

53. ECO-INFO

DCP 2005 CHAPTER 64: MULTIPLE DWELLING RESIDENTIAL DEVELOPMENT

Floor Space Ratio

Overview

Council's comprehensive Development Control Plan 2005 (DCP 2005) came into effect on January 6 2006, and combines each of Council's former individual DCPs into one document, consisting of 110 Chapters. The chapter numbers correspond to the former DCP numbers. The recently revised Chapter 64 includes new provisions relating to Multiple Dwelling Residential Development. These provisions also came into effect on January 6 2006.

The amendment of Chapter 64 was undertaken in order to align Council's requirements with the Design Quality Principles established through the NSW Government's *SEPP 65 – Design Quality of Residential Flat Development*. The revised document also reflects current best practice, emphasising the design quality of residential flat development. It requires consideration of site suitability and the visual impact of residential development, in terms of view sharing, streetscape and residential amenity.

Residential Density

The Density Table, which in the previous version of Chapter 64 stood as the basis for achievable population density and therefore the number of units able to be developed on a site, has been replaced by a simple maximum Floor Space Ratio (FSR) requirement for each zone. The FSR is the ratio of the gross floor area of all buildings on an allotment to the total site area of the allotment. FSR controls are now an industry standard, as reflected within the standard Local Environmental Plan (LEP) Template, issued by the NSW Department of Planning.

Research had indicated that the Density Table was a complex control that was difficult to apply and assess. It also resulted in an over-estimate of the number of units that could actually be achieved on a site, having regard to other controls. For example, building setbacks, ground level car parking and access, privacy and amenity, views, solar access, water and energy efficiency measures, courtyard provision and landscaping all need to be appropriately accommodated within the site design. Chapter 64 now includes improved references to the above controls, in addition to the maximum FSR, to recognise that each of the individual controls will affect the development potential of a site (see diagrams over).

FSR Table

The FSR Table reflects the maximum FSR allowable within each zone as listed below:

Zone	Maximum Floor Space Ratio
2(a)	0.5 : 1
2(b) / 2(e)	0.6 : 1
2(c)	0.9 : 1
2(d)	1.5 : 1

To calculate FSR (defined as the ratio of the gross floor area of all buildings on an allotment to the total site area of the allotment) the Gross Floor Area (GFA) needs to be calculated using the definition within the Wyong Local Environmental Plan 1991 which is as follows:

Gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding:

- (a) columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall,
- (b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts,
- (c) car parking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access to the car parking, and
- (d) space for the loading and unloading of goods.

The FSR is calculated by dividing the GFA by the Total Site Area (TSA). The TSA is the total size of the allotment including easements etc.

For example, a residential flat building is located on a site of 2167.7m². The GFA is calculated to be 3208.2m².

The FSR is calculated as follows:

$$\begin{aligned}
 \text{FSR} &= \text{GFA} \div \text{TSA} \\
 &= 3208.2\text{m}^2 \div 2167.7\text{m}^2 \\
 &= 1.48:1
 \end{aligned}$$

Design Implications for Larger Sites

Compliance with the maximum FSR will be considered as a primary design issue by Council.

Development bonuses (involving an increase in site area for the purpose of FSR calculations), will only be supportable where the development site exceeds 1,500m² and where basement carparking is provided (for relevant percentages, refer Table 8 on page 36 of Chapter 64).

For larger or irregularly shaped sites in particular, alternative design solutions should be tested by architects / developers at the feasibility stage to ensure that developments can comply with the FSR as well as the other controls, as appropriate developments for these sites are highly unique and dependant on the design approach taken. Architects are expected to investigate these circumstances and communicate the implications to the client, prior to developing an appropriate design

solution and then lodging a Development Application with Council.

Other Factors Affecting Density

Other issues detailed within Chapter 64, such as setbacks, amenity, views, water and energy efficiency, ground level car parking, courtyard provision, landscaping and other statutory requirements must also be considered, as they may also limit the potential for development of a site.



Example of variables which may affect the achievable density for a site.

This summary of amendments to the density controls is provided for the assistance of applicants and is by no means exhaustive. Applicants are advised to consult DCP 2005 and Chapter 64 (and any referenced documents contained within the Chapter), in full prior to lodging any development application. Further enquires can be directed to Council's Customer Service Centre on 4350 5555.