WILLOUGHBY CITY COUNCIL
City of Diversity

A Guide to Willoughby's new draft Local Environment Plan and draft Development Control Plan

Your guide to the new draft Plans on exhibition

Willoughby's new draft *Local Environment Plan* (draft LEP) and draft *Development Control Plan* (draft DCP) are on exhibition for 12 weeks until 7 June 2022.

The LEP is instrumental in shaping our community's future. It guides future planning decisions in Willoughby to ensure development is designed appropriately, to help us grow sustainably. Changes to this plan will be carefully considered and rely on community engagement and comment.

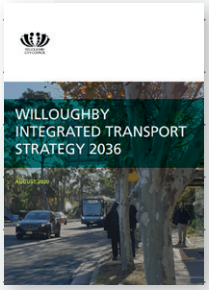
This quick guide is for anyone who may be unfamiliar with the draft LEP and draft DCP, or the community consultation processes. This guide helps to explain more about the new draft LEP and draft DCP on exhibition and let you know how to make a submission on the proposals.

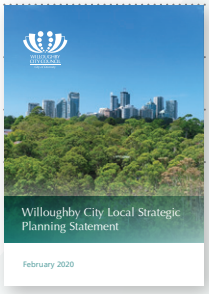
The documents on exhibition include:

The Planning Proposal – a legal document outlining the changes to the LEP (over 100 pages).
The related draft LEP maps – covering the whole local government area (LGA) available digitally for viewing and comment.
The draft DCP – Councils' proposed new document in full (approx. 500 pages) accompanied by a short explanatory guide.

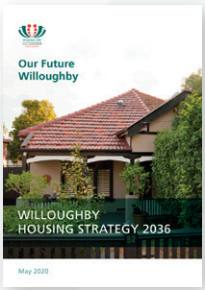
The draft LEP and draft DCP build upon the following strategies and plans previously on public exhibition and adopted by Council:

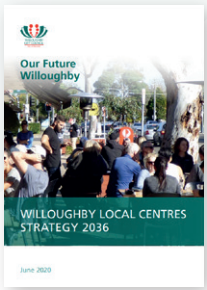
- Willoughby Local Strategic Planning Statement (LSPS)
- An introduction to Willoughby's proposed new DCP
- Chatswood CBD Planning and Urban Design Strategy 2036
- Willoughby Housing Strategy 2036
- Willoughby Local Centres Strategy 2036
- Willoughby Industrial Lands Strategy 2036
- Willoughby Integrated Transport Strategy 2036
- Review of Parking Rates Report (Cardno)
- Willoughby Affordable Housing Feasibility Report 2021 (SGS)













About the new draft LEP and draft DCP

The Willoughby *Local Environment Plan* (*LEP) 2012* guides all development across our community. It sets the zones and development rules to be followed to achieve our vision for the future. The *Development Control Plan* (DCP) provides additional detailed local controls.

The current LEP for Willoughby Council is now 10 years old. The DCP is even older, dating from 2006. While a series of amendments have been made to these plans over the years, it is time to refresh.

The needs of our community are changing. At both state and metropolitan levels, the changing needs mean new thinking and direction. Council has committed to updating its LEP and DCP to implement the new planning direction for the next 15-20 years.

Our plans align with the Sydney Region and North District Plans issued by the Greater Sydney Commission in 2018. These State plans provide the overarching direction to 2036, providing Willoughby with the opportunity to renew our LEP and refresh our DCP in line with this wider strategic direction.

The review of the LEP and the DCP has been undertaken in conjunction with *Our Future Willoughby 2028*, our Community Strategic Plan (CSP), which guides the actions and activities of Council for the next 10 years. The CSP sets out five strategic outcomes to achieve the community's vision, which all inform the new draft LEP and draft DCP. The five strategic outcomes are:

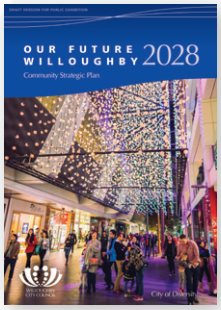
Outcome 1: **A City that is green**
Our City will become a leader in sustainability

Outcome 2: **A City that is connected and inclusive**
Our City is connected through our people, transport, technology and history

Outcome 3: **A City that is liveable**
Our City is safe, engaging, vibrant and supported by great urban design

Outcome 4: **A City that is prosperous and vibrant**
Our vibrant City will have a robust, creative and innovative economy with meaningful and diverse employment opportunities close to home

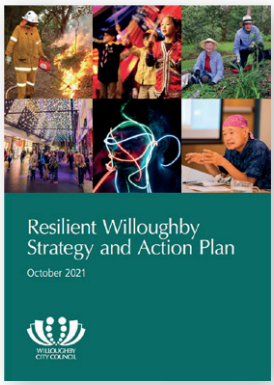
Outcome 5: **A City that is effective and accountable**
Our City is governed by an ethical and informed Council that is open, transparent and accountable

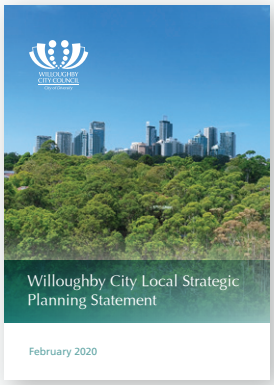


Local vision for Willoughby: Our strategic review

Concurrently with the State Plans mentioned previously, Council undertook its own strategic planning over five years from 2017 to set the local direction for our *Local Environment Plan* (LEP) and *Development Control Plan* (DCP).
This review included:

- Examining jobs and the economy, housing and liveability in Chatswood, (the *Chatswood CBD Strategy to 2036*), and establishing new planning controls that promote economic growth for business zones;
- Examining our local centres; new controls for appropriate growth in local village centres, for new local jobs and housing, while enhancing local character, (*Willoughby Local Centres Strategy*);
- Establishing the key focus areas to meet housing demand to 2036, (*Willoughby Housing Strategy*);
- Setting controls to protect our valuable industrial lands from gradual erosion through inappropriate land uses and provide stimulus for the future, (*Willoughby Industrial Lands Strategy*);
- Establishing a range of actions to improve transport connectivity throughout the LGA providing the opportunities for a healthier environment and community, (*Willoughby Integrated Transport Strategy 2036*).
- Supporting our community to plan for and overcome the shocks and stresses impacting on our way of life (*Resilient Willoughby Strategy and Action Plan 2021*)





Willoughby Local Strategic Planning Statement

Our *Local Strategic Planning Statement 2020* (LSPS) sets the overarching direction for the new LEP informed by our other strategies mentioned above and aligned to State strategy and policies. The Willoughby LSPS was was given assurance by State Government and the Greater Sydney Commission in February 2020 as the basis for this new LEP.

Vision

The Vision for Willoughby was outlined in our *Local Strategic Planning Statement* (LSPS), echoed in *Our Future Willoughby*:

Willoughby is a City of Diversity: diverse landscapes, people and businesses. We recognise the past while creating new liveable places, strong communities and homes for the future. Our skyline's silhouette dramatically outlines the transition from modern apartment towers to medium density apartments and houses that span a variety of eras and designs. It is easy to get around our city. Public transport options, connected walkways and cycle paths help minimise the impact of cars on our roads and provide us with healthier choices. Our vibrant economy continues to grow and diversify. Food and music are signatures of our hubs. Many choose to live and work here, able to meet all their needs within a short walk.

To achieve this vision the LSPS sets a range of targets to achieve the 20 agreed priorities including:

- Increasing the supply of affordable housing from 4% of Gross Floor Area (GFA) with new housing uplift to 7-10% by 2026.
- Enhancing walking and cycling connections, increasing the percentage of residents taking car-free journeys to work from 49% of residents to 55% by 2036.
- Respecting and enhancing heritage and local suburban character with regular heritage reviews and increasing the proportion of dwellings close to open space.
- Developing Chatswood as a key commercial centre by meeting jobs targets and retaining a 13% share of all North District jobs.
- Protecting Willoughby's bushland and biodiversity ensuring no net decline in 330 ha of bushland areas.
- Increasing tree canopy coverage from 36% in 2016 to 40% in 2036.
- Increasing resilience to climate change, extreme weather and other shocks and stresses through setting comprehensive targets as part of resilience planning.

The role of the new draft LEP and draft DCP is to set controls to deliver on the priorities of the LSPS to fulfil the vision of the LSPS.

What's new in the draft LEP and draft DCP

To fulfil the vision of the Willoughby *Local Strategic Planning Statement* (LSPS) Council has proposed new planning controls in the draft *Local Environment Plan* (draft LEP) and completely reworked the *Development Control Plan* (DCP) into a new draft to make that document easier to read and apply.

The aim is to deliver a new LEP and supporting DCP setting planning controls that will serve Willoughby over the next 15-20 years to:

- Achieve a balance between the environment, the economy and the community in order to provide a sustainable and resilient future.
- Respond to the value we place on public open space and walkable neighbourhoods with local services and amenities, recently highlighted by climate change and impacts of the pandemic.
- Achieve greater equity between the assessment controls for Development Applications assessed by Council officers compared with the more generous controls for the State's Complying Development Certificates issued by private assessors.
- Enhance the leafy character of the north shore by protecting tree canopy and vegetation.

Areas where most change is proposed for CBD and local centres



The new *Local Environment Plan* (LEP) proposes:

- Increase height and floor space ratios (FSRs) in Chatswood CBD, and applies the controls established in the *St Leonards Crows Nest (SLCN) 2036 Plan* issued by State Government for St Leonards/Crows Nest. Locally appropriate increases in building height and size are proposed in the local centres of Artarmon, North Willoughby, Naremburn, Castlecrag, Northbridge, Penshurst St and Willoughby South, to encourage new local jobs and housing diversity close to services and transport.
- Increases to the building height and size in Chatswood, to create a vibrant and confident CBD to provide capacity for commercial growth in the core of the Chatswood CBD around the transport interchange. The aim is to consolidate Chatswood's position as one of Sydney's top 10 suburban office markets, while ensuring new developments are of excellent design and incorporate green landscaping with strong sustainability credentials overall.
- The extension of the boundary of the Chatswood CBD north and south along the railway line outside the commercial zone to allow for residential growth beyond the core area as part of mixed use high density developments capitalising on Chatswood's exceptional transport connectivity and high level of services and amenities.
- To remove the opportunity to construct a second dwelling (battle axe subdivision) in the rear of an existing property to respond to the concern over tree and habitat loss, which is critical for character and cooling in Willoughby.
- Improvements to the local pedestrian and bike networks which will greatly increase permeability throughout Chatswood in a safe, attractive environment.
- Increased affordable housing in new residential developments, from 4% of Gross Floor Area (GFA) to 10%, in line with aspirations in the North District Plan and in recognition of the urgent need for more affordable rental housing in all parts of Sydney.
- Increase floor space and some uses in industrial areas to promote and stimulate strong economic activity and local job making.
- Housekeeping amendments will also be made where corrections or updating is required – such as to incorporate the outcomes of Council's most recent heritage review and proposed heritage listing of the Griffin Centre in Castlecrag and the former Artarmon Bowling Club.

The new LEP will encourage new development that will deliver positive community outcomes and put in place protections for the quality of life and character of Willoughby that is highly valued.







The new *Development Control Plan* (DCP) proposes:

To support the new LEP a complete review of the DCP was undertaken during 2020.

The new draft *DCP 2021* is the culmination of this review.

The new draft Plan has been restructured to incorporate and consolidate the various components of the current DCP. It is considered the new format is a more 'user-friendly' Plan that reflects contemporary controls to improve environmental outcomes for all future developments.

The new DCP is reorganised into 12 parts a follows:

Part A – Overview of the draft *DCP 2021*

Part B – Residential Development

Part C – Development in E4 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







How to voice your input

The exhibition period for the new draft *Local Environment Plan* (draft LEP) and draft *Development Control Plan* (draft DCP) is 12 weeks, from mid-March until 7 June to allow plenty of time for community review and examination.

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

Face-to-face meeting will be arranged from May. These dates will be advertised on www.haveyoursaywilloughby.com.au

Submissions on the new draft LEP and draft DCP can be made as follows:

By visiting: www.haveyoursaywilloughby.com.au

Or make a submission in writing to: The Chief Executive Officer, PO Box 57 Chatswood 2057.

Submissions can be made by any member of the public in writing and may be published online. If you have any questions about the draft LEP or draft DCP please contact our strategic planning team on 9777 1000 or email to: email@willoughby.nsw.gov.au

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

Glossary of Terms:

CBD	Central Business District
Planning proposal	A planning proposal is a written document with maps explaining the proposed changes to a local environmental plan (LEP) providing justification for those changes to be made.
GFA	Gross floor area - the sum of the floor area of each floor of a building.
FSR	Floor space ratio (FSR) is the ratio of the floor area of a building to its site area. It is used to define the size of a building and control the intensity of development on a parcel of land.
Complying development	Complying development is a planning and construction approval for certain development identified in the State government's Codes SEPP that can be determined through a fast-track assessment by a council or an accredited certifier. If a development doesn't meet the criteria set out in the SEPP to be complying, if needs to be submitted for assessment as a development application (DA).
Dual Occupancy	Dual occupancy means 2 dwellings on one lot of land with the second dwelling being beside or above the other dwelling. (It does not include a secondary dwelling which is separately defined being a small additional dwelling on a block of land commonly referred to as a granny flat and cannot be subdivided).