



























## Double Bay Commercial Centre - Summary of recently approved, pending and completed DAs

	Approved	DA No.	Description	Existing	Comments
1	 <p style="text-align: center; font-size: small;">Approved</p>  <p style="text-align: center; font-size: x-small;">Proposed Source: SRM Design Union</p>	14/2021 21 - 27 Bay Street.	Amalgamation and demolition of 4 sites for the construction of a 5 storey commercial development with basement parking.	 <p style="font-size: x-small;">Photograph 1. No. 13 Bay Street, as viewed from Bay Street Photograph 2. No. 21 Bay Street, as viewed from Bay Street Photograph 3. No. 25/26 Bay Street, as viewed from Bay Street Photograph 4. No. 27 Bay Street, as viewed from Bay Street</p>	<p>Clause 4.6 variation request for FSR and height Upheld with amended plans, 6 June 2021.</p> <p>Subject to a new DA. See Pending DAs below.</p>
2	 <p style="text-align: center; font-size: x-small;">Proposed Source: Larkin Hilly Architects Figure 20: The Provincial as Viewed from Crown Street</p>	68/2021 2A Cooper Street or 24 Bay Street "Gaden House"	5 storey commercial redevelopment of the heritage-listed Gaden House. 2 additional storeys to be added.		<p>Clause 4.6 variation request for FSR and height Upheld with amended plans, 3 March 2022. At the S34 Conciliation conference, Council dropped its concerns about the impact of 2 additional floors on the building's heritage significance.</p>
3	 <p style="text-align: center; font-size: x-small;">Proposed Source: Staffer Architecture Figure 24: The Existing and Proposed in the Streetscape</p>	40/2021 55 Bay Street. Former home of Adrienne & Miss Bonney	New 5 storey commercial building approved with car stacker. Lower level parking for 3 cars in car stacker. 4th car spot on ground floor.		<p>Clause 4.6 variation request for FSR and height Upheld with amended plans, 6 December 2021.</p>
4		69/2021 294-296, 298 NSH Road & 2-10 Bay Street	5 storey building with 5th storey setback appearing as 4 storeys on NSH Road. Steps down the contour of Bay Street.	 <p style="font-size: x-small;">Figure 4: View 1 - Existing development looking New South Head Road (viewed in all-Directions: Google Maps) Figure 4: View 2 - Existing building looking Bay Street (viewed in all-Directions: Google Maps)</p>	<p>Clause 4.6 variation request for FSR and height. Upheld with amended plans, 17 November 2021.</p> <p>Section 4.55 lodged on 22 March 2022 for basement extension by new owner. .</p>
5		226/2019 351-353 NSH Road	Four and five-storey residential building. 18 residential apartments with a basement level excavation to allow for 17 car parking spaces, two motorcycle spaces and associated storage for each apartment. Vehicular access to the basement via New South Head		<p>Clause 4.6 variation request for FSR and height. Upheld with Amended Plans on 24 January 2022.</p>

			Road.		
6	 <small>Source: Staffed Architecture Figure 15: The Proposal in the Streetscape</small>	261/2021 357 -359 NSH Road (cnr of Manning and NSH Road)	Commercial 5 storey building with basement parking and new signage.		Clause 4.6 variation request for height.  Approved by WLPP on 12 December 2021. A shop top housing DA was previously approved for the site. It was 2.3 m lower.
7	 <small>Figure 24: Approved 6 storey mixed use development located at 374 - 382 New South Head Road, corner of Knox Street. View from New South Head Road (Source: Trainor Architects)</small>	41/2019 374-382 New South Head Road	2 additional storeys to an existing 4 storey commercial building to accommodate 11 residential apartments.	 <small>Figure 3: View of the site from New South Head Road looking north</small>	Clause 4.6 variation request for height and FSR for 6th storey.  Additional storeys were approved by Council in 2016.
8	 <small>Proposed New South Head Road Facade Source: Luigi Roselli Architects</small>	450/2020 426-432 New South Head Road	New part four and part 5 storey shop top housing development with one business premise, 3 three-bedroom apartments, 1 two-bedroom apartment and a garage pit level (basement) with an automatic car stacker for 6 cars	 <small>Photograph 1: The subject site, as viewed from New South Head Road</small>	Clause 4.6 variation request for height and FSR.  Approved by WLPP on 4 November 2021.
9		DA489/2016 434-440 New South Head Road	Demolition of two existing commercial buildings and construction of a 5/6 storey mixed-use development of 14 residential units, 3 commercial shops & an underground car stacker for 25 vehicles, a basement level with one commercial space. Access from Jamberoo Lane and Cross Lane.	 <small>Figure 2: The site from New South Head Road</small>	Clause 4.6 variation request for height and FSR.  Upheld on 30 June 2017.
10		3 Knox Street	Mixed Residential/Commercial Significant alterations and additions to the existing commercial building including two new residential levels and a roof terrace above containing 1 x 4 bedroom unit and 1 x 1 bedroom unit; new lift and reconfiguration of the commercial levels.	 <small>FIGURE 1: EXISTING SOUTH FACADE FACING KNOX STREET &amp; GOLDEN LANE</small>	Clase 4.6 variation request for height and FSR.  Original DA approved on 1 December 2017. Deletion of Conditions relating to bicycle parking, stormwater treatment, mechanical flood barrier and modification and exit door swing were upheld on appeal on 19 November 2019.

11	 <p><small>Image 3. Photomontage from Cross Street (Source: Metropoint Group Architects)</small></p>	DA452/2020 10 Cross Street	A new 6 storey shop top housing development with 5 retail spaces, 3 studio apartments, 3 one bedroom apartments, 3 two bedroom apartments and 2 three bedroom apartments + roof terrace. No parking is provided.		<p>Clause 4.6 variation request for height and FSR.</p> <p>Upheld with amended plans on 4 February 2022.</p> <p>No significant setbacks of storeys on the Goldman Lane arcade.</p>
12	<p>19-27 CROSS STREET, DOUBLE BAY - MIXED USE DEVELOPMENT</p>  <p><small>DEVELOPMENT APPLICATION 2019/19-27 CROSS STREET</small></p>	321/2020 19-27 Cross Street, cnr of Transvaal Avenue	A new 6 storey shop-top development with 18 apartments and 4 large format retail spaces at ground level and 2 basement levels for parking.		<p>Clause 4.6 variation request for height and FSR. Approved by the Sydney Eastern Sydney Planning Panel on 23 July 2021.</p>
13	 <p><small>An artist's impression of the proposed redevelopment of 28-34 Cross Street in Double Bay</small></p>	DA617/2017 28 - 34 Cross Street	A new 6 storey mixed development with ground-floor retail, 15 residential units over 5 levels and 2 levels of basement parking for 36 vehicles and 4 motorbikes with vehicular access via 20-26 Cross Street on Knox Lane.		<p>Clause 4.6 variation request for height and FSR.</p> <p>Woollahra Council's appeal was dismissed on 14 December 2020.</p> <p>S4.55 was approved to reduce the number of apartments from 21 to 15. Design has been reconfigured to accommodate 5 more 4 bedroom apartments.</p>
	<b>Pending DAs</b>	<b>DA No.</b>	<b>Description</b>	<b>Existing</b>	<b>Comments</b>
14	 <p><small>Photomontage of the proposed shop top housing development (original proposal) as viewed from Cross Street. A subsequent application was submitted which included further modifications to the Cross Street elevation, mainly to the upper two levels, by the incorporation of additional planter boxes to apartments on Level 3 and a minor increase in the height of apartments 1 and 2 towards Cross Street.</small></p>	DA355/2019 14 Cross Street	A 5 storey mixed-use retail and residential apartment building containing one retail tenancy and apartment entry at the ground level facing Cross Street, eight tandem residential parking spaces at ground level facing Knox Lane, and 4 four-bedroom apartments above, each encompassing an entire floor with outdoor balconies facing both Cross Street and Knox Lane, and at the roof level a lap pool and landscaped terrace.	 <p><small>FIGURE 4 - EXISTING STREET PHOTOGRAPH OF EXISTING BUILDING</small></p>	<p>Clause 4.6 variation request re FSR and height. Refused by WLPP on 22 April 2021. Under appeal.</p> <p>Applicant had originally proposed consolidating this site with 12 and 10 Cross Street, but 10 Cross Street was subsequently sold. DA452/202010 Knox Street was recently upheld with amended plans.</p>  <p><small>FIGURE 10 - PHOTO MONTAGE OF POTENTIAL FUTURE DEVELOPMENT AT 14, 12 &amp; 10 CROSS STREET</small></p>

15	 <p>Source: SHo Design Urban Figure 23: The Proposed Development in the Streetscape</p>	535/2021 19,21,23-25,27 Bay Street	5 storey commercial development with 4 levels of basement parking providing for 75 vehicles. Ground floor tenancy for mega restaurant.	 <p>Photograph 1. No. 19 Bay Street, as viewed from Bay Street Photograph 2. No. 21 Bay Street, as viewed from Bay Street Photograph 3. No. 23-25 Bay Street, as viewed from Bay Street Photograph 4. No. 27 Bay Street, as viewed from Bay Street</p>	Replacement DA for 14/2021. 19 has been added to the site. Deemed refusal. A Section 34 Conciliation Conference is being held on 5 May 2022.
16	 <p>Source: Dallas Smart Figure 18: The Proposal, as viewed on Cross Street looking West</p>	58/2021 53 Cross Street	Substantial alterations and additions to the existing commercial building, including construction of two additional levels to accommodate new office tenancies and a reconfiguration of the two existing levels to accommodate an additional 7 car parking spaces, new motorcycle parking and bicycle storage, and end of trip facilities.	 <p>Photograph 1: The subject site (in red), as viewed from the intersection of Cross and Bay Street</p>	Clause 4.6 variation request for height and FRR. Refused by Woollahra LLP on 15 July 2021.
17	 <p>Photographic Montage Source: Hill Tralis Architecture + Urban Projects Pty Ltd</p>	449/2020 14 Bay Street	Demolition of a character listed building to create a new 4 storey shop top housing development with 6 apartments. The proposal provides no onsite parking but for a loading bay that services the two shops and allows for bulky good deliveries to the dwellings proposed.  'Character buildings' as defined under the DCP are buildings that "have high streetscape value because of their strong architectural character and the way in which they address the street".		Clause 4.6 variation request for height and FSR.  Refused by WLPP on 20 May 2021.  Amended plans lodged for appeal.  Halepa Holdings Pty Limited previously approached Carla Zampatti at No.12 Bay Street to amalgamate 12 Bay Street (No.12) with No.14. Said no.
18	 <p>Source: nauon PLANNING Figure 14: 3D perspective of the proposal from Bay Street</p>	65/2022 17 Bay Street	Substantial alterations and additions of an existing commercial building to facilitate a shop top housing development consisting of two-levels of commercial and two-levels of residential dwellings.		Clause 4.6 variation request for height.

19		25/2018 49 & 51 - 53 Bay Street	Demolition of an existing 2 storey building for the construction of a new 6 storey mixed development comprising two (2) levels of basement car parking with access from Knox Lane, one (1) retail tenancy and building services on the ground floor level and 5 levels of residential development.	 <p>Figure 1: The existing buildings on the site viewed from Bay Street <small>Source: Woollahra Council</small></p>	Appeal dismissed on 28 January 2021. Ricola Pty Ltd v Woollahra Municipal Council [2021] NSWLEC 1047 upheld the decision of the WLPP to refuse a DA for a 6 storey building at 49 and 51 - 53 Bay Street partly on the grounds that the view loss from the surrounding buildings was unacceptable.
<b>Recently Completed DAs</b>	<b>DA No</b>	<b>Description</b>	<b>Exisitng</b>	<b>Comments</b>	
 <p>Figure 26: Approved refurbishment of existing commercial/retail development involving a 2 storey addition to 30-36 Bay Street. View from Bay Street (Source: Tzannes Architects)</p>	289/2019 30-36 Bay Street	Alterations and additions to an existing four-storey commercial building including two new upper levels and amalgamation and extension of the ground floor retail areas. Construction of a first floor car park for 17 cars and construction of a rear roof terrace with associated facilities.	 <p>Photograph 1: The subject site, as viewed from the Bay Street.</p>	Clause 4.6 variation request for height and FSR.  Approved by the WLPP on 7 May 2020.  DA537/2021 is pending. It requests the addition of a roof terrace. Council staff recommended refusal.	
	571/2014 16 - 18 Cross Street	Demolition of the 3 storey Hunter Lodge for the construction of a 6 storey shop top housing development with 3 ground floor retail spaces with an arcade and two levels of basement parking.	 <p>Photograph 1: The subject site, as viewed from Cross Street</p>  <p>Photograph 2: The subject site, as viewed from Knox Lane</p>	On 25 July 2016, a Development Application (DA571/2014) was approved by the Woollahra Council Development Control Committee for a 6 storey mixed-use development.	
 <p>Figure 25: Approved 6 storey shop top housing development ('1788 Residences' building) located at 20-26 Cross Street. (Source: Tzannes Architects)</p>	390/2015 20-26 Cross Street on	6 commercial / retail units and a cafe / restaurant on the ground floor level, and five levels of residential development above containing 34 units and 2 level basement parking for 18 vehicles.	<p>Photograph 2: The subject site, as viewed from Knox Lane</p>	On 12 September 2016, a Development Application (DA390/2015) was approved by the Woollahra Council Development Control Committee for a new 6 storey mixed use development.  Multiple S4.55 applications to reduced the number of apartments to 26 units of larger size and increase parking to 21 cars.	

Note: This summary is based on information available on the Woollahra Council website. In some cases, amended plans approved by the Land and Environment Court, have not been uploaded onto the website.

