



# Urban Planning Committee

**Agenda:** *Urban Planning Committee*

**Date:** *Monday 17 November 2008*

**Time:** *6.00pm*

## **Outline of Meeting Protocol & Procedure:**

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

## **Delegated Authority (“D” Items):**

- To require such investigations, reports or actions as considered necessary in respect of matters contained with the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of Minutes of its Meeting.
- Any other matter falling within the responsibility of the Urban Planning Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed below:

## **Recommendation only to the Full Council (“R” Items):**

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Broad strategic matters, such as:-
  - Town Planning Objectives; and
  - major planning initiatives.
- Matters not within the specified functions of the Committee.
- Matters requiring supplementary votes to Budget.
- Urban Design Plans and Guidelines.
- Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- Traffic Management and Planning (Policy) and Approvals.
- Commercial Centres Beautification Plans of Management.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters reserved by individual Councillors, in accordance with any Council policy on "safeguards" and substantive changes.

## **Committee Membership:**

7 Councillors

## **Quorum:**

The quorum for a committee meeting is 4 Councillors.

# WOOLLAHRA MUNICIPAL COUNCIL

## Notice of Meeting

13 November 2008

To: His Worship The Mayor, Councillor Andrew Petrie ex-officio  
Councillors Toni Zeltzer (Chair)  
Sean Carmichael  
Lucienne Edelman (Deputy)  
Nicola Grieve  
Chris Howe  
David Shoebridge  
Malcolm Young

Dear Councillors

### **Urban Planning Committee Meeting – 17 November 2008**

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Urban Planning Committee** to be held in the **Committee Room, 536 New South Head Road, Double Bay, on Monday 17 November 2008 at 6.00pm.**

Gary James  
General Manager

# **Additional Information Relating to Committee Matters**

**Site Inspection**

**Other Matters**

## Meeting Agenda

<b>Item</b>	<b>Subject</b>	<b>Pages</b>
1	Leave of Absence and Apologies	
2	Late Correspondence	
3	Declarations of Interest	

### **Items to be Decided by this Committee using its Delegated Authority**

D1	Confirmation of Minutes of Meeting held on 3 November 2008	1
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### **Items to be Submitted to the Council for Decision with Recommendations from this Committee**

R1	Paddington Lofts Over Rear Lane Garages – 899G	2
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**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 3 November 2008**  
**Author:** Les Windle, Manager – Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 3 November 2008 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

**Recommendation:**

That the Minutes of the Urban Planning Committee Meeting of 3 November 2008 be taken as read and confirmed.

Les Windle  
Manager - Governance

**Item No:** R1 Recommendation to Council  
**Subject:** **Paddington Lofts Over Rear Lane Garages**  
**Author:** Susan O'Neill - Strategic Heritage Officer  
**File No:** 899 G  
**Reason for Report:** To inform Council about the Paddington DCP Working Party meeting on 24 September 2008

**Recommendation:**

- A. THAT the progress on Paddington lofts over rear lane garages be received and noted.
- B. THAT a further meeting of the Working Party be held to consider specific controls for the design of a loft over a rear lane garage.

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**1. Background**

The Urban Planning Committee considered a report on the Draft Paddington Heritage Conservation Area Development Control Plan on 29 October 2007. The main purpose of that report was to submit the outcome of a review of certain draft controls by a peer and community panel. The report also broadly addressed controls for lofts over garages. The Committee's recommendation was considered by the Council on the same night. The Council resolved to approve the Draft DCP and to prepare a Draft Development Control Plan to amend the Paddington Heritage Conservation Area DCP 2007 by including provisions for loft structures over garages.

A report responding to the Council's decision to amend the Paddington Heritage Conservation Area DCP 2007 by including provisions for loft structures over garages was presented to the Urban Planning Committee on 26 November 2007 [**annexure 1**]. The Urban Planning Committee's recommendation was considered by Council on 17 December 2007 and the following decision was made:

- A. THAT the matter of the controls for lofts over garages in the Paddington Heritage Conservation Area DCP be deferred and referred to the Paddington DCP Working Party for consideration.
- B. THAT the Royal Australian Institute of Architects be requested to nominate a registered architect, practicing in the Woollahra Municipality, to be a member of the working party for this project.
- C. THAT the working party meet prior to early February 2008 to consider the matter.
- D. THAT the recommendations from the working party be referred back to the Urban Planning Committee for consideration.

A meeting of the Paddington DCP Working Party was held on 7 February 2008 [minutes **annexure 2**], in response to Council's decision. The Working Party consisted of the following members:

- Councillor Wilhelmina Gardner, who chaired the meeting
- Stephen Buzzacott (RAIA)

- Bill Morrison (The Paddington Society)
- John Richardson (The National Trust)
- Michael Rolfe (Woollahra History and Heritage Society)

The meeting was also attended by Chris Bluett, Manager, Strategic Planning and Susan O'Neill, Strategic Heritage Officer. The working party discussed a broad range of issues, including:

- There are limited situations within Paddington where a loft over the rear lane garage is appropriate,
- the advantages of a loft is that it provides surveillance over the rear lane and may take up the pressure for expanding the main body of the terrace house,
- potential disadvantages of lofts are overshadowing of neighbours' properties, loss of solar access to the courtyard, detrimental visual impact of rows of garages and lofts to the laneway, the loss of views of the rear elevations of terrace houses from the public domain,
- the provision of a loft over the garage could be determined by eliminating ineligible properties using the following criteria; the size of allotments, the orientation of allotments, the impact of the loft addition to the laneway and the fall of the site.

The outcome of the meeting was that the Paddington Society was to provide a photographic survey showing good examples and poor examples of lofts. Council was to do preliminary mapping, using its GIS and determine minimum allotment size and site orientation with a view to preparing controls based on land characteristics.

## 2. Working Party Meeting 24 September 2008

A meeting of the Working Party was held on 24 September 2008 for Council to present a photographic survey of existing lofts within Paddington and the mapping exercise. (refer to minutes **annexure 3**). Present at the second meeting of the working party were:

- Stephen Buzzacott (RAIA)
- Bill Morrison (The Paddington Society)
- John Richardson (The National Trust)
- Robyn Atuell (The Paddington Society)
- Krystyna Luczac (The Paddington Society)

A presentation was made to the group by Council's Strategic Heritage Officer. The presentation included photographs of existing lofts within Paddington. There are approximately twenty existing lofts over garages within Paddington, the majority being on the high side of the laneways in Hargrave Lane, Windsor Lane and Paddington Lane, where the allotments are generally larger.

A map of Paddington was presented to the working party, indicating the properties that had been eliminated from being eligible for a loft over their garage. The map was created using Council's GIS to determine minimum allotment size and site orientation with a view to preparing controls based on land characteristics. This mapping exercise focused on the typical Paddington terrace house with a rear courtyard and garage fronting the rear laneway. Therefore the following properties were excluded:

1. properties without rear lane access
2. commercial properties
3. apartment blocks



4. the former Royal Hospital for Women site
5. the Scottish Hospital site
6. schools

The following table lists criteria used to create a map of Paddington. Properties have been coloured to indicate their ineligibility for a garage and loft. The properties left uncoloured would be eligible for a loft structure over their garage facing the rear lane. [Note that the map will be presented at the Urban Planning Committee meeting as it is A0 format]

<b>Colour</b>	<b>Criteria for excluding individual properties from being able to construct a loft over a garage</b>	<b>Explanation</b>
GREY	No lane access or business premises	Properties without access to a rear lane or commercial premises have been excluded.
PINK	Properties where the rear faces NNE to NNW	Properties where the rear is orientated to the north would have their courtyards overshadowed by a garage and loft structure fronting the rear laneway and will overshadow neighbours' courtyards.
GREEN	Properties less than 5.24m wide are excluded	It is considered that only the more generous lots within Paddington should be eligible for loft structures, given the impact of the two storey structure at the rear on the sense of enclosure of the courtyard. This dimension has been determined by taking the maximum width for a single garage 4340mm (Paddington HCA DCP) and adding 900mm for a gate beside the garage/loft. This dimension allows for a single car space and the width of a stair to access the loft and the external walls, so that the garage and loft structure can be confined to 6m deep, without encroaching on the courtyard space. The side gate allows for a break in the 'wall' effect of rows of garages and lofts along the laneway and facilitates views back to the rear facades of the rows of terraces.
ORANGE	Properties less than 30m long are excluded	Properties less than 30m long generally do not have sufficient distance between the rear of the terrace house and the garage structure to warrant enclosing the courtyard further by a two storey structure at the rear. There are also implications for the loss of visible open space and deep soil landscaping. The majority of properties on Paddington, Windsor and Hargrave Street are approximately 32m in length. These properties represent the larger lot areas within Paddington and loft structures should be confined to the larger properties, where there is less likelihood the proposal will exceed the FSR for the site. The main body of the typical terrace house, where it is traditionally the full width of the site, is generally about 8m long in a smaller terrace and 10-12m long in a more substantial terrace. The rear skillion roofed section is typically 6 or 7m in a small terrace and increases in more substantial terraces. While there is great variation in the length of terrace houses, to generalise, a more generous lot is likely to have a terrace house of approximately 18m in length, coupled with a rear garage structure, at least 6m in length (depending on where the stair accessing the loft is located), this would leave approximately 6m for a courtyard, which is considered to be the minimum when it is enclosed by two storey structures on either side.
BLACK	Properties with an existing loft over the garage	

### **3. Consideration of Paddington DCP Working Party's Recommendation**

The Paddington DCP Working Party recommended that it would be ideal to retain the control in the Paddington HCA DCP 4.2.6 C4 *Loft structures over garages are not permitted*, as there are only 20 existing lofts within Paddington. If this is not feasible, the Working Party suggested that the proposed controls for the location of lofts are acceptable and the next stage should involve determining specific controls for the dimensions and form of a loft.

It is considered that it is more practical and proactive to have controls for the provision of lofts over rear lane garages in Paddington rather than an overall prohibition. The work undertaken so far has determined which properties within Paddington would be eligible for a loft, based on minimum allotment sizes and orientation.

A further meeting of the Paddington DCP Working Party should be convened to present specific controls for the design of an individual loft structure over a garage in the permissible locations, including maximum eave and ridge heights, maximum widths and garage doorway width.

Chris Bluett  
Manager Strategic Planning

Susan O'Neill  
Strategic Heritage Officer

#### **ANNEXURES:**

1. Urban Planning Committee Report on 26 November 2007
2. Minutes from meeting of the Paddington DCP Lofts over Garages Working Party, 7 February 2008
3. Minutes from meeting of the Paddington DCP Lofts over Garages Working Party, 24 September 2008

**POLITICAL DONATIONS DECISION MAKING FLOWCHART  
FOR THE INFORMATION OF COUNCILLORS**

