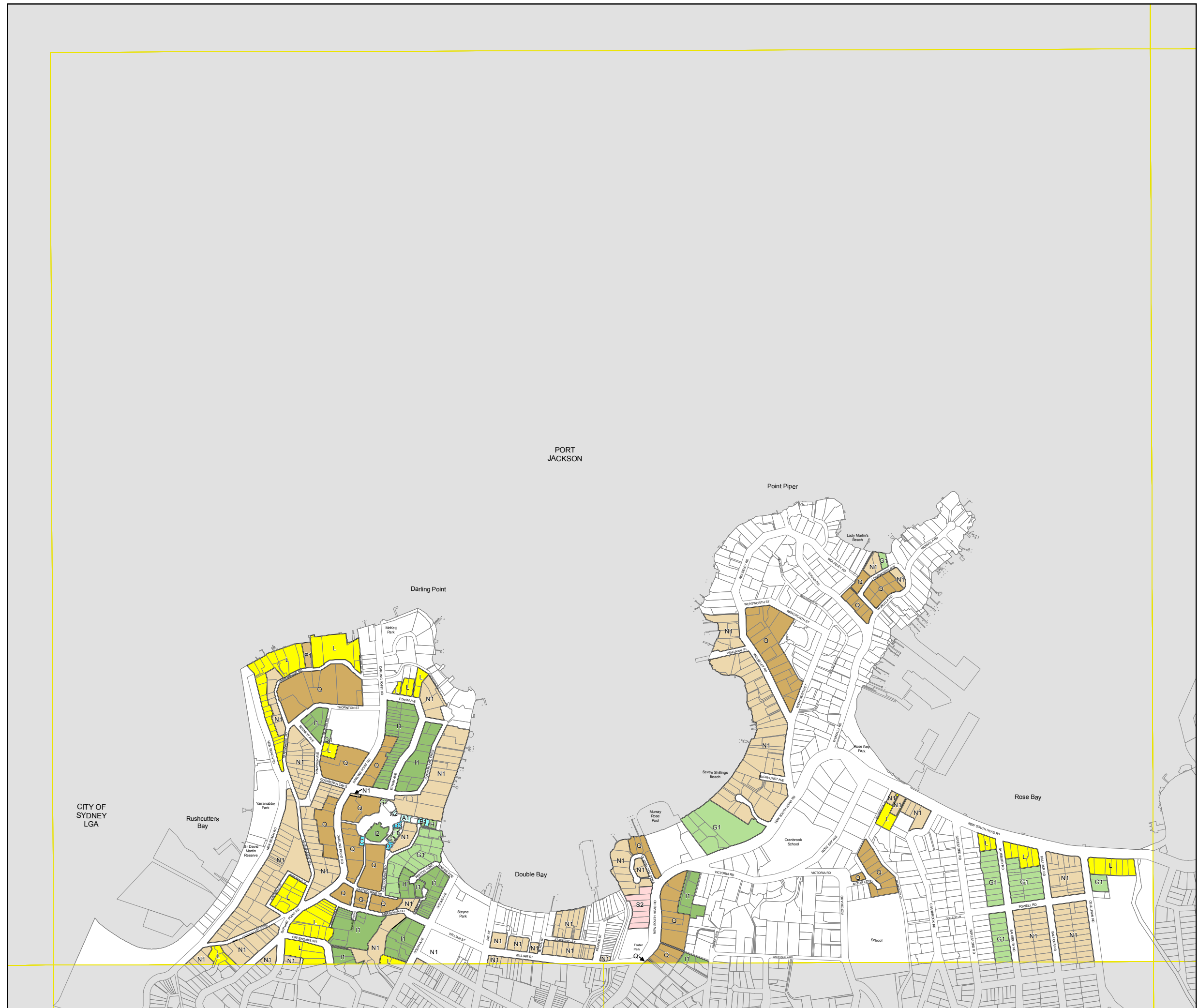
A1	0.21	N1	1
A2	0.37	N2	1.04
B1	0.4	O	1.1
B2	0.43	P1	1.2
C	0.46	P2	1.25
D1	0.5	Q	1.3
D2	0.52	R1	1.4
D3	0.53	R2	1.42
F1	0.6	S1	1.5
F2	0.63	S2	1.55
G1	0.65	S3	1.68
G2	0.68	S4	1.7
H	0.73	T	2
I1	0.75	U	2.5
I2	0.77	V	3
L	0.9	X	4

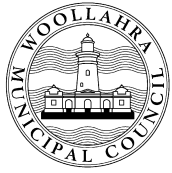
- Refer to Clause 4.4A
- Refer to Clause 4.4B
- Refer to Clause 4.4C
- Refer to Clause 4.4D

Cadastre
 Cadastre 15/12/14 © Woollahra Municipal Council



Projection: GDA 1994
MGA Zone 56
Map identification number:
8500_COM_FSR_002_010_20151215





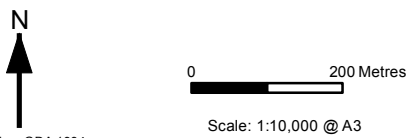
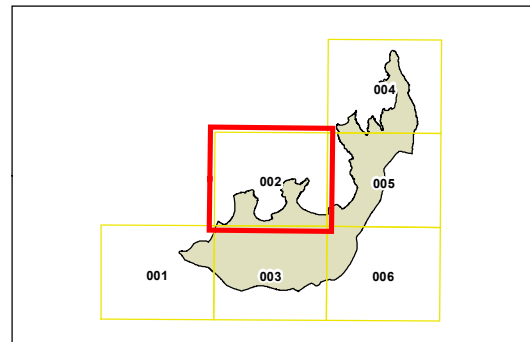
Woollahra Local Environmental Plan 2014

Existing Height of Buildings Map Sheet HOB_002

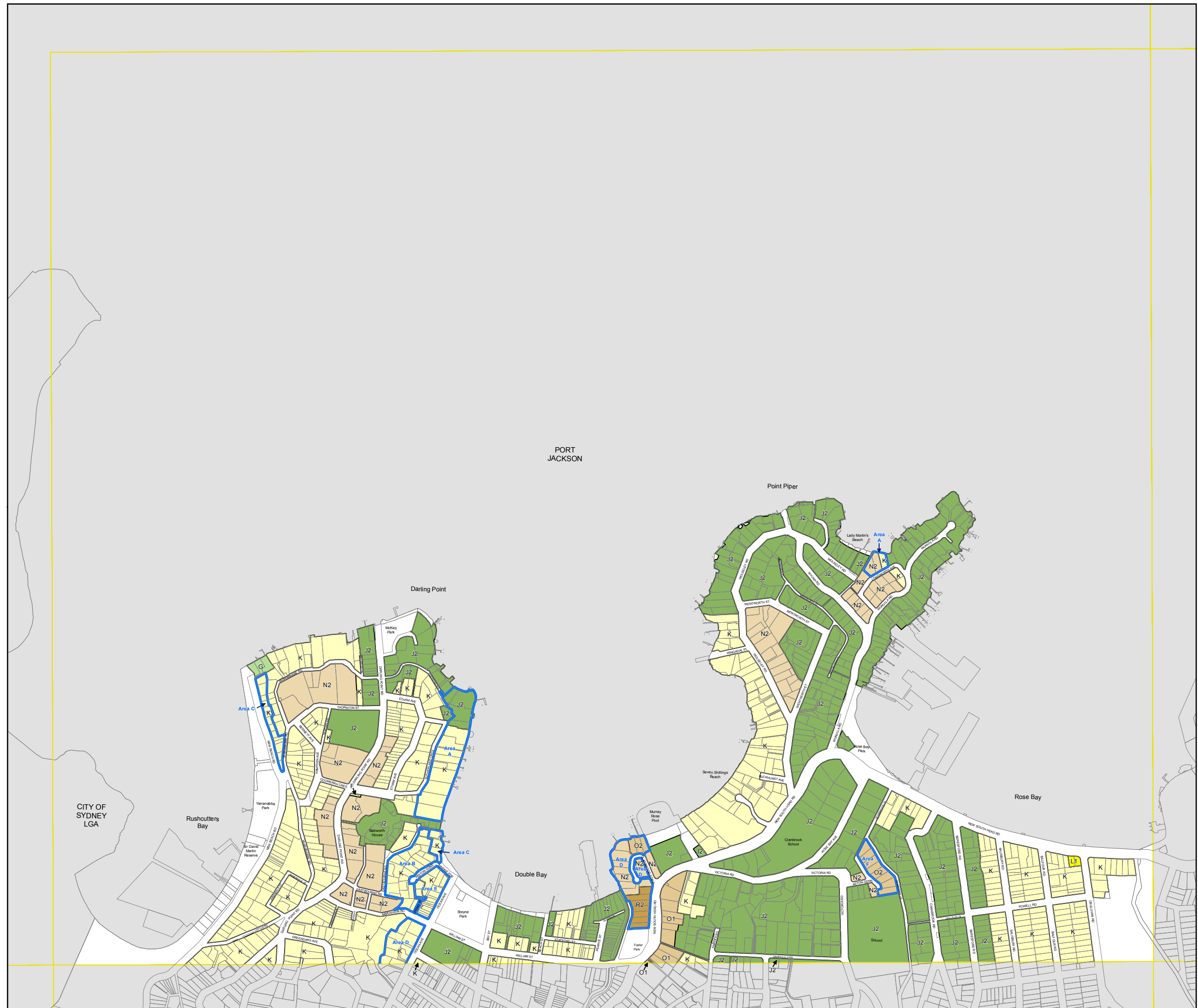
Maximum Building Height (m)

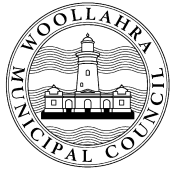
C	5	N3	14.1
E	6	N4	14.5
F	6.5	N5	14.7
G	7	O1	15
H	7.5	O2	16.5
I1	8	P1	17.5
I2	8.2	P2	18
J1	9	P3	18.1
J2	9.5	Q1	19
K	10.5	Q2	19.5
L1	11	Q3	20.5
L2	11.5	R1	21.5
M	12	R2	22.5
N1	13	T	26
N2	13.5	U	34
Refer to Clause 4.3A			
Refer to Clause 4.3B			
Refer to Clause 4.4C			

Cadastre
Cadastre 5/12/14 © Woollahra Municipal Council



Projection: GDA 1994
MGA Zone 56
Map identification number:
8500_COM_HOB_002_010_20141205





Amendment to Woollahra Local Environmental Plan 2014

Proposed
Height of Buildings Map
Sheet HOB_002

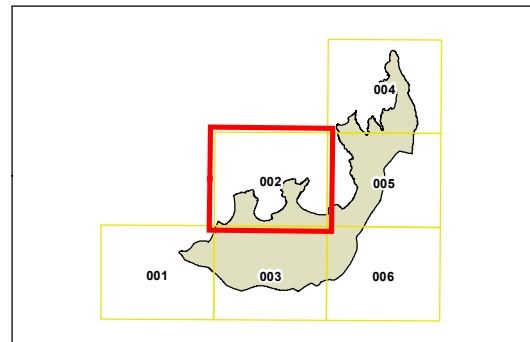
Maximum Building Height (m)

C	5	N4	14.5
E	6	N5	14.7
F	6.5	O1	15
G	7	O2	15.2
H	7.5	O3	16.5
I1	8	P1	17.5
I2	8.2	P2	18
J1	9	P3	18.1
J2	9.5	Q1	19
K	10.5	Q2	19.5
L1	11	Q3	20.5
L2	11.5	R1	21.5
M	12	R2	22.5
N1	13	T	26
N2	13.5	U	34
N3	14.1		

- Refer to Clause 4.3A
- Refer to Clause 4.3B
- Refer to Clause 4.4C

Cadastre

Cadastre 15/12/14 © Woollahra Municipal Council

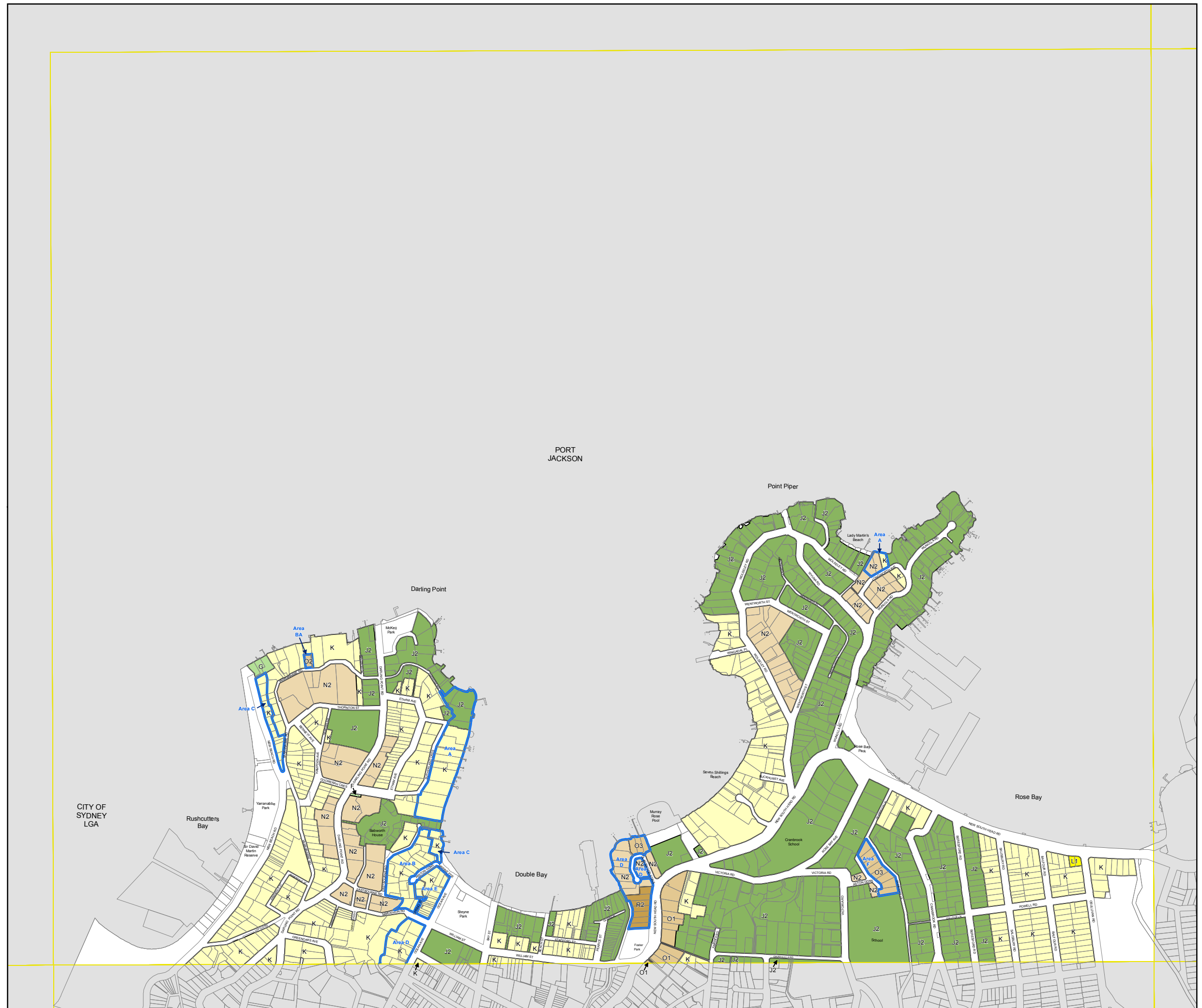


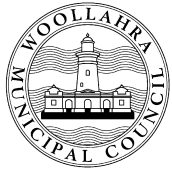
0 200 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
8500_COM_HOB_002_010_20151215





Woolahra Local Environmental Plan 2014

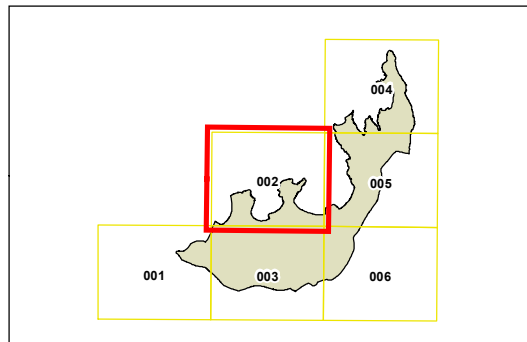
Existing Foreshore Building Line Map Sheet FBL_002

Foreshore Building Line

- 12m Foreshore Area
- 30m Foreshore Area
- 12m Foreshore Building Line
- 30m Foreshore Building Line

Cadastre

- Cadastre 5/12/14 © Woolahra Municipal Council

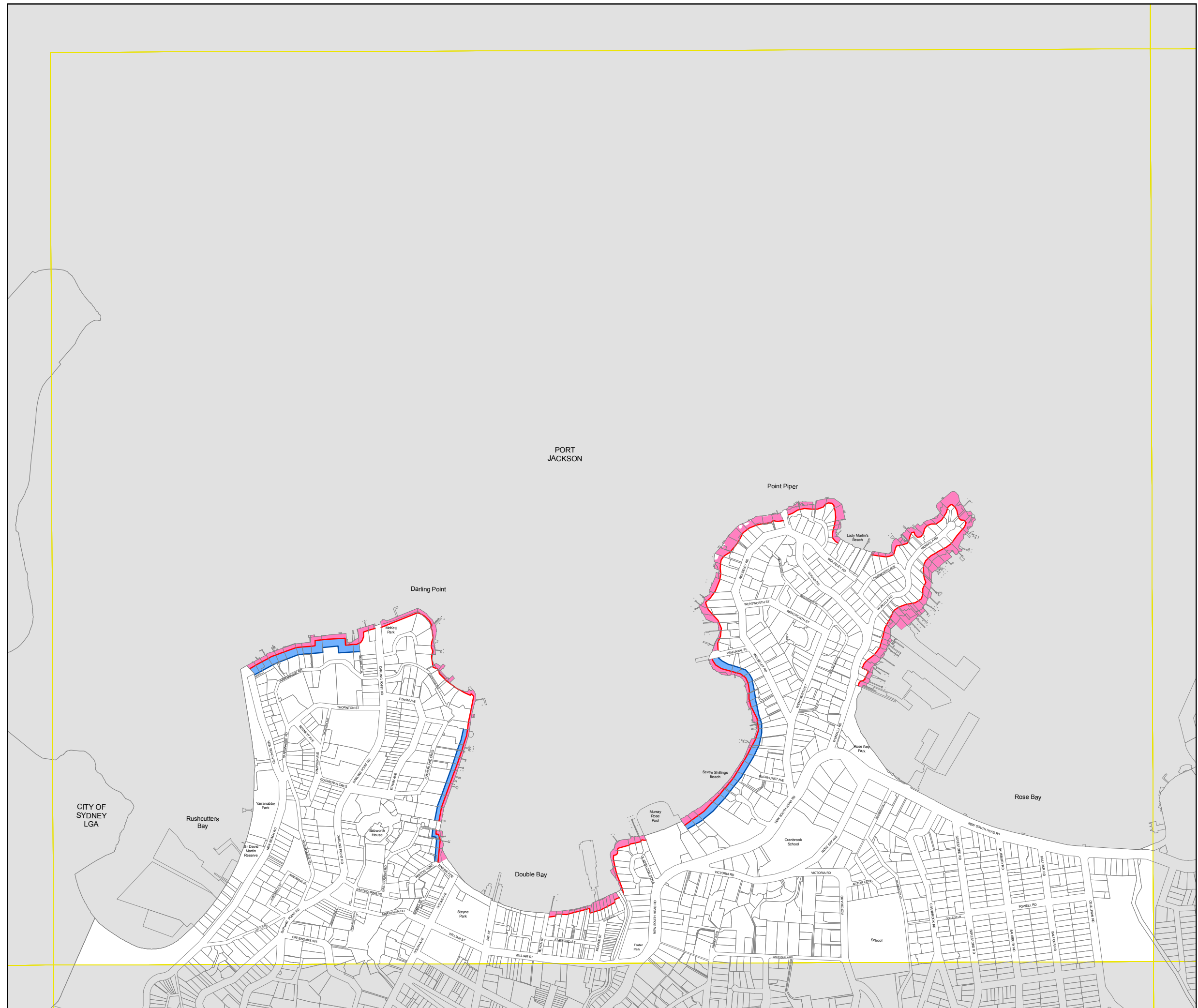


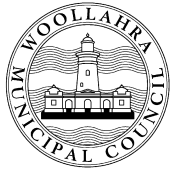
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Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
8500_COM_FBL_002_010_20141205





Amendment to Woollahra Local Environmental Plan 2014

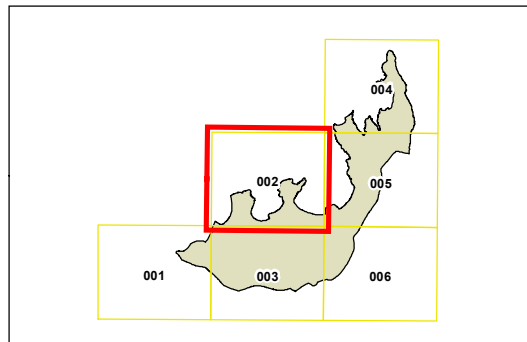
Proposed
Foreshore Building Line Map
Sheet FBL_002

Foreshore Building Line

- 12m Foreshore Area
- 18m Foreshore Area
- 30m Foreshore Area
- 12m Foreshore Building Line
- 18m Foreshore Building Line
- 30m Foreshore Building Line

Cadastr

- Cadastre 15/11/14 © Woollahra Municipal Council



0 200 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
8500_COM_FBL_002_010_20151215

