The new draft Willoughby Comprehensive LEP and DCP:

Artarmon

03 May 2022

Local Community Briefing

On behalf of Willoughby City Council, I wish to acknowledge the traditional inhabitants of the land on which we stand, the Aboriginal People, their spirits and ancestors. We acknowledge the vital contribution that indigenous people and cultures have made and still make to the nation that we share, Australia.

Short video:
Overview in relation to this exhibition from Mayor Tanya Taylor and Dr Deborah Dearing, the North District Commissioner for the Greater Sydney Commission (GSC)

https://youtube/59bkz3UxBjM

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How the webinar will run

- Presenters
- Common slides in all webinars providing context
- Important message from Northern Sydney LHD about healthy built environments
- Welcome to all Councillors in attendance
- xx registered tonight for Webinar and xx in person in the Chamber- the 'hybrid' webinar approach
- QUESTIONS can be submitted any time in the Q&A function of the Zoom
- Staff will respond to these if straightforward – if not within the next 10 working days on HYS
- VERBAL QUESTIONS at the end alternating between Chamber and on line
- FEEDBACK / COMMENTS in the 'CHAT' area of Zoom
- Cameras switched off and microphones muted to reduce background noise.
- Webinar is being recorded and will be available on HYS by the end of the following day. Those asking questions in the Chamber to note: Your image and voice may be recorded, publicly broadcast and archived. By attending this evening this should be understood.

AGENDA

6.00 pm **Introduction**

- **Strategic Planning background**
- **Zoning name changes – State Government**

6.15 pm **Northern Sydney Local Health District – creating a Healthy Built Environment in Willoughby – Andrew Wheeler**

6.30 pm **Draft LEP and DCP in the context of the Artarmon Local Centre**

- **Zoning**
- **Height**
- **Floor Space**
- **Special Provisions (affordable housing and design excellence)**
- **Active Street Frontages**
- **Design Excellence**
- **Heat island impacts**

6.55 **Draft LEP and DCP – General**

7.15 pm **QUESTIONS**

7.30 **Thank you and next steps**

Headline Changes

Local Environment Plan

- **Growing Chatswood CBD** to the North and South – in line with CBD Strategy adopted by Council and publicly exhibited
- Increasing **density in our local centres** – in line with Local Centres Strategy adopted by Council and publicly exhibited
- More **height and density in Industrial zones** – in line with Industrial Lands Strategy adopted by Council and publicly exhibited
- New **design excellence requirement**, **increase affordable housing** from 4% up to 10%, and **manage urban heat** impacts.
- **Alignment** of residential controls **with Code SEPP** (Exempt and Complying)
- Inclusion of **landscape controls** in LEP from DCP

Development Control Plan

- Strengthen **heritage controls**
- **Reduction of parking requirement** for railway precincts (Chatswood, Artarmon and St Leonards)

12 Week exhibition period with consultation events



Process for New Council Initiated Comprehensive LEP

Specific Strategies prepared to guide future LEP and DCP preparation
CBD; Housing; Local Centres; Industrial Lands; Affordable Housing; Integrated Transport; St Leonards/Crows Nest and North District Plan (GSC)

→ Local Strategic Planning Statement (Adopted by Council 10 February 2020)

→ Draft LEP (Planning Proposal)

→ To WLPP for advice

→ Reported to Council

→ Referred to DPE for 'Gateway' determination

→ 'Gateway' granted Dec 2021 specifying requirements to proceed to exhibition

→ Satisfy 'Gateway' requirements

→ Exhibit minimum 28 days (3 months)

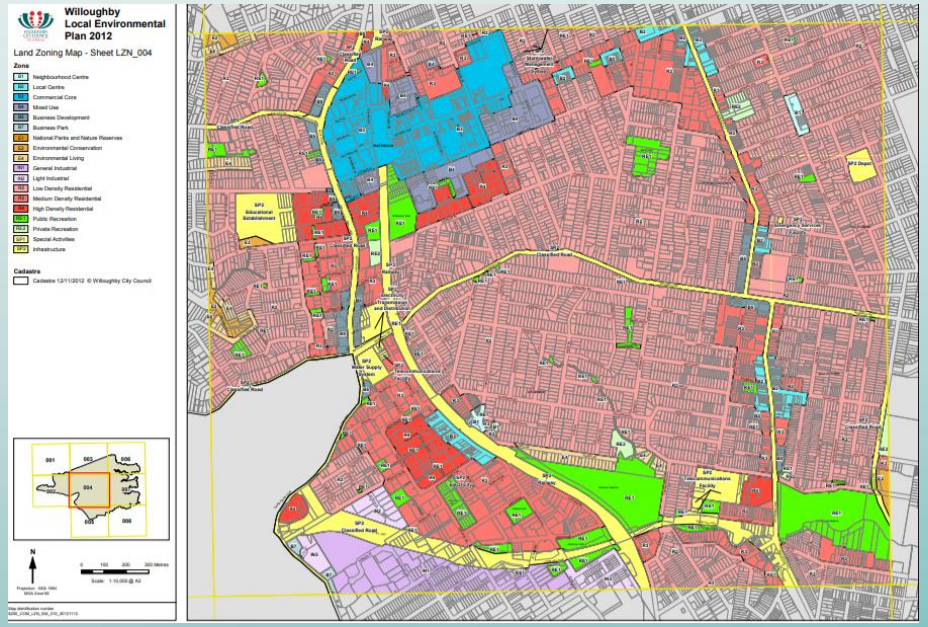
→ Report to Council

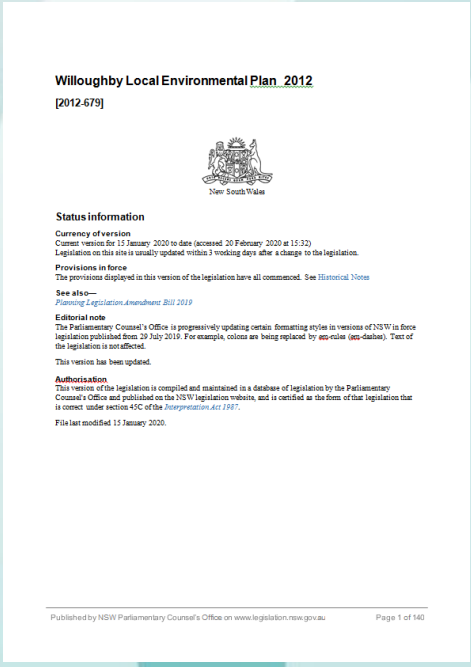
→ Refer to DPE for LEP to be made/gazetted

→ LEP takes effect from the date of notification on NSW Legislation website

Current Willoughby Local Environmental Plan 2012

- Work commenced in 2006
- Exhibited in 2010 and re-exhibited in 2012
- Came into force in February 2013 so now 9 years old
- 21 amendments since Gazettal





Willoughby Local Environmental Plan 2012

[2012-679]

New South Wales

Status information

Currency of version
Current version for 15 January 2020 to date (accessed 20 February 2020 at 15:32)
Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force
The provisions displayed in this version of the legislation have all commenced. See Historical Notes

See also—
Planning Legislation Amendment Bill 2019

Editorial note
The Parliamentary Counsel's Office is progressively updating certain formatting styles in versions of NSW in force legislation published from 29 July 2019. For example, colons are being replaced by em-rules (em-dashes). Text of the legislation is not affected.

This version has been updated.

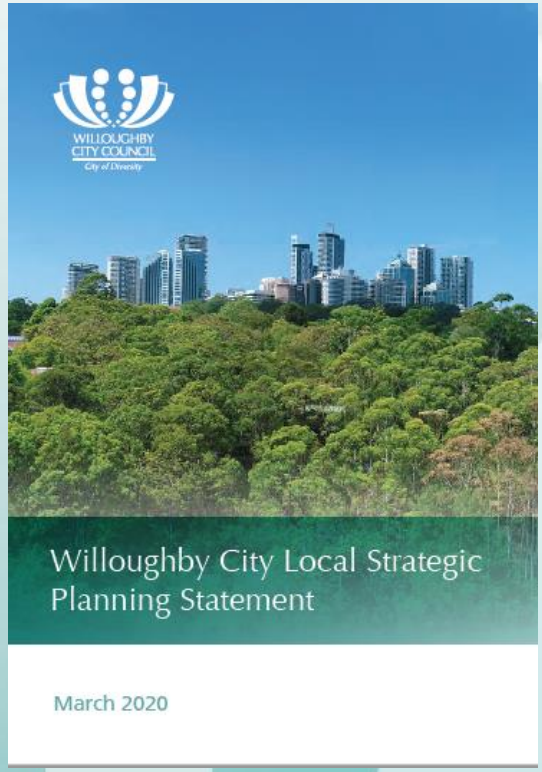
Authorisation
This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the *Interpretation Act 1987*.

File last modified 15 January 2020.

Published by NSW Parliamentary Counsel's Office on www.legislation.nsw.gov.au Page 1 of 140

Willoughby Local Strategic Planning Statement (LSPS)

- Following issue of District Plans across Sydney (GSC) in 2018 by the Greater Sydney Commission all Councils required to prepare an Local Strategic Planning Statement (LSPS)
- This sets a 20 year vision with priorities and actions for the entire LGA
- Comprehensive LEP gives statutory effect to LSPS actions by:
    - implementing the planning controls provided in the local strategies prepared by Council
    - providing land use controls to achieve the outcomes sought in terms of housing, transport, heritage, health and liveability, economy and employment, waterways, biodiversity, climate change, resilience, social infrastructure and collaboration.



Basis of the new dLEP

Drawn from conclusions and recommendations in our existing strategies delivered through extensive community consultation since 2017 and included in the LSPS:

- *Willoughby Local Centres Strategy*
- *Chatswood CBD and Urban Design Strategy to 2036*
- *Willoughby Industrial Lands Strategy*
- *St Leonards Crows Nest 2036 Plan*
- *Willoughby Housing Strategy*
- *Integrated Transport Strategy*

and will assist in responding to the new

- *Resilient Willoughby Strategy and Action Plan 2021*



Basis of the new dLEP

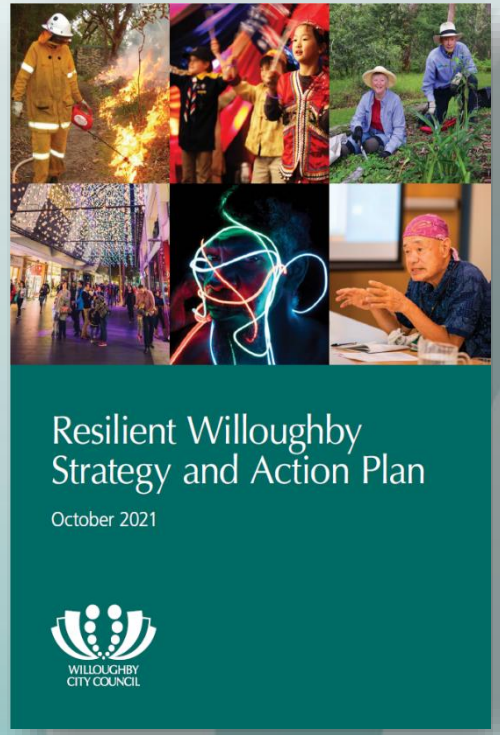
Council's *Resilient Willoughby Strategy* strives for:

Resilient places to withstand climate change, sustain biodiversity and support vibrant, connected communities

- Address the decline in urban biodiversity and tree canopy, reduced availability of green infrastructure
- Urban Greenways to better connect our unique green spaces and enhance opportunities for residents to enjoy nature and improve fitness by walking and cycling
- protect and extend the urban tree canopy (including green walls and roofs)

Resilient buildings which are safe, well-designed, affordable and sustainable

- Enhanced affordable housing opportunities e.g. improved access for vulnerable people and key workers, increased supply
- Response to extreme heat impacts which compromise comfort, productivity and health with sustainable programs to address thermal comfort in the built environment (indoors and outdoors)



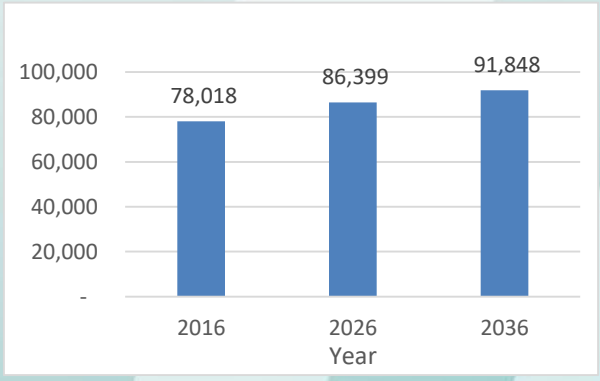
Key statistics for Willoughby in future planning

Population, housing and jobs growth

The population is expected to grow from 78,000 in 2016 by 14,000 people to almost 92,000 in 2036.

The number of dwellings is expected to grow by over 6,700 from 30,367 in 2016 to over 37,000 in 2036. The 5 Year dwelling target of 1250 new dwellings between 2016 and 2021 met (North District Plan)

The number of jobs in Willoughby City is expected to grow from 64,000 to 74,600 in 2036 with a 6,300-8,300 jobs target for Chatswood CBD (North District Plan).



FORECAST POPULATION GROWTH TO 2036
Source: Willoughby Council, Draft Housing Strategy 2019

State changes to zones: Environmental Zones

- On Dec 1 2021, the NSW Government renamed 'environment zones' to 'conservation zones' under clause 2.1 Land use zones of the Standard Instrument – Principal Local Environmental Plans.
- The former E zones were:
  - E1 National Parks and Nature Reserves
  - E2 Environmental Conservation for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves.
  - E3 Environmental Management for land where there are special ecological, scientific, cultural or aesthetic attributes that require careful consideration/management and for uses compatible with these values.
  - E4 Environmental Living for land with special environmental qualities.

- The new conservation zones now in LEPs are:

  - Zone C1 – National Parks and Nature Reserves
  - Zone C2 – Environmental Conservation
  - Zone C3 – Environmental Management (NA)
  - Zone C4 – Environmental Living

State changes to Employment (IN and B) Zones

- The existing Business (B) and Industrial (IN) zones will be replaced with five new employment zones and three supporting zones under Standard Instrument (Local Environmental Plans) Order 2006 (SI LEP Order).

- These are:

New zones	*Existing zones*
• E1 Local Centre	(B1 and B2)
• E2 Commercial Centre	(B3)
• E3 Productivity Support	(B5 and B7)
• E4 General Industrial	(IN1 and IN2)
• E5 Heavy Industrial	(IN3) (NA)

The 3 supporting Zones are:

• MU 1	(B4)
• W4	(IN 4) Working waterfront (NA)
• SP4	local enterprise zone (new precincts) (NA)

- The transition details are on exhibition with Council's dLEP at the request of the State government - the outcomes of exhibition will be reflected in the final LEP

Creating a Healthy Built Environment in Willoughby

Prepared by **Andrew Wheeler**
Manager, Healthy Built Environments
Health Promotion

March 2022

NSW GOVERNMENT Health
Northern Sydney Local Health District

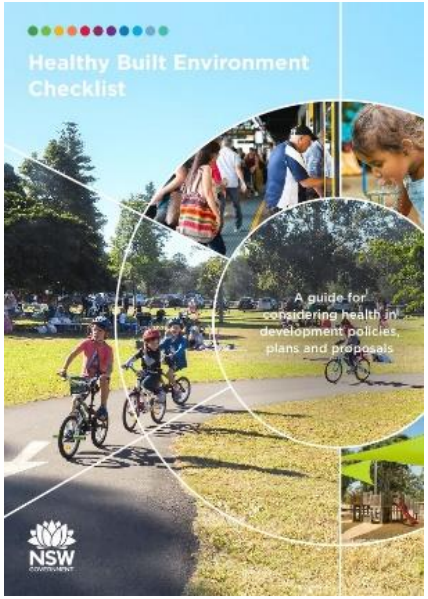
What makes *you* feel healthy?

How does the neighborhood that you live in contribute to your health and wellbeing – both positively and negatively?

Please put your responses in the 'Chat' function of the Zoom call

NSW GOVERNMENT Health
Northern Sydney Local Health District





NSW GOVERNMENT | Health
Northern Sydney
Local Health District



Source: Frasers Property





Source: Bike North

Health
Northern Sydney
Local Health District





NSW GOVERNMENT Health
Northern Sydney
Local Health District





NSW GOVERNMENT Health
Northern Sydney
Local Health District

Healthy Neighbourhood Design

Centrally located ‘destinations’
e.g. primary school, library, community centre, open space



Higher residential densities around neighbourhood centre/open space

Nearby retail

Primary local traffic route with public and active transport options

NSW GOVERNMENT Health
Northern Sydney Local Health District



NSW GOVERNMENT Health
Northern Sydney
Local Health District

Housing





Health
Northern Sydney
Local Health District

Housing



Source: Architecture & Design AU

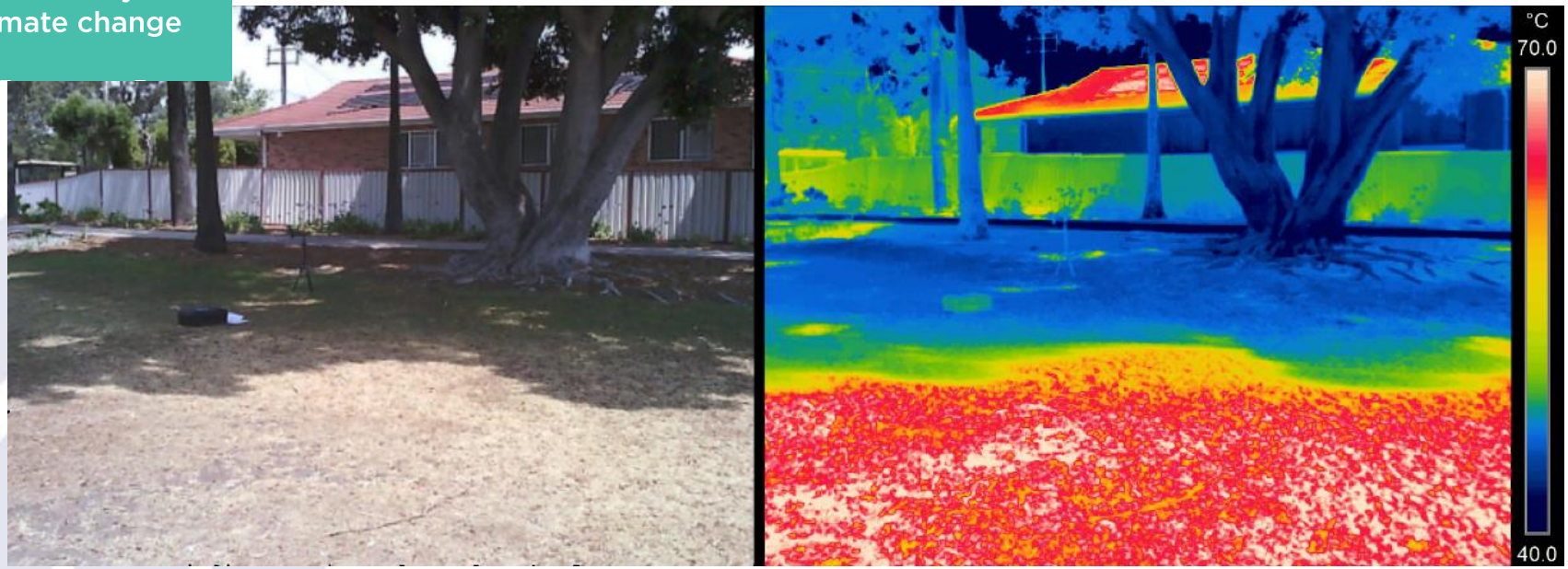
Open space and natural features





NSW GOVERNMENT Health
Northern Sydney Local Health District

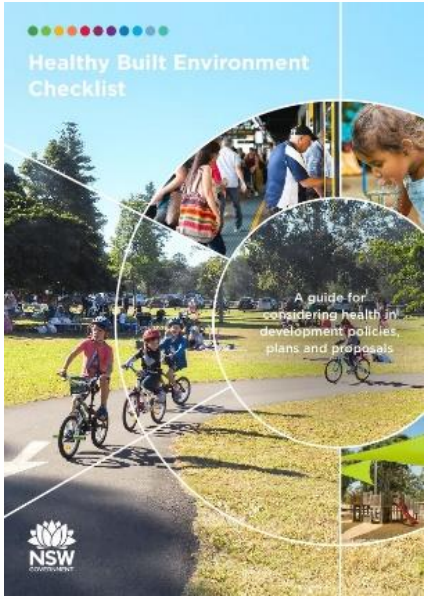
Environmental sustainability and climate change



Source: Dr Sebastian Pfautsch, WSU

NSW GOVERNMENT Health
Northern Sydney Local Health District





NSW GOVERNMENT | Health
Northern Sydney
Local Health District

What makes *you* feel healthy?

How will the neighborhood that you live in contribute to *your community's* health and wellbeing over the next 15-20 years?

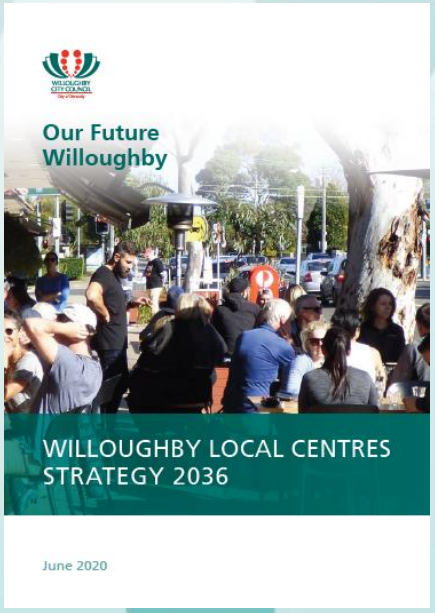
NSW GOVERNMENT Health
Northern Sydney Local Health District

Artarmon and the Willoughby Local Centres Strategy

The *Willoughby Local Centres Strategy* aims to enhance the community role played by our local centres, to enhance their distinctive character, promote local employment and services, use of active transport and the quality of the public domain. The Willoughby LEP gives effect to the recommendations made in the *Local Centres Strategy* with regard to zoning, height and floor space controls. Each centre is also supplemented by location specific controls in the DCP.

The Strategy applies to the following centres:

- Penshurst Street
- Naremburn
- North Willoughby
- Artarmon
- Northbridge
- Willoughby South
- Castlecrag



Artarmon local centre: Character and place

The Artarmon local centre is situated on Hampden Road close to the Artarmon railway station on the North Shore Line. A portion of it sits within the Artarmon Heritage Conservation Area. The majority of the Conservation Area lies to the east of the rail line and extends up to South Chatswood Conservation Area. There are high-rise residential units behind the main Artarmon shopping area to the west. Shops on the western side of Hampden Road currently provide a range of local needs and services such as post office, health services, takeaway food, cafes and restaurants.





Artarmon local centre: Character and place

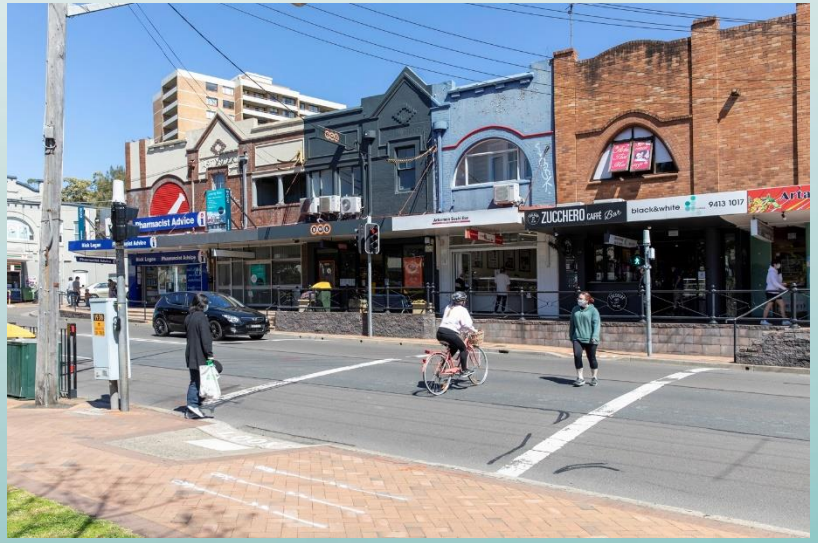
Wilkes Plaza is situated on the eastern side of the station, and provides a pleasant, popular open space enclosed by cafes, restaurants and shops as well as being a well-used pedestrian thoroughfare. The built form character of the local centre generally presents a two storey street frontage with many of the retail facades demonstrating the heritage character of the precinct with architectural features and detailing. A narrow landscaped strip runs north-south through the Centre between the railway line and Hampden Road, known as the Artarmon Village Green.





Artarmon: Key strengths

- Proximity to public transport (located on the North Shore railway line)
- Mature landscape along the rail corridor and in local streets
- Retail amenity and a good level of pedestrian traffic
- Pedestrian connections to the train station and local shops
- Wide selection of dining venues including outdoor areas
- Topography allowing unobstructed views from roof tops of local shops
- High rise residential blocks have wide landscaped setbacks and mature street trees
- Service lane at the rear of shops provide car parking and loading convenience
- On street and service lane parking
- Strong village atmosphere





A vision for Artarmon: Local Centres Strategy

"The village of Artarmon is attractive and well-connected, providing convenience shopping and services for residents, workers and commuters. The built form and character of Hampden Road and Wilkes Plaza fosters a sense of community with inviting landscaped private and public areas and open spaces. New development has retained the fine grain scale of the existing heritage frontages whilst allowing for well-designed additional residential and commercial floor space above, and improved pedestrian links and cycling facilities".



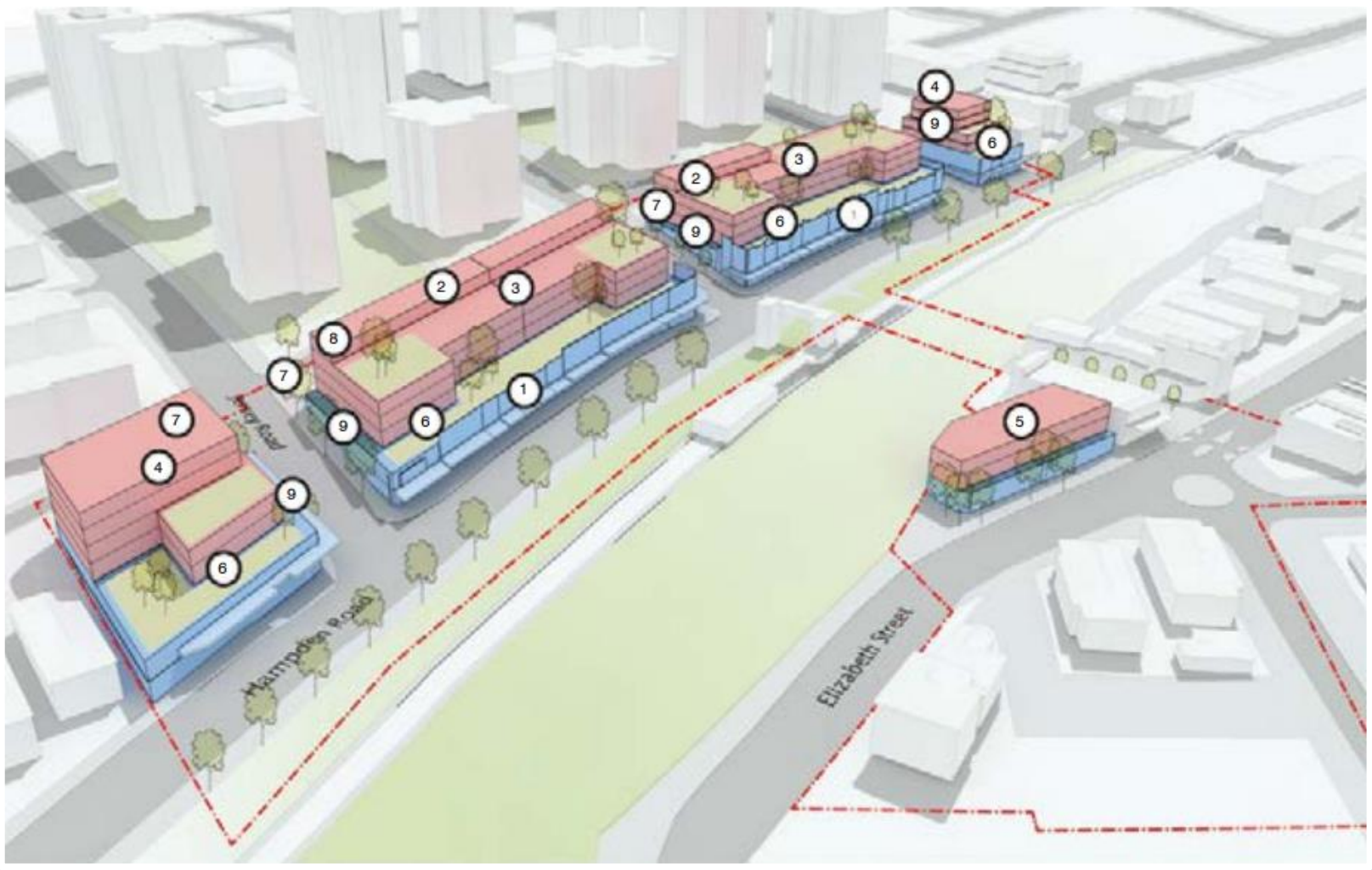
Artists impression

General Recommendations: Local Centres Strategy

- Retain existing B1 Neighbourhood Centre and B2 Local Centre zoning for the centre.
- Introduce a minimum non-residential FSR control in the B1 and B2 zones.
- Introduce an active ground floor frontage control in the B1 and B2 zones.
- Introduce a height incentive provision for lot amalgamation along Hampden Rd to deliver a new supermarket
- Retain and refurbish the existing fine grain heritage frontage on Hampden Rd while allowing for site amalgamations to avoid a continuous wall of development.

Final recommendation: Local Centres Strategy

To be discussed in more detail shortly in conjunction with DCP controls



Willoughby dLEP - Changes to FSR and HOB
Artarmon local centre - Zoning B2

WILLOUGHBY CITY COUNCIL



130-134 Hampden Road
Change
HOB from 14m to 20m
FSR from 2:1 to 3:1

64-128 Hampden Road
Change
HOB from 14m to 17m
FSR from 2:1 to 3:1

44 Hampden Road
Change
HOB from 14m to 20m
FSR from 2:1 to 3:1



Artarmon bowling club - dLEP

The Artarmon Bowling Club is included in the dLEP as a proposed local heritage item on the basis of its historic, social and representative significance.



- The site at Artarmon Bowling Club is included as a proposed heritage item on the basis of its historic, social and representative significance.
- There is a current DA to modify the existing approval granted for partial demolition and adaptive reuse into a new community facility with associated landscaping works.
- A further DA has also been lodged for a chicken coop and run on the site.

Willoughby dDCP: Part L - Place based plans

This Part of the dDCP includes specific guidelines and controls for the future development in the Chatswood Central Business District (CBD), the St Leonards precinct, and all local centres (such as Artarmon) identified in the *Willoughby Local Centres Strategy.*

It is intended that the relevant performance criteria and controls under Part B and D of WDCP relating to residential and commercial development will apply to place management plans. However, if there is any inconsistency with the controls under Parts B and D of the draft WDCP, the controls under Part L will prevail.

Willoughby dDCP: Part L - Place based plans

Performance criteria – Artarmon local centre

5.2 Performance criteria

Proposed development in Artarmon local centre should:

a. maintain the two storey commercial built form as shown in Figure 3 to provide a significant proportion of non-residential floor space for shop top housing developments

b. retain and refurbish the existing fine grain heritage frontages on Hampden Road, while allowing for site amalgamation to provide further shop top residential apartments

c. provide articulation to break up the length of walls to reduce the bulk and visual impacts of shop top housing above the second level

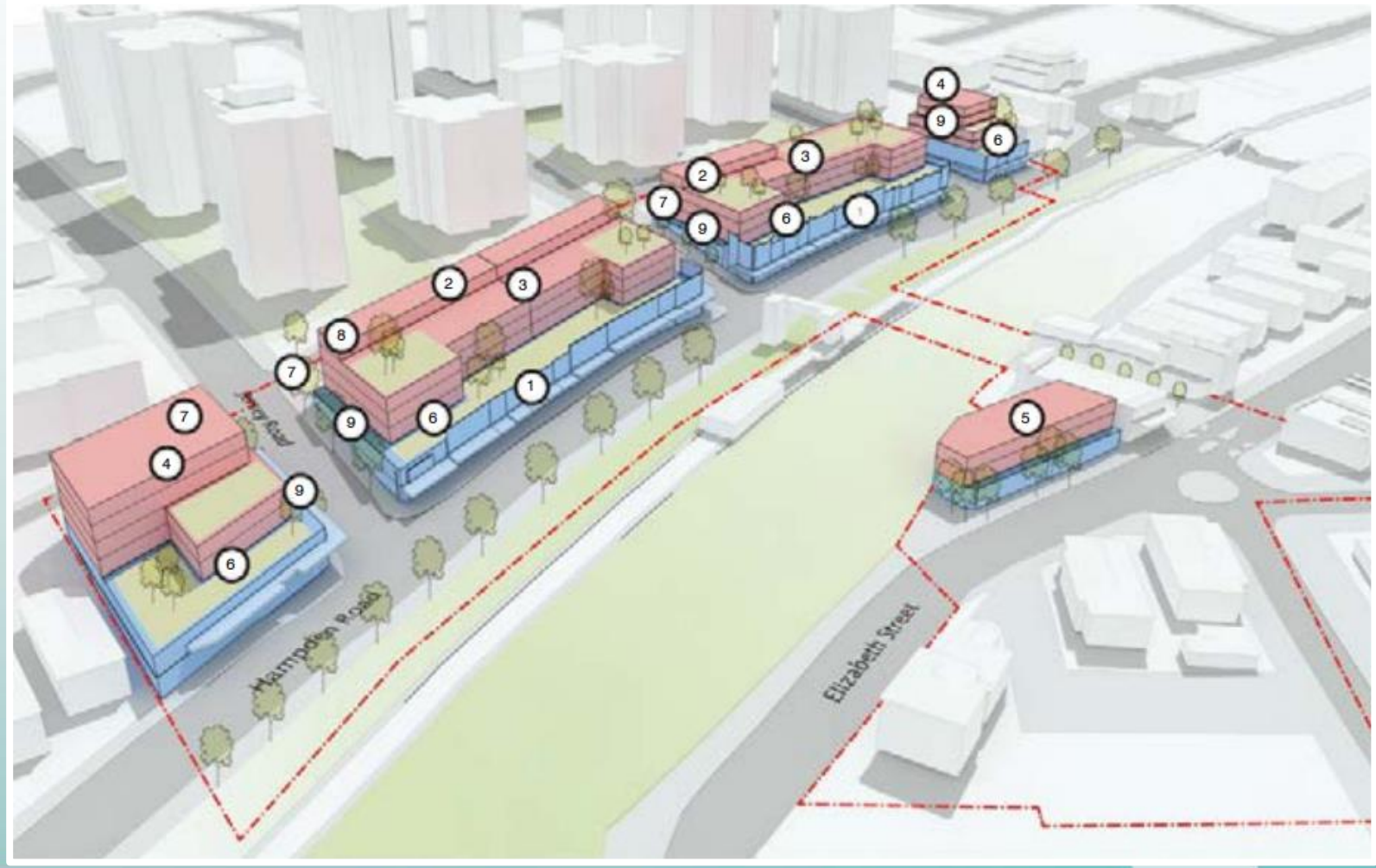
d. encourage green roofs, and roof top gardens in appropriate locations

e. maintain existing small-scale village character east of the railway line

f. maintain active street frontages

g. provide deep soil zones in appropriate locations to support existing and additional mature trees with wide tree canopies to improve the streetscape and reduce urban heat impacts

Scale of development: Local Centres Strategy and Willoughby dDCP



Willoughby dDCP: Part L - Place based plans

Development controls – Artarmon local centre

1. Retain the fine grain heritage frontage on Hampden Road.
2. Use the slope of the terrain to achieve 4 to 5 storey shop top housing developments between Francis Road and Jersey Road.
3. Amalgamate sites fronting Hampden Road, between Francis Road and Jersey Road to achieve a floor space ratio of up to 3:1.
4. Amalgamate sites fronting the eastern side of Jersey Road and the western side of Francis Road to achieve a floor space ratio of 3:1 and up to 6 storeys.
5. Maintain height of 3 storeys and floor space ratio of 1.3:1 on the library site.
6. Minimum 8m upper level setback (above the 2nd storey) to Hampden Road.
7. At grade vehicle access to car parking and loading/unloading area to be provided off Hampden Lane or side streets.
8. No upper level setback required to Hampden Lane.
9. Minimum 3m upper level setback (above the 2nd storey) from side streets.

Note:

- The roof top of shop top housing developments should provide communal (green) roof gardens.

To be read in conjunction with image on previous slide

Artarmon local centre Masterplan: Local Centres Strategy and Willoughby dDCP



Willoughby dDCP: Part L - Place based plans

Masterplan – Artarmon local centre

5.3 Master plan for Artarmon local centre

Any future development in Artarmon local centre must have regard to the following key features of the adopted master plan. The numbers below refer to actions to be carried out by Willoughby City Council and/or developers to achieve the outcomes of the adopted master plan.

1. Improvements to the public domain and pedestrian access around the station entry on Hampden Road and Broughton Road.
2. Construction of new toilets, small café pavilion and cycle storage.
3. Provision of new plaza and play space next to the pavilion.
4. Improvements to pedestrian crossings with new kerb blisters and thresholds to slow traffic.
5. Public domain improvements to Wilkes Avenue.
6. Retention of fine grain shop fronts.
7. New developments to provide upper level setbacks to minimise visual impact on Hampden Road.
8. Opportunity for lot amalgamation to provide a supermarket close to the station.
9. New developments to provide landscaping and good design elements along the Hampden Lane frontage.
10. New developments to provide roof gardens/green roofs.
11. New developments to make provision for at grade parallel car parking, interspersed with landscaped areas.
12. Any redevelopment of the library site should include a new community centre on the ground floor level.

To be read in conjunction with masterplan on previous slide

The Artarmon Public Domain Masterplan

The *Artarmon Local Centre Public Domain Masterplan* builds on a number of existing strategies and plans, including the *Willoughby Local Centres Strategy*. The plan will guide future projects on the western side of the Artarmon Local Centre, including the Hampden Road Public Domain Upgrade. Upgrades include:

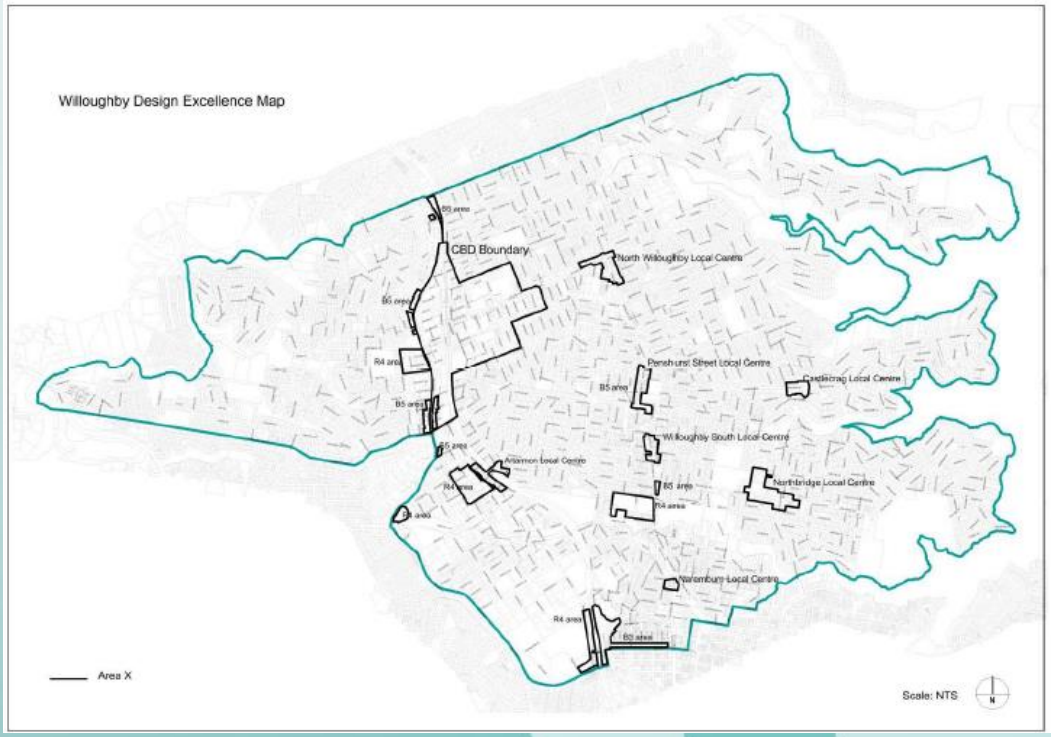
- Construction of traffic calming devices on both sides of the railway line in Elizabeth Street, Hampden Road, Francis Road, Broughton Road and Jersey Road.
- The installation of a new signalised intersection at Broughton Road and Hampden Road.
- An upgrade to the park adjacent to the railway line around the entry to the station, including:
    - A new amenities block
    - A terraced seating area
    - New shared paths and paving
    - New street furniture
    - New plantings and street trees

Upgrades to the Wilkes Avenue plaza have also been recently undertaken.



Design Excellence for Artarmon Local Centre

- **The proposed WLEP includes a new design excellence clause to achieve the best design outcomes**
- **The design excellence clause applies to the Artarmon Local Centre**
- **A Design Excellence Review Panel shall review and provide advice for proposed development within the Artarmon Local Centre**



Other general LEP improvements

- Remove anomalies
- New Urban Heat Clause
  to ensure new development incorporates effective design and ongoing operation to reduce and remove urban heating from the environment, and protect community health and wellbeing.
- Removal of obsolete clauses (such as site specific where development completed)
- Update of state and local land acquisitions (road widening and open space)

Willoughby dLEP

New urban heat clause

- ‘Urban heat island effect’ is a term that describes the tendency of cities to be much hotter than surrounding areas. Dark roofs and hard surfaces absorb and retain heat, raising the temperature in our cities.

- The objective is to ensure new development incorporates effective design and ongoing operation to reduce and remove heat from the environment, and protect community health and wellbeing.

- Council’s LSPS includes an action to encourage the use of cool building materials in any new development to reduce the urban heat island effect, and where appropriate, integrate water features both natural and man-made into urban design.

- New Urban Heat Clause:
  to ensure new development incorporates effective design and ongoing operation to reduce and remove urban heating from the environment, and protect community health and wellbeing.

Willoughby dLEP – anomalies / corrections examples

233a Edinburgh Road



LEP Map boundary to be amended

Heritage Item 125– description in Schedule 5 is correct but map should extend further south to reflect the property which expands over 2 lots. Description should also mention 233 and 233a

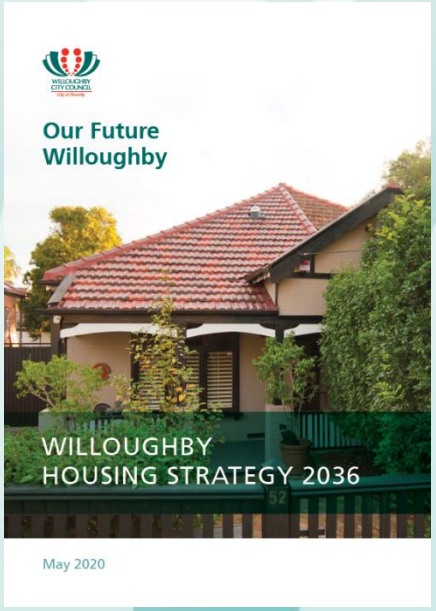
The new dLEP in relation to Housing- Willoughby Housing Strategy

Key focus areas for new housing in Willoughby:

- Chatswood CBD in mixed use developments as endorsed in the Chatswood CBD Strategy
- Local centres as identified in the Local Centres Strategy.
- Existing R3 and R4 zones

Protection of the existing R2 zones in the interests of housing choice and diversity.

No changes to commercial centres in Artarmon



LEP changes - Housing

- Change from an FSR control for R2 zone to GFA to create equity by aligning with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (known as the Codes SEPP)
- Introduce a new landscaping control into the LEP taken from the DCP to provide more legal strength.
- Amend dual occupancy provisions also be in line with the Codes SEPP by allowing immediate subdivision and removing battle axe configurations.
- Set a minimum lot size of 1,100m2 for a new dwelling type 'manor houses' introduced by the Low Rise Medium Housing Order in 2017
  (A manor house is a single building which comprises three or four dwellings attached on one lot of up to two storeys in height)
- Change to the affordable housing clause in line with the Community Strategic Plan (CSP) and the LSPS from 4% to 10% where feasible.

Dwelling House Provisions

Examples of Dwellings approved by Complying Development



Lane Cove North



Northbridge

Examples of Dwellings approved by DA



Chatswood West



Northbridge

From FSR to GFA – R2 – Low Density Residential zone

WLEP 2012
FSR calculation

Site Area	Current FSR control	Achievable GFA
< 200	0.65:1	129
200-300	0.55:1	110-165
301-400	0.5:1	150.5-200
401-500	0.47:1	188.5-235
501-600	0.45:1	225.5-270
601-700	0.43:1	258.5-301
701-800	0.41:1	287.5-328
> 800	0.4:1	320

SEPP Complying
GFA calculation

Site Area	SEPP control	Achievable GFA
200-250	78%	156-195
>250-300	75%	188 - 225
>300-350	235	235
>350-450	25% + 150	237.5-262.5
>450-560	290	290
>560-600	25% + 150	290-300
>600-740	335	335
>740-900	25% + 150	335-375
>900-920	380	380
>920-1000	25% + 150	380-400
>1000	400	400

Landscaping – Single Dwelling Houses

Existing WDCP Control / Proposed draft LEP Control

Site Area	WDCP Control	Required Landscaped Area (m2)
< 200	0.25 x site area	50
200-400	(0.35 x site area) – 20	50 - 120
401-600	(0.6 x site area) – 120	120 - 240
601-1000	(0.525 x site area) – 75	240 - 450
1001-1500	(0.6 x site area) – 150	450 - 750
> 1500	(0.5 x site area)	750

Existing SEPP Complying Development Control for Dwelling House

Site Area	SEPP (Complying) Control	Required Landscaped Area
200 - 300	10% of site area	20 – 30m2
> 300 - 450	15% of site area	45 – 67.5m2
> 450 - 600	20% of site area	90 – 120m2
> 600 - 900	30% of site area	180 – 270m2
> 900 - 1500	40% of site area	360 – 600m2
> 1500	45% of site area	675m2

FSR to GFA with Landscaping comparison

Site Area:	650.3m2
Max FSR (LEP 2012):	279.6m2
Max GFA (Housing Code/Draft LEP):	335m2 (312.4m2 proposed/approved)
Min Landscaped Area (WDCP/Draft LEP):	266.4m2
Min Landscaped Area (SEPP Complying):	195m2 (255.5m2 provided)





Changes to Dual Occupancy Provisions

WILLOUGHBY CITY COUNCIL

Forms of Dual Occupancy









Changes to Dual Occupancy Provisions

Proposed GFA Controls

- Attached (Side by Side) and detached: 25% of site area + 300m2
- Attached (one above the other): 25% of site area + 150m2, to a max of 400m2

- Landscape control

Site Area	WDCP Control	Required Landscaped Area
< 200	0.25 x site area	50
200-400	(0.35 x site area) – 20	50 - 120
401-600	(0.6 x site area) – 120	120 - 240
601-1000	(0.525 x site area) – 75	240 - 450
1001-1500	(0.6 x site area) – 150	450 - 750
> 1500	(0.5 x site area)	750

- Subdivision: Immediate

Changes to Dual Occupancy Provisions

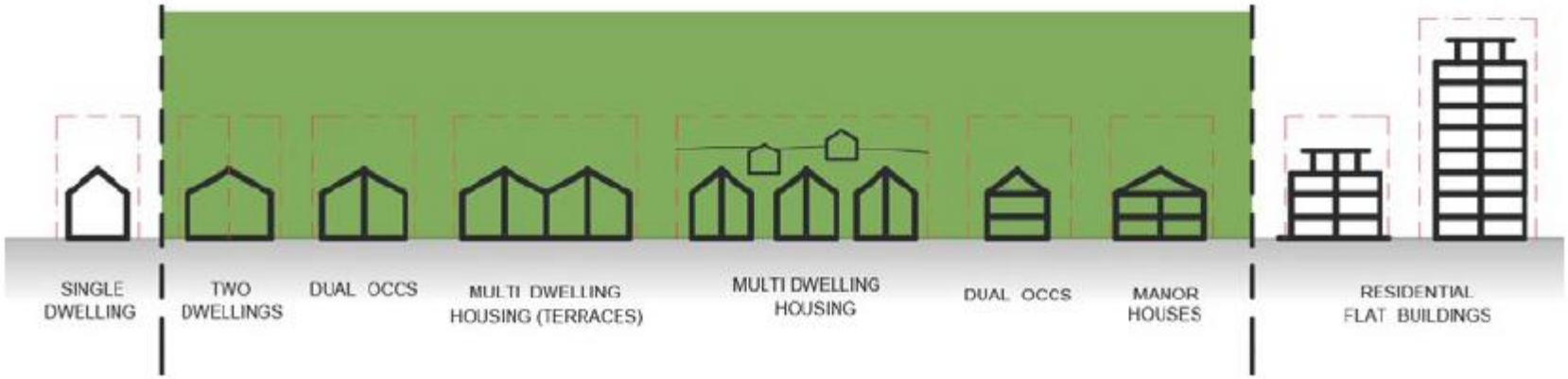
Site Area:	730.6m2
Max FSR (LEP 2012):	292.2m2 (292.2m2 proposed/approved)
Max GFA (SEPP Complying /Draft LEP):	482.6m2
Landscaped Area (DCP):	255.7m2 (311.5m2 provided)
Landscaped Area (SEPP Complying):	265.3m2
Landscaped Area (Draft LEP):	308.56m2





Manor Houses

Minimum lot size requirement for manor houses – 1100m² proposed
SEPP requires 600m2- applies in R3 Zone where RFB allowed



Affordable Housing

WLEP Control:	4% of residential floor space in new development in specified areas provided in addition to permissible FSR (eg FSR = 1.5:1 + 4%)
LSPS Commitment:	Increase affordable housing requirement from 4% to 7% by 2021 and 10% by 2026 building on CSP
Draft LEP Proposal:	10% of residential floor space within permissible FSR (eg FSR = 1.5:1 of which 10% is affordable housing)

- Note **Feasibility Report by SGS Planning and Economics** available for consideration during exhibition **indicates 7% for Artarmon**

.

DCP Changes

Twelve (12) Parts of new dDCP

Part A – Overview of Draft WDCP 2021
Part B – Residential Development
Part C – Development in C4 Environmental Living Zones
Part D – Commercial Development
Part E – Industrial Development
Part F – Transport and Parking Management
Part G – Vegetation Management
Part H – Heritage and Heritage Conservation Areas
Part I – Water Management
Part J – Building Sustainability
Part K – Development near Lane Cove Tunnel Ventilation Stacks
Part L – Place Based Plans

Draft DCP 2021 – key changes

1) New format to be more 'user-friendly' – incorporated controls to be development based

2) Residential:

- Part B – Residential Development
- Part C – Development in C4 Environmental Living zone
- Minor and Major development
- R2 zone
  - controls to align with Complying SEPP (Exception landscaping incorporated in LEP
- C4 (previously E4) zone
  - additional documentation for applications adjoin bushland and/or places of potential aboriginal significance
  - landscape controls in LEP
- Heritage Conservation Areas
  - demolition of a building or removal of any significant elements is not supported
  - information required for justifying demolition where sought
  - additional controls for semi-detached development
  - reinforces importance of protecting the external fabric and streetscape character
- R3 and R4 zones and shop-top housing
  - alignment with ADG
  - where not inconsistent with ADG existing controls remain
  - deep soil controls

Draft DCP 2021 – key changes

3) Local Centres including Artarmon

- Part B – Residential Development (shop-top housing)
- Part D – Commercial Development
- Part L – place based controls
  - reflecting controls contained in CBD Strategy (setbacks, façade treatment, public domain improvements, lot amalgamation, parking)

4) Other DCP provisions

- Part F – Transport and Parking Management
  - Changes adopting Integrated Transport Strategy recommendations
  - Travel demand management
- Part G – Vegetation Management
  - Changes adopted February 2020
  - Minimal further changes
- Part I – Water Management
  - Changes adopted October 2019
  - Minor changes to clarify provisions
- Part J – Building Sustainability
  - Changes adopted November 2020
  - No further changes proposed

Questions ?
How to find out more:

During the exhibition period a series of webinars is being held, with a focus on local areas.
A full program is available on;
www.haveyoursaywilloughby.com.au

Submissions on the new draft LEP and draft DCP can be made by visiting the above address or the NSW Planning Portal.

A submission can also be made in writing to:
The Chief Executive Officer, PO Box 57, Chatswood 2057 and may be published on line.

Contact our Strategic Planning Team on 9777 1000 or email to:
email@ willoughby.nsw.gov.au.

The planning proposal for the draft LEP is available on the NSW Planning Portal
www.planning.nsw.gov.au/About-Us/NSW-Planning-Portal

Thank you and next steps

- The dLEP and dDCP are now on exhibition until 7 June (a total period of 12 weeks)
- A series of webinars is being delivered to provide local and issue specific detail and the opportunity for questions
- Your feedback today will be included in a feedback report.
- Report to Council with any suggested amendments for finalisation is anticipated around October.
- Referral to DPE to make the new WLEP and for Council to endorse new DCP could occur later this year unless a further exhibition period is determined necessary in which case finalisation is expected to be during 2023.