



Urban Planning Committee

Annexure 6

Agenda: *Urban Planning Committee*

Date: *Monday 13 August 2012*

Item: R1 - Draft Woollahra Residential DCP 2003
(Amendment No. 4) Excavation

Draft Woollahra Residential Development Control Plan 2003 (Amendment No.4)

Amendments shown as:

Added text: underlined

~~Deleted text~~: stikeout

Approved XX

Commenced XX

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1 INTRODUCTION

1.1 The name of this plan

This plan is called Draft Woollahra Residential Development Control Plan 2003 (Amendment No.4)

1.2 Land to which this plan applies

This plan applies to the land to which the Woollahra Residential Development Control Plan applies as set out in clause 1.2 of that plan.

1.3 Approval and coming into force

This plan was approved by Woollahra Council on XX and commenced on XX.

1.4 Objective of this plan

The objective of the plan is to amend provisions relating to excavation in order to minimise impact of excavation.

1.5 Relationship of this plan to the Act, the Regulation and other plans

This plan has been prepared in accordance with Part 3, Division 6 of the *Environmental Planning and Assessment Act 1979* and Part 3 of the *Environmental Planning and Assessment Regulation 2000*.

Woollahra LEP 1995 applies to the land to which this plan applies.

1.6 How this plan amends Woollahra Residential Development Control Plan 2003

This plan amends Woollahra Residential Development Control Plan 2003 in the manner set out in clause 2 of this plan.

2 AMENDMENT OF WOOLLAHRA RESIDENTIAL DEVELOPMENT CONTROL PLAN 2003

2.1 Amendment to clause 1.7 Savings and transitional provisions

2.1.1 Insert:

1.7.1 Woollahra Residential DCP 2003 (Amendment No.4)

Woollahra Residential DCP 2003 (Amendment No.4) does not apply to development applications, applications to modify consents under section 96 of the *Environmental Planning and Assessment Act 1979*, and applications for a review of determination under section 82A of the *Environmental Planning and Assessment Act 1979* that were made prior to but not determined by or on the date of commencement of Woollahra Residential DCP 2003 (Amendment No.4)

~~2.1~~ **2.2 Amendments to clause 5.2 Building size and location**

2.2.1 Delete objective O5.2.4 and insert instead:

O5.2.4 To limit site excavation and minimise cut and fill to ensure that building form relates to the topography, to satisfy the principles of ecologically sustainable development (including the energy expended in excavation and transport of material and the relative energy intensity of using subterranean areas in dwellings) and to protect the amenity of adjoining properties both during and after construction.

2.2.2 Delete control C5.2.15 and insert instead:

C5.2.15 The building footprint is designed to minimise excavation, including cut and fill. The footprint shall adhere to the setback controls and no substantial excavation shall occur outside this footprint.

2.2.3 Delete control C5.2.16 and insert instead:

C5.2.16 The outer edge of excavation required to construct the development, including excavation for all piling and all sub-surface walls shall not be less than 1.5m from a front, side or rear boundary.
[NOTE: The front, rear and side building setbacks referred to in C5.2.1, C5.2.2, C5.2.3 and C5.2.5 also apply to all parts of the building, including where it extends below ground level]

2.2.4 Delete control C5.2.17 and insert instead:

C5.2.17 To minimise excavation, including cut and fill, on sloping sites and to encourage good quality internal environments, any habitable room of a

dwelling must have at least one external wall fully above existing ground level (see diagram 5.2.11).

2.2.5 Insert after C5.2.17:

- C 5.2.17A The volume of material to be excavated from below existing ground level in connection with a site used as a single dwelling or dual occupancy is not to exceed the volume shown on the sliding scale in figure 5.2.11A.
- C 5.2.17B The volume of material to be excavated from below existing ground level in connection with a site used as residential flat building is not to exceed the volume shown on the sliding scale in figure 5.2.11B.

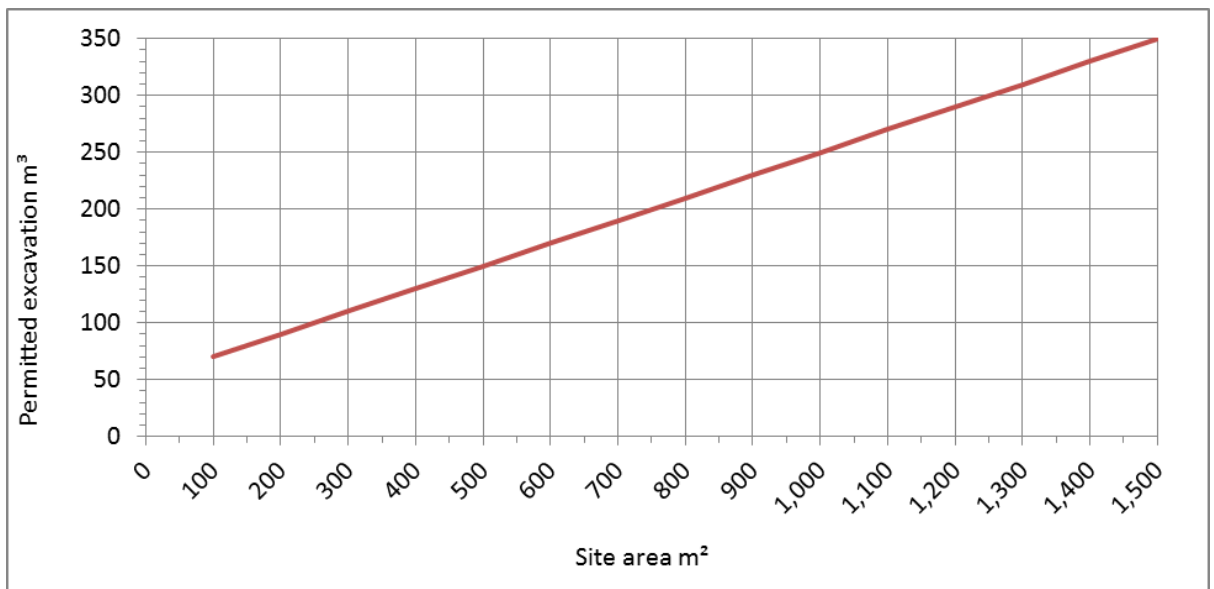


Figure 5.2.11A
Absolute maximum volume of excavation for dwelling houses and dual occupancies

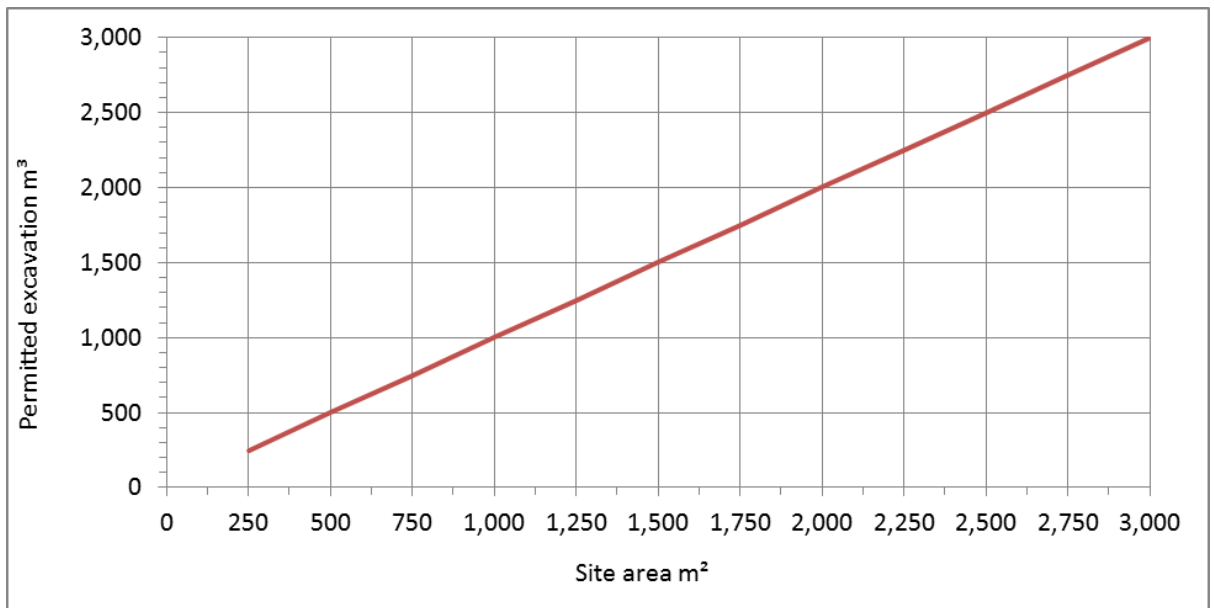


Figure 5.2.11B

Maximum volume of excavation for residential flat buildings

C.5.2.17C

An allowance may be made in respect to the volumes shown in figures 5.2.11A and 5.2.11B for sites sloping up from the street access point (i.e. where the difference in levels between the point of vehicular entry to the site and any part of the land represents a gradient of greater than 1:8), where the development satisfies all other excavation controls.