



Draft Woollahra Development Control Plan 2015 (Amendment 23)

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Woollahra Development Control Plan 2015 (Amendment No 23)

Part 1 Preliminary

1.1 Background

When land is redeveloped for more intensive uses, such as a residential flat building or a mixed use development, sometimes the electricity authority (Ausgrid) may require installation of an electricity substation to upgrade the supply to support the new use. This is called a “customer substation”.

The customer substation will be a kiosk or chamber substation.

- A kiosk substation (also known as a pad-mounted substation) is defined by Ausgrid as “a *totally enclosed, free-standing, self-contained substation not designed for bodily entry and which is generally operated from door openings.*” Kiosk substations are usually supplied and installed as a complete assembly. The dimensions of the kiosk vary depending on the load/capacity, but the kiosk is generally around L3600m x W1800 x H1800m, with minimum setbacks then applied around the kiosk.
- A chamber substation is a chamber which is dry and completely isolated from the remainder of the building with walls, floor, ceiling and doors that meets minimum fire resistance levels (i.e. minimum FRL of 180/180/180 where the substation contains oil-filled equipment, or 120/120/120 where there is no oil-filled equipment.) Chamber substations make take the form of surface chamber substations, elevated chamber substations, upper-level chamber substations and basement chamber substations.

These substations are bulky and can be visually intrusive and have an adverse impact on the amenity of the streetscape and adjoining neighbours.

On 14 February 2022 Council adopted the notice of motion (NOM):

THAT Council undertake a review of, and prepare a report to Council, on measures that can be taken in its planning instruments (including any amendment to its current Development Control Plan or Local Environmental Plan, amongst others) to ensure that all development in the municipality that requires, or may foreseeably require, the installation of an electricity substation or some form of upgraded electrical infrastructure (“infrastructure”):

- 1. properly incorporates this infrastructure in its design and caters for this infrastructure on the development site; and*
- 2. ensures that such infrastructure is located away from neighbouring properties and/or is sufficiently set back from neighbouring properties; and*
- 3. ensures that such infrastructure is situated, as far as possible, away from the street and/or public domain such that it is not visible from the street; and*
- 4. ensures that such infrastructure is enclosed or sited in a visually unobtrusive way, with proper fencing, enclosure and/or landscaping measures.*

This draft development control plan seeks to amend the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015) to update and strengthen the DCP sections that address site facilities, by introducing objectives and controls to specifically address the location and visual impact of electricity substations and other electricity infrastructure.

1.2 Name of plan

This plan is the *Woollahra Development Control Plan 2015 (Amendment No 23)*.

1.3 Objectives of the plan

The objectives of the plan are to:

- a) Minimise the visual impact of electricity infrastructure on the streetscape.
- b) Ensure electricity substations are located, screened and/or concealed so the substation is not visible from the streetscape or any other adjoining public place.
- c) Ensure that the design quality of the development is not compromised by the visual impact of the substation.
- d) To protect the amenity of adjoining residential dwellings.
- e) To ensure that vegetation does not interfere with functioning of the substation.

1.4 Land to which this plan applies

This plan applies to land within the Woollahra Municipality where the following chapters of the Woollahra DCP 2015 apply:

- Chapter B3 - General Development Controls
- Chapter C1 - Paddington Heritage Conservation Area
- Chapter C2 - Woollahra Heritage Conservation Area
- Chapter C3 - Watsons Bay Heritage Conservation Area
- Chapter D3 - General Controls for Neighbourhood and Mixed Use Centres
- Chapter D4 - Edgecliff Centre
- Chapter D5 - Double Bay Centre
- Chapter D6 - Rose Bay Centre

1.5 Relationship of this plan to the Act, Regulation and other plans or environmental planning instruments

This plan has been prepared under Part 3, Division 3.6 of the *Environmental Planning and Assessment Act 1979* and Part 2, Division 2 of the *Environmental Planning and Assessment Regulation 2000*.

Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) applies to land to which this plan applies. In the event of an inconsistency between this plan and the Woollahra LEP 2014, the Woollahra LEP 2014 prevails.

1.6 Approval and commencement of this plan

This plan was approved by Woollahra Council on TBC and came into effect on TBC.

1.7 How this plan amends Woollahra DCP 2015

This plan amends Woollahra DCP 2015 in the manner set out in Part 2 of this plan.

Part 2 Amendments to Woollahra Development Control Plan 2015

This plan amends Woollahra DCP 2015 in the following manner:

Insertions – identified in blue and underlined

Deletions – ~~identified in red and strikethrough~~

Chapter A1 Introduction

2.1 Amendments to clause A1.1.9 Savings and transitional provisions relating to development applications

2.1.1 Insert at the end of the clause

This DCP (as commenced on 23 May 2015) continues to apply to development applications, applications to modify consents under section 4.55 of the EP&A Act and applications for review of determination under Division 8.2 Reviews of the EP&A Act that were made prior to but not determined before the commencement of Amendment No 23 to this DCP.

2.2 Amendments to clause A1.4 List of amendments

2.2.1 Insert at the end of the clause

Amendment	Date of approval and Commencement	Description of amendment
<u>No 23</u>	<u>Date approved – TBC</u> <u>Date commenced - TBC</u>	<u>Amend Chapter A1 by inserting additional savings and transitional provisions.</u> <u>Amend Part B Chapter B3; Part C Chapters C1, C2 and C3; Part D Chapters D3, D4, D5 and D6, by modifying and amending various sections, controls and objectives to address the amenity impacts of electricity infrastructure, including particularly substations.</u>

Chapter B3 General Development Controls

2.3 Amendments to section B3.7.3 Site facilities

- 2.3.1 Replace the introduction to more clearly articulate Council's broad expectations regarding all site facilities, and to include specific reference electricity substations

~~Some site facilities including fire safety systems, lift overruns, air-conditioning, mechanical ventilation, mail boxes, clothes drying areas and laundry facilities are essential or common features in contemporary residential development. Others such as radio aerials and satellite dishes are less frequently required.~~

~~The potential impacts of site facilities on the overall appearance of developments and the local streetscape must be considered. In particular, consideration must be given to the location, size and design of site facilities including hydrant and booster installations and mechanical plant equipment such as lift overruns, air-conditioning units and condensers, heating, ventilation and other mechanical systems that maintain or support the operations of a building.~~

Site facilities include those facilities or services that support and, or, maintain the operations of a building. All forms of development include site facilities. These include, but are not limited to:

- On-site services including storage, garbage areas, mail boxes, clothes drying areas, vent stacks, and telecommunication infrastructure
- Mechanical plant rooms and equipment and other building services such as pump rooms, lift overruns, air-conditioning units and condensers, heating, mechanical ventilation systems, ventilation duct outlets, including any pipes and conduits
- Essential services and infrastructure such as electricity substations, fire hydrant and booster installations.

Some site facilities can be visually intrusive and have an adverse impact on the amenity of the streetscape and adjoining neighbours. It is important that the location, size and design of site facilities is considered and planned for during the design phase of any proposed development so the facilities can be thoughtfully integrated into the built form and landscaping, and potential impacts addressed.

Development applications are to be accompanied by dimensioned plans, drawn to scale, showing proposed locations and arrangements for site facilities including, where applicable:

- mechanical plant rooms and lift-overruns
- enclosures and/or cabinets for fire hydrants, booster valve assembly installations, sprinkler valves and associated hydraulic equipment
- an electricity substation.

The need to modify an existing consent to provide for a site facility should be avoided, and is an approach not supported by Council. Section 4.55 modification applications will need to demonstrate compliance with the DCP including requirements for setbacks, deep soil landscaped area, and tree retention etc. Council will not permit site facilities on public land.

2.3.2 Insert new objectives, controls and notes for electricity substations and other electricity infrastructure after Objective O11 and Control C13

O12 To ensure that an electricity substation is not visible from the street, or any other adjoining public place.

O13 To ensure that any screening or enclosure to conceal the substation does not detract from the streetscape character or design quality of the development.

O14 To protect the amenity of adjoining residential dwellings from substations.

O15 To ensure that vegetation does not interfere with the functioning of the substation.

O16 To minimise the visual impact of other types of electricity infrastructure in the streetscape.

C14 The substation is to be suitably located, screened and/or concealed. Council's preference is for a basement chamber substation.

C15 Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C16 The substation is to be located away from neighbouring properties or sufficiently screened from neighbouring properties.

C17 The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that:

- a) Vegetation does not overhang or encroach within the substation site.
- b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to planted, to prevent roots damage to underground cables.

C18 All other electricity infrastructure is to be suitably located, screened and/or concealed.

C19 Where a pillar is required in addition to the substation, the pillar should be co-located with the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced)
- The DCP requirements apply in addition to the Ausgrid Network Standards. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

Chapter C1 Paddington Heritage Conservation Area

2.4 Amendments to section C1.5.11 Satellite dishes, aerials, air-conditioning units and other site facilities

2.4.1 Insert new controls after Control C8, and renumber existing Control C9 accordingly

Electricity substations

C9 An electrical substation is to be suitably located, screened and/or concealed so it is not visible from the street, or any other adjoining public place. Council's preference is for a basement chamber substation. Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C10 The substation is to be located away from neighbouring properties or sufficiently screened from neighbouring properties.

C11 The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that:
a) Vegetation does not overhang or encroach within the substation site.
b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to planted, to prevent roots damage to underground cables.

C12 All other electricity infrastructure is to be suitably located, screened and/or concealed to minimise visual impact on the streetscape. And where a pillar is required in addition to the substation, the pillar should be co-located with the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the SEPP 65 Design Verification Statement (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced)
- The DCP requirements for substations apply in addition to the Ausgrid Network Standards. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

Chapter C2 Woollahra Heritage Conservation Area

2.5 Amendments to section C2.5.13 Site facilities and aerial devices

2.5.1 Insert new controls and notes after Control C9

C10 An electricity substation is to be suitably located, screened and/or concealed so it is not visible from the street, or any other adjoining public place. Council's preference is for a basement chamber substation. Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C11 The electricity substation is to be located away from neighbouring properties or sufficiently screened from neighbouring properties.

C12 The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that:
a) Vegetation does not overhang or encroach within the substation site.
b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to planted, to prevent roots damage to underground cables.

C13 All other electricity infrastructure is to be suitably located, screened and/or concealed to minimise visual impact on the streetscape. Where a pillar is required in addition to the substation, the pillar should be co-located with the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced)
- The DCP requirements for substations apply in addition to the Ausgrid Network Standards. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

Chapter C3 Watsons Bay Heritage Conservation Area

2.6 Amendments to section C3.3.9 Site facilities and aerial devices

2.6.1 Insert new controls and notes after Control C4

C5 An electricity substation is to be suitably located, screened and/or concealed so it is not visible from the street, or any other adjoining public place. Council's preference is for a basement chamber substation. Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C6 The electricity substation is located away from neighbouring properties or sufficiently screened from neighbouring properties.

C7 The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that:
a) Vegetation does not overhang or encroach within the substation site.
b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to planted, to prevent roots damage to underground cables.

C8 All other electricity infrastructure is to be suitably located, screened and/or concealed to minimise visual impact on the streetscape. Where a pillar is required in addition to the substation, the pillar should be co-located with the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced)
- The DCP requirements for substations apply in addition to the Ausgrid Network Standards. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

Chapter D3 General Controls for Neighbourhood and Mixed Use Centres

2.7 Amendments to section D3.10 Site facilities

- 2.1.1 Replace the introduction to more clearly articulate Council's broad expectations regarding all site facilities, and to include specific reference electricity substations

~~Site facilities include fire safety systems, lift overruns, air-conditioning, mechanical ventilation, mail boxes, storage areas, garbage collection areas, clothes drying areas and laundry facilities, aerials and the like.~~

~~The potential impacts of site facilities on the overall appearance of developments and the local streetscape need to be considered. In particular, consideration must be given to the location, size and design of site facilities that can be visually bulky, as is commonly the case with fire hydrant and boosters and mechanical plant equipment such as lift overruns, air-conditioning units and condensers, heating, ventilation and other mechanical systems that maintain or support the operations of a building.~~

Site facilities include those facilities or services that support and, or, maintain the operations of a building. All forms of development include site facilities. These include, but are not limited to:

- On-site services including storage, garbage areas, mail boxes, clothes drying areas, vent stacks, and telecommunication infrastructure
- Mechanical plant rooms and equipment and other building services such as pump rooms, lift overruns, air-conditioning units and condensers, heating, mechanical ventilation systems, ventilation duct outlets, including any pipes and conduits
- Essential services and infrastructure such as electricity substations, fire hydrant and booster installations.

Some site facilities can be visually intrusive and have an adverse impact on the amenity of the streetscape and adjoining neighbours. It is important that the location, size and design of site facilities is considered and planned for during the design phase of any proposed development so the facilities can be thoughtfully integrated into the built form and landscaping, and potential impacts addressed.

Development applications are to be accompanied by dimensioned plans, drawn to scale, showing proposed locations and arrangements for site facilities including, where applicable:

- mechanical plant rooms and lift-overruns
- enclosures and/or cabinets for fire hydrants, booster valve assembly installations, sprinkler valves and associated hydraulic equipment
- an electricity substation.

The need to modify an existing consent to provide for a site facility should be avoided, and is an approach not supported by Council. Section 4.55 modification applications will need to demonstrate compliance with the DCP including requirements for setbacks, deep soil landscaped area, and tree retention etc. Council will not permit site facilities on public land.

2.1.2 Insert new controls, objectives and notes for substations and other electricity infrastructure after Objective O10 and Control C12

O11 To ensure that an electricity substation is not visible from the street, or any other adjoining public place.

O12 To ensure that any screening or enclosure to conceal the substation does not detract from the streetscape character or design quality of the development.

O13 To protect the amenity of adjoining residential dwellings from the impact of substations.

O14 To ensure that vegetation does not interfere with the functioning of the substation.

O16 To minimise the visual impact of other types of electricity infrastructure in the streetscape.

C13 The substation is to be suitably located, screened and/or concealed. Council's preference is for a basement chamber substation.

C14 Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C15 The substation is to be located away from neighbouring properties or sufficiently screened from neighbouring properties.

C16 The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that:

- a) Vegetation does not overhang or encroach within the substation site.
- b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to planted, to prevent roots damage to underground cables.

C17 All other electricity infrastructure is to be suitably located, screened and/or concealed.

C18 Where a pillar is required in addition to the substation, the pillar should be co-located with the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced)
- The DCP requirements apply in addition to the Ausgrid Network Standards. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

Chapter D4 Chapter Edgecliff Centre

2.8 Amendments to section D4.2.3 Objectives and controls

2.1.3 Insert new controls, objectives and notes for substations and other electricity infrastructure after Objective O19 and Control C29

O20 To ensure that an electricity substation is not visible from the street, or any other adjoining public place.

O21 To ensure that any screening or enclosure to conceal the substation does not detract from the streetscape character or design quality of the development.

O22 To protect the amenity of adjoining residential dwellings from the impact of substations.

O23 To ensure that vegetation does not interfere with the functioning of the substation.

O24 To minimise the visual impact of other types of electricity infrastructure in the streetscape.

C30 The substation is to be suitably located, screened and/or concealed. Council's preference is for a basement chamber substation.

C31 Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C32 The substation is to be located away from neighbouring properties or sufficiently screened from neighbouring properties.

C33 The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that:
a) Vegetation does not overhang or encroach within the substation site.
b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to planted, to prevent roots damage to underground cables.

C34 All other electricity infrastructure is to be suitably located, screened and/or concealed.

C34 Where a pillar is required in addition to the substation, the pillar should be co-located with the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced)
- The DCP requirements apply in addition to the Ausgrid Network Standards. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

Chapter D5 Double Bay Centre

2.9 Amendments to section D5.6.8 Parking and servicing

2.1.4 Insert new controls and notes after Control C6

C6 An electricity substation is to be suitably located, screened and/or concealed so it is not visible from the street, or any other adjoining public place. Council's preference is for a basement chamber substation. Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C7 All other electricity infrastructure is to be suitably located, screened and/or concealed to minimise visual impact on the streetscape. Where a pillar is required in addition to the substation, the pillar should be co-located with the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced)
- The DCP requirements for substations apply in addition to the Ausgrid Network Standards. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

Chapter D6 Rose Bay Centre

2.10 Amendments to section D6.6.9 Site facilities

2.1.5 Insert new controls and notes after Control C5

C6 An electricity substation is to be suitably located, screened and/or concealed so it is not visible from the street, or any other adjoining public place. Council's preference is for a basement chamber substation. Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C7 All other electricity infrastructure is to be suitably located, screened and/or concealed to minimise visual impact on the streetscape. Where a pillar is required in addition to the substation, the pillar should be co-located with the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced)
- The DCP requirements for substations apply in addition to the Ausgrid Network Standards. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.