

Annexure 3

**Explanation of recommended
amendments to the exhibited version of
the building envelope controls**

Amendments following practitioner workshops

In response to the workshops, submissions and further internal staff review a number of amendments are recommended to the exhibited version of the building envelope controls. These amendments will improve the operation, outcomes and practicality of the controls.

Note: References to figures, objectives and controls are based on the numbers used in the exhibited version of the Draft WDCP 2014.

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1 Front setback

The front setback in the exhibited control identified that the building should have a maximum unarticulated width of 6m to the street frontage. An additional control has been added to provide detail on how that articulation is to be achieved.

Section 3.2.2 Front setback, control C2 has been amended to include the following shown in italics:

- The building has a maximum unarticulated width of 6m to the street frontage, beyond which the building is setback a further 0.9m for at least 3.0m of the frontage (refer to Figure 4).
- Figure inserted to illustrate articulation.

2 Rear setback

The rear setback in the exhibited controls was determined by calculating 25% of the site depth (i.e. length of the site). However, depending on the front setback and shape of the site, this control produces varying building footprints and therefore development yields.

We recommend replacing this with a control that provides a more consistent development yield across sites.

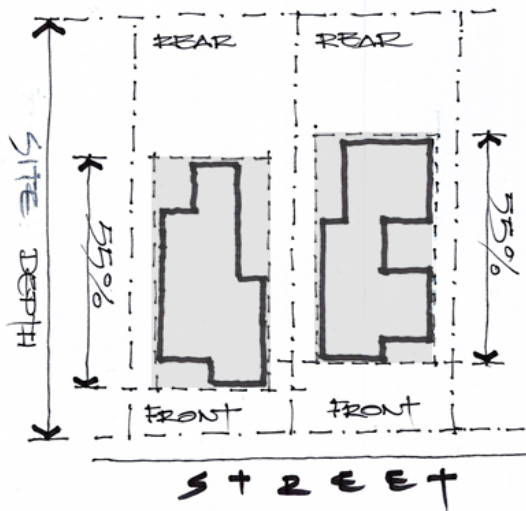
The amended control establishes the rear setback based on the front setback, site depth and building depth. This produces a development yield that is relative to the size of the site.

All references to the rear setback are to be amended to reflect this:

- B3.2.4 Rear setback: Insert new control at C1 identifying that the rear setback is a consequence of the site depth, front setback and building depth.
- B3.2.4 Figure 6 (as renumbered): Amend diagram to illustrate how the rear setback is measured.

By relating the depth of the building footprint to the depth of the site, the building footprint is proportional to the size of the site. The building depth is obtained from the building depth sliding scale (explained below). Generally, the building footprint depth is 55% of the depth of the site. This building depth must be located behind the front setback.

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3 Building depth sliding scale

Concerns were expressed that development on small sites was being overly restricted.

The current Woollahra Residential DCP 2003 applies different FSRs according to lot size e.g. smaller lots have a greater FSR than larger lots. For instance, a 200m² site has an FSR of 0.92:1 while a 600m² site has an FSR of 0.55:1. This approach has merit and should be translated into the building envelope controls.

We recommend including a sliding scale (Figure 7) to determine the building depth. All references to be amended to reflect this:

- B3.2.4 Rear setback: Insert reference to the building depth sliding scale
- Figure 7 (as renumbered) : Delete diagram and replace with the building depth sliding scale.

3 Side wall articulation

To improve the quality of the built form and ensure that the building is articulated, we recommend inserting a new objective and control regarding the articulation of side walls. This approach is consistent with the exhibited articulation control applying to the front of the building. There was a strong consensus amongst the practitioners at the workshops that such a control is necessary.

References to side wall articulation to be amended to reflect this:

- 3.2.3 Side setbacks: Insert four new objectives and a control which identifies that a building should have a maximum unarticulated length of 12m, beyond which the building should be setback a further 1.5m for a minimum distance of 2.4m.
- Insert diagram illustrating side wall articulation. Renumber the remaining figures.

4 Wall height on sloping sites

The exhibited Draft DCP included a control which allowed a variation to the wall height to reflect the topography of the site and built form of adjoining development.

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We intended that this control would only apply to significantly sloping sites. However, in the absence of specifying what degree of slope is significant, we are concerned that applicants with any degree of sloping site (and most sites in the LGA have some slope) would seek to unduly and unreasonably apply this variation to their site.

We propose to delete this control, and instead, if a variation is required due to the topography of the site it will need to be justified on a case by case basis.

To remove this potential loophole, we propose to delete the control:

- B3.2.5 Wall height and inclined plane: Delete objective O4 and control C2 which allowed the building to protrude beyond the building envelope on sloping sites.

5 Eaves

The exhibited version of the building envelope controls required all elements of the built form to be located within the building envelope. Concerns were expressed, in regards to the requirement that eaves be located within the envelope. It is common planning practice for the eaves to be an exception from the building envelope e.g. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Eaves articulate the built form. There was concern that the exhibited controls may discourage eaves on buildings.

Having regard to this, we identify that it is reasonable to allow eaves to extend beyond the building envelope where they are less than 450mm.

All references to eaves are to be amended to reflect this:

- B3.2 Building envelope: Delete paragraph two in the introductory text
- B3.2.1 Where the building envelope applies: Insert text identifying that there is an allowance of 450mm for eaves to extend outside the building envelope as long as they are below the inclined plane.

B3.2.5 Wall height and inclined plane: Amend Figure 9 (as renumbered) to illustrate that eaves can be located outside the building envelope and delete Note underneath Figure 9.

6 Basements and uncovered terraces

The development potential for a site is determined by the total floorplate. In the exhibited Draft DCP, basements and uncovered external areas such as terraces, decks and balconies were included in the calculation of the total floorplate.

However, these areas do not contribute to building bulk and should not be calculated as floorplate. As a consequence, various amendments have been made to Section B3.3 Floorplates (Measuring floorplate):

- Amend the introductory text which identifies how floorplates are measured.
- B3.3 Figure 12 (as renumbered): Amend diagrams to clarify how the floorplate is measured and renumber the remaining figures accordingly.

Basements that protrude less than 1.0m above existing ground level and uncovered roof terraces do not count towards the total floorplate.