

Fact sheet

Proposed controls for residential development

“Your say
Woollahra”



Have your say on proposed controls for residential development

Woollahra Council is seeking your feedback on proposed controls for residential development. These include new floor space ratio development standards for low density residential development, and urban greening requirements for all residential development.

It is important that new residential development protects and enhances Woollahra's unique local character, including its low density neighbourhoods and generous tree canopy.

Accordingly, the proposed controls aim to ensure that new development is of an appropriate scale, retains and enhances tree canopy, and includes high quality landscaping.

These changes will only affect you if you submit a development application. Your development application will need to be consistent with the proposed controls.

The proposed controls are consistent with the views of our community as reflected in the *Woollahra Local Strategic Planning Statement 2020* and the *Community Strategic Plan: Woollahra 2032*.

What controls are changing?

A planning proposal is a process used to amend a local environmental plan, which requires collaboration with the NSW Department of Planning and Environment.

Council has endorsed a planning proposal to amend the **Woollahra Local Environmental Plan 2014 (LEP)**, which will apply to the whole LGA. Its objectives will be achieved by amending zone objectives, amending clauses 1.2 (*Aims*) and 4.4 (*Floor Space Ratio*), and adding Clause 6.8 (*Urban Greening*) to the LEP.

Council is also exhibiting changes to the **Woollahra Development Control Plan 2015 (DCP)**. The DCP contains detailed built form controls that expand on the key requirements in the LEP. We are proposing to update *Chapter B3 – General Development Controls* and *Chapter E3 – Tree Management*.

Council is not designated as the local plan making authority for the LEP changes. This means that the NSW Minister for Planning and Homes (or delegate) is the authority responsible for implementing the proposed changes should Council resolve to support them after this public exhibition period.

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What are the amendments to the controls?

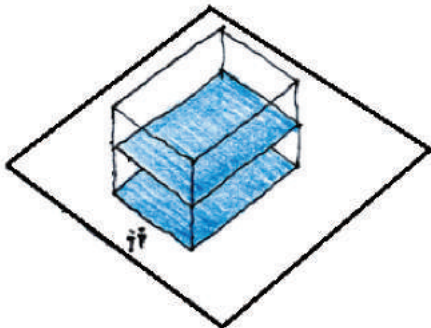
Proposed LEP Controls

- **Floor space ratio (FSR):**

FSR is the ratio of the floor area of a building to its site area. FSR is one control used to define the size of a building and control the intensity of development on a parcel of land.

For example, a 1,000m² site with an FSR of 0.5:1 permits a building with a gross floor area (GFA) of 500m².

The diagram below shows a basic representation of a building with an FSR of 0.5:1. The blue floor area is half of the total site area.



The floor area of dwelling houses, semi-detached dwellings and dual occupancies is currently managed by floorplate controls, which are contained in the DCP. These controls require applicants to carry out detailed calculations using building setback requirements, which can be complex. It is proposed that the floorplate controls will be replaced with a 0.5:1 FSR control, with special considerations for small sites and an area along Wolseley Road in Point Piper.

The proposed FSRs will not apply to land in the Paddington, Watsons Bay and Woollahra Heritage Conservation Areas.

Proposed DCP Controls

- **Tree canopy:**

A new control will require a certain percentage of the site to be covered by tree canopy. The proposed controls range from 25-35% of the site area.

- **Deep soil:**

A deep soil control of 35% of the site area is proposed for development in our residential areas.

- **Additional changes:**

These include, but are not limited to, updated definitions, references to new biosecurity legislation and a simplified rear setback control of 25% of total lot depth.



Corner of Riddell Street, Bellevue Hill (Source: Woollahra Council)

Making a submission

The draft controls are on exhibition from **10 August to 16 September 2022**. You can view the exhibition materials and make a submission online at yoursay.woollahra.nsw.gov.au/FSR&UrbanGreening. Exhibition materials can also be viewed in person at the Woollahra Council Customer Service Centre, 536 New South Head Road, Double Bay during opening hours (8.00am – 4.30pm Monday to Friday).

You can also email your submission to records@woollahra.nsw.gov.au or write a letter addressed to the General Manager at Woollahra Council, PO Box 61, Double Bay 1360. All submissions must quote reference **SC4882**.