

New City Plan

Planning for the future of the City of Kogarah



FACT SHEET 3

Provides a summary of proposed changes to building heights and floor space ratio controls

3. BUILDING HEIGHT AND FLOOR SPACE RATIO

Our City's plan to meet the needs of our growing population

BUILDING HEIGHT AND FLOOR SPACE RATIO

Council is proposing to introduce building heights and floor space ratio as development standards into Kogarah Local Environmental Plan (LEP) 2012. Currently, they are included in the Kogarah Development Control Plan (DCP) 2013.

Council is proposing to identify the maximum allowed building height and maximum floor space ratio for all properties across the City of Kogarah area.

You can check the proposed building height and floor space ratio for your property by referring to the Height of Buildings (HOB) and Floor Space Ratio (FSR) maps. These are available online at www.kogarah.nsw.gov.au/newcityplan or in person at the Customer Service Centre or Kogarah's libraries.

GET MORE DETAIL

Further details are available at www.kogarah.nsw.gov.au/newcityplan

Phone 9330 9480

BUILDING HEIGHTS AND FLOOR SPACE RATIO

HEIGHT OF BUILDINGS

Building height is the overall height of a building measured from the existing ground level to the highest point of the building. The maximum building height is measured in metres.

Currently, Kogarah LEP 2012 does not include a height of building control. They are currently contained in Kogarah DCP 2013.

The New City Plan proposes to include height of buildings.

Refer to the draft **Height of Buildings Map (HOB)** for more information on the proposed height of development for your property.

The table on page 3 outlines the proposed range of heights in the various zones.

FLOOR SPACE RATIO

Floor space ratio (FSR) is the ratio of a building's floor area to the size of land that the building sits on. Kogarah DCP 2013 currently contains a sliding scale FSR for development in the R2 – Low Density Residential zone. The sliding scale FSR calculator allows a maximum FSR of 0.55:1 for sites with an area less than 651 square metres, and is reduced as the site area of the allotment increases.

The current FSR controls for dwelling houses in Kogarah DCP 2013 are proposed to be incorporated into the New City Plan.

Floor space ratio development controls are effective tools to control the bulk and scale, and the intensity of development. Floor space ratio controls, in conjunction with height controls, are used to help establish building envelopes for new development. Floor space ratios set an upper limit on the intensity of development.

The controls work together - generally larger buildings with greater floor space ratio require greater height to be able to achieve the applicable floor space ratio.

The total floor area includes the internal area of all habitable rooms within every level of a building, but does not include the area of any open terrace or balcony, voids, plant rooms or car parking required by Council.

For more information refer to the **Planning Proposal - A New City Plan** on exhibition (**Floor Space Ratio Map** and Section 2.4.2 - Floor Space Ratio).

HEIGHTS AND FLOOR SPACE RATIO - SUMMARY TABLE OF PROPOSED CHANGES

LAND USE ZONE	BUILDING HEIGHT (MAXIMUM)	FLOOR SPACE RATIO (MAXIMUM)
R2 Low Density Residential	8.5m	Maximum 0.55:1* however this may be less depending on the size of the site and is dependent on sliding scale
R3 Medium Density Residential	9m – 21m	0.7:1 – 2:1
R4 High Density Residential	33m	4:1
B1 Neighbourhood Centre	9m	1:1 – 2:1
B2 Local Centre	21m – 33m	1.3:1 – 4:1
B4 Mixed Use	39m	4:1 – 4.5:1
B6 Enterprise Corridor	21m	2:1
IN2 Light Industrial	10m	1:1
SP2 Infrastructure RE1 Public Recreation E2 Environmental Conservation W2 Recreational Waterways	No height requirement	No floor space ratio requirement

*The exception to these requirements is for properties within the Bellevue Estate, which is bounded by Bellevue Parade, Russell Lane, Burraneer Close and First Avenue, Hurstville. The maximum Floor Space Ratio for the development of these properties is 0.6:1.

CALCULATING FLOOR AREA USING FLOOR SPACE RATIO (FSR) FOR DWELLING HOUSES

Floor Space Ratio table

Site Area	Maximum Floor Space Ratio
<650 square metres	0.55:1
650–800 square metres	$[[[(\text{lot area} - 650) \times 0.3] + 357.5]/\text{lot area}]:1$
801–1000 square metres	$[[[(\text{lot area} - 800) \times 0.2] + 402.5]/\text{lot area}]:1$
1001–1500 square metres	$[[[(\text{lot area} - 1000) \times 0.15] + 442.5]/\text{lot area}]:1$
>1500 square metres	$[[[(\text{lot area} - 1500) \times 0.1] + 517.5]/\text{lot area}]:1$

To calculate the total floor area of a building, the following formula should be applied:

Site area x floor space ratio = total floor area

For example:

Site area = 600 square metres

Floor space ratio (FSR) = 0.55:1

$600 \times 0.55 = 330$ square metres (total floor area)

WHERE CAN I SEE THE NEW CITY PLAN?

You can access the New City Plan and associated documentation, including a series of detailed fact sheets, online and in person:

IN PERSON

Kogarah City Council
Customer Service Centre
2 Belgrave Street, Kogarah
8.30 - 5.00pm (Monday to Friday)

Council's Planners will be available to discuss the New City Plan and associated documentation.

You can drop in or appointments can be made by calling 9330 9480.

Kogarah City Council Libraries

Kogarah Library, Oatley Branch Library and South Hurstville Branch Library during Library opening hours.

Please note that Library Staff are not able to answer any questions related to the New City Plan or associated documentation.

ONLINE

www.kogarah.nsw.gov.au/newcityplan

TELEPHONE ENQUIRIES

For enquiries call the New City Plan Enquiry Line on 9330 9480.

PRIVACY

Once received by Council, submissions are public documents and will not remain confidential.

Following the exhibition period, all submissions will be considered and details about submissions will be reported to Council. Submissions may be made publicly available when they are being considered by Council.

DISCLAIMER

This document contains general information about the Planning Proposal to amend Kogarah Local Environmental Plan 2012. The information in this document does not constitute legal advice and only provides general information regarding the major proposed changes to Kogarah Local Environmental Plan 2012.

While every reasonable effort has been made to ensure that this document is correct at the time of publication you should note that the changes identified in the New City Plan have not yet been made and have not commenced and may not be made or may be made with or without variations.

Kogarah City Council and its councillors and employees will not accept liability for any loss, damage, cost or expense that may be incurred as a result of the use of or reliance upon the information in this document.

GIFTS AND DONATIONS

You must disclose if you have made a reportable political donation within the past two (2) years.

A disclosure can be made by completing a "Political Donations and Gifts Disclosure Statement". This form can be found on Council's website. The form should be completed and attached to your submission.

Submissions must be received by 5pm on
Friday
29 May 2015

HAVE YOUR SAY

Submissions must be made in writing and clearly marked 'New City Plan'. Council will acknowledge receipt of all submissions.

Please ensure that a return email or postal address is included in any submission. Submissions close at **5pm on Friday 29 May 2015**.

You can choose to make your submission in any of the following ways:

- Complete the online form at: www.kogarah.nsw.gov.au/newcityplan.
- Email your submission to newcityplan@kogarah.nsw.gov.au
- Post your submission to
New City Plan
Kogarah City Council
Locked Bag 8
Kogarah NSW 2217

For more information call (02) 93309480 or visit the website at kogarah.nsw.gov.au/newcityplan