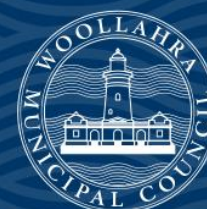















































FSR and urban greening
















Project chronology



Key dates including report summaries and Council resolutions			Inclusions		
			FSR	Deep soil	Tree canopy
1	UPC	31 Oct 2016 [Agenda] [Minutes] Overview of the WDCP2015 Working Party meetings held from Mar- Apr 2016 and recommendation to prepare a draft DCP to amend Chapter B3.			
2	Council	14 Nov 2016 [Agenda] [Minutes] Prepare and exhibit a draft DCP to amend Chapter B3.			
3	UPC	27 March 2017 [Agenda] [Minutes] Obtain Council's approval on the adoption of Draft WDCP2015 (Amendment No. 2) – Chapter B3 post exhibition and seek Council's endorsement of the working party to investigate FSR and excavation controls.			
4	Council	10 Apr 2017 [Agenda] [Minutes] Approval of Draft WDCP2015 (Amendment No. 2) – Chapter B3. Continue the working party process to investigate appropriate fine grained design excellence controls, FSR and revised excavation controls.			
5	DCP	19 April 2017 - DCP Amendment 2 commenced Key amendments include: i. Amended objectives to encourage design excellence; ii. Simplified front and side building setback controls; iii. Clarification of the inclined plane and wall height controls; iv. Amended excavation controls; v. Minor amendments to acoustic privacy, on-site parking, landscaping, fence and battle-axe lot controls			
6	Council	21 May 2018 – NOM [Agenda] [Minutes] Strengthen Council's objectives and controls to enhance the landscape character including a new control that require sites to introduce a minimum number of additional trees- • Sites less than 500m ² - 1 additional tree • Sites between 500 m ² & 1000 m ² - 3 additional trees • Sites between 1000m ² & 1200 m ² – 4 additional trees • Sites over 1200 m ² - 5 trees			
7	EPC	4 Mar 2019 [Agenda] [Minutes] Recommend Council prepare a PP to amend WLEP2014 by introducing max. FSRs for low density resi. development including: • 0.55:1 for lots above 400m ² • 0.75:1 for lots in the Wolseley Road, Point Piper area • A range of max. FSRs lots under 400m ² Prepare a draft DCP to amend Chapter B3 including deep soil area controls of 35% of site area for standard lot and 38% for large lots in low density resi. development.			
8	Council	11 Mar 2019 [Agenda] [Minutes] Defer matter for 1 month so staff can re-examine the GFA calculations, deep soil controls, the NOM relating to canopy trees; and recommend whether 35% deep soil control could become a development standard in WLEP2014.			

			Inclusions		
Key dates including report summaries and Council resolutions			FSR	Deep soil	Tree canopy
9	EPC	15 Apr 2019 [Agenda] [Minutes] Re-examined proposed approach to FSR and deep soil landscaping but maintained the conclusions which are: <ul style="list-style-type: none"> Delete floorplate control from WDCP2015 and replace it with FSR control of 0.55:1 for low density resi. development FSR of 0.75:1 in the Wolseley Road, Point Piper area Range of FSRs for sites under 400m² Deep soil control of 35% of site area for standard lots (400-700m²) Deep soil control of 38% of site area for large lots above 700m². Investigate an appropriate tree canopy control as % of site area. 			
10	Council	29 Apr 2019 [Agenda] [Minutes] <ul style="list-style-type: none"> Prepare PP to amend WLEP2014 by introducing max. FSRs, including a max. FSR of 0.5:1 for low density resi. development. Prepare a draft DCP to amend Chapter B3 Refer PP and draft DCP to the WLPP for advice. Also seek advice on the best methods to apply FSR to smaller lots. Organise Councillor workshop to discuss landscaping controls. 			
11	Cr Brfg	27 May 2019 Workshop to discuss options, including current best practice, to enhance Council policies to facilitate additional landscaping in private development. In particular, how to improve tree canopy cover.			
12	WLPP	27 Jun 2019 [Agenda] [Minutes] <ul style="list-style-type: none"> WLPP considers an FSR of 0.55:1 for sites above 400m² is appropriate. WLPP in principle support small sites sliding FSR scale, with a max. GFA yield, but further work and testing required to ensure the numerical FSR controls proposed are appropriate. WLPP supports associated controls in the WDCP2015 including deep soil landscaped area control of 35% for low density resi. development 			
13	EPC	15 Jul 2019 [Agenda] [Minutes] Compared FSR of 0.5:1 vs 0.55:1 for low density resi. development, and recommend FSR of 0.55:1 since it <ul style="list-style-type: none"> Maintains current density (translates existing floorplate controls) Meets desired future character objectives for resi. precincts Is supported by practitioner group Is supported by Woollahra LPP 			
14	Council	22 Jul 2019 [Agenda] [Minutes] Proceed with PP subject to an FSR control of 0.5:1 for low density resi. development on sites of 400m ² or greater and consequential changes in relation to sliding scale FSRs for lots less than 400m ² table. Also include a max. GFA for small lot sizes.			
15	PP	30 July 2019 <i>PP Lodged with the DPIE</i>			
16	DPIE	24 Sep 2019 DPIE request additional information/research to support FSR of 0.5:1 for low density resi. development			
17	EPC	28 Oct 2019 [Agenda] [Minutes] Report on response from DPIE			
18	Council	11 Nov 2019 [Agenda] [Minutes] Provide additional information required by DPIE and press for a gateway determination of PP to introduce a FSR of 0.5:1 for low density resi. development. Matter given Priority 1, combined with tree canopy controls.			

			Inclusions		
Key dates including report summaries and Council resolutions			FSR	Deep soil	Tree canopy
19	Cr Brfg	15 Jun 2020 Councillors updated on the progress of the work combining the justification for 0.5:1 FSR control combined with urban greening provisions. Council staff proposed a DCP deep soil control of 35% of site area and a new DCP tree canopy control of 40% of site area for low density residential development.			
20	EPC	6 Jul 2020 [Agenda] [Minutes] <ul style="list-style-type: none"> Presented Woollahra: Greening our LGA which includes recommendations to facilitate best practice to sustain and enhance private landscaping and urban greening. Recommended amended PP to introduce max. FSR standards including FSR of 0.5:1 for low density resi. development, and new LEP objectives and local provisions to sustain and enhance tree cover. Recommended amendments to Chapter B3 and E3: of the WDCP2015, including a deep soil control of 35% of site area and a new tree canopy control of 40% of site area for low density resi. development. 			
21	Council	27 Jul 2020 [Agenda] [Minutes] Staff to organise another briefing about the proposed tree canopy controls to allow further discussion, and the outcomes of the briefing be reported to the EPC on 7 September 2020.			
22	Cr Brfg	19 Aug 2020 Options provided to progress proposed changes to WLEP2014 and WDCP2015 to encourage increased tree canopy and FSR of 0.5:1 for low density resi. development, including a revised methodology for calculating tree canopy area, a reduced tree canopy control of 35% of site area and further variations to the tree canopy control. Briefing attended by Steve Hartley: Executive Director - Green and Resilient Places (DPIE) & Barbara Schaffer: Principal Landscape Architect (NSW GA)			
23	EPC	7 Sep 2020 [Agenda] [Minutes] <ul style="list-style-type: none"> Recommend amended PP to introduce max. FSR standards including FSR of 0.5:1 for low density resi. development, new LEP objectives and local provisions to sustain and enhance tree cover. Recommended amendments to Chapter B3 and E3, including a deep soil control of 35% of site area and new tree canopy control of 35% of site area for low density resi. development. <i>Note: EPC resolved to support the recommended controls with the exception of the tree canopy control, where EPC resolved to increase this to 40% of site area for low density resi development</i>			
24	Council	29 Sep 2020 [Agenda] [Minutes] Refer proposed controls, including FSR of 0.5:1 , deep soil control of 35% of site area and a new tree canopy control of 35% of site area for low density resi. development to the Woollahra LPP for advice.			
25	WLPP	15 Oct 2020 [Agenda] [Minutes] Supports, in principle, amended PP including FSR of 0.5:1 , and proposed amendments to WDCP2015 including a deep soil control of 35% of site area and a tree canopy control of 35% of site area for low density resi. development.			
26	EPC	2 Nov 2020 [Agenda] [Minutes] Report advice from the WLPP which supports in principle, the amended PP, including FSR of 0.5:1 , and the proposed amendments to WDCP2015 including a deep soil control of 35% of site area and a new tree canopy control of 35% of site area for low density resi. development.			

			Inclusions		
Key dates including report summaries and Council resolutions			FSR	Deep soil	Tree canopy
27	Council	23 Nov 2020 [Agenda] [Minutes] Council resolved to forward the amended Planning Proposal and proposed amendments to Woollahra DCP 2015 to the (then) Department of Planning, Industry and Environment (DPIE) requesting a gateway determination to allow public exhibition, subject to the references to 'Urban Greening' being consistent in both the LEP and DCP, i.e. 'Urban Greening to include reference to Tree Canopies in the area'.			
28	DPIE	31 August 2021 Gateway determination issued by DPIE. Conditions required Council staff to amend the planning proposal prior to exhibition.			
29	Council	April 2022 Following additional site testing and amendments to the planning proposal that were required as a result of the Gateway conditions, a revised package was issued to the DPE for review prior to exhibition.			
30	Council	28 July 2022 Following DPE's endorsement of the revised package, they issued a Gateway Alteration to amend the timeframe for finalisation.			
31	Council	10 August – 16 September 2022 The proposed suite of controls was publically exhibited for 38 days. In response, 62 submissions were received, including three from government agencies.			

Acronyms

Chapter B3: General Development Controls of Woollahra DCP 2015
Chapter E3: Tree Management Controls of Woollahra DCP 2015
Cr Brfg: Councillor Briefing
DPIE: Department of Planning, Industry and Environment
DPE: Department of Planning and Environment (post- December 2021)
EPC: Environmental Planning Committee
FSR: Floor Space Ratio
GA: Government Architect Office
GFA: Gross Floor Area
NOM: Notice of Motion
NSW: New South Wales
PP: Planning Proposal
Resi: Residential
UPC: Urban Planning Committee
WDCP2015: Development Control Plan
WLEP2014: Local Environmental Plan
WLPP: Woollahra Local Planning Panel