



# Urban Planning Committee

**Agenda:** *Urban Planning Committee*

**Date:** *Monday, 29 November 2004*

**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

25 November 2004

To: The Mayor, Councillor Rundle, ex-officio  
Councillor David Shoebridge (Chair)  
John Comino  
Christopher Dawson  
Keri Huxley  
Julian Martin  
Isabelle Shapiro  
Fiona Sinclair King

Dear Councillors

### **Urban Planning Committee Meeting – 29 November 2004**

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 29 November 2004 at 6.00pm.**

Gary James  
General Manager

## Meeting Agenda

Item	Subject	Pages
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 15 November 2004	1
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### **Items to be Submitted to the Council for Decision with Recommendations from this Committee**

R1	Draft Woollahra Local Environmental Plan 1995 (Amendment No. 53) and Draft Woollahra Development Control Plan –Exempt and Complying Development (Amendment No. 1)	2
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**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 15 November 2004**  
**Author:** Les Windle, Manager – Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 15 November 2004 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 15 November 2004 be taken as read and confirmed.

Les Windle  
Manager - Governance

**Item No:** R1 Recommendation to Council

**Subject:** **Draft Woollahra Local Environmental Plan 1995 (Amendment No. 53) and Draft Woollahra Development Control Plan –Exempt and Complying Development (Amendment No. 1)**

**Author:** Anita Lakeland – Team Leader Strategic Planning

**File No:** 1064.G (Amend 53)

**Reason for Report:** To report on the public exhibition of Draft Woollahra Local Environmental Plan 1995 (Amendment No. 53) and Draft Woollahra Development Control Plan – Exempt and Complying Development (Amendment No. 1).

**Recommendation:**

- A. THAT Draft Woollahra Local Environmental Plan 1995 (Amendment No. 53) as contained in **Annexure 1** of the report to the Urban Planning Committee meeting of 29 November 2004, be referred to the Department of Infrastructure, Planning and Natural Resources for approval by the Minister and for gazettal, subject to any legal drafting alterations requested by Parliamentary Counsel.
- B. THAT Draft Woollahra Development Control Plan –Exempt and Complying Development (Amendment No. 1) as altered and contained in **Annexure 5** of the report to the Urban Planning Committee meeting of 29 November 2004 be adopted and come into effect on the date of gazettal of Woollahra Local Environmental Plan 1995 (Amendment No. 53).
- C. THAT the BASIX design guidelines for development for the purpose of swimming pools and spas and air handling systems be made available at Council’s customer service centre.
- D. THAT following the introduction of BASIX to alterations and additions, and in the event it does not apply to development for the purpose of swimming pools and spas and air handling systems, a further report be submitted to the Urban Planning Committee recommending appropriate provisions and conditions to be applied to these developments in Woollahra.

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## 1.0 Background

On 12 July 2004, the Urban Planning Committee considered a report regarding the preparation of a draft LEP and draft DCP to amend the Exempt and Complying Development Control Plan (the DCP) and Woollahra LEP 1995 (WLEP 1995).

In summary, the following key amendments are proposed to the DCP.

- Structure and format alterations;
- Content clarification;
- Introduction of additional general development criteria for exempt development;
- Deletion of certain general development criteria for exempt development;
- Broadening or restricting the zones or areas where certain exempt development may occur;
- Introduction of additional exempt development types and development criteria;
- Amendments to exempt development criteria and complying development criteria for various development types;
- Introduction of additional complying development types and development criteria;

- Amendments to the standard conditions;
- Introduction of new definitions; and
- Introduction of new schedules.

The following amendments are proposed to WLEP 1995:

- Alter clause 25B to facilitate the proposed amendments to Woollahra Development Control Plan- Exempt and Complying Development; and
- Allow development for the purpose of filming with the consent of Council; and
- Insert a new definition for filming.

### **1.1 Council resolution**

Council, at its meeting on 26 July 2004, resolved the following:

- A. *That under section 54 of the Environmental Planning and Assessment Act 1979, Council resolve to prepare a draft local environmental plan to amend Woollahra Local Environmental Plan 1995 by:*
- *altering clause 25B to facilitate the proposed amendments to Woollahra Development Control Plan- Exempt and Complying Development; and*
  - *allowing development for the purpose of filming with the consent of Council; and*
  - *inserting a new definition for filming.*
- B. *That under clause 22 of the Environmental Planning and Assessment Regulation 2000, Council resolve to prepare a development control plan to amend Woollahra Development Control Plan - Exempt and Complying Development as detailed in the report and annexure 2 and 3 to the Urban Planning Committee on 12 July 2004, subject to the following alterations to annexure 2:*

#### ***Exempt development***

- (i) ***Advertising structures and signs – window shop front***  
*Reinstate the third criterion with amendments to read:*  
*“Balance of glass shopfront must remain transparent.”*
- (ii) ***Ancillary landscaping development***  
*Amend the eighth criterion to read:*  
*“The areas must not be developed or used for the parking of vehicles/boats etc.”*
- (iii) ***Building alterations, repair and maintenance (internal)***  
*Insert the following criteria:*  
*Heritage conservation areas*  
*In addition to the general criteria above:*
- *Must not involve removal of original lath and plaster or pressed metal ceilings and cornices.*
  - *Must not involve removal of original fireplaces and fireplace surrounds.*
  - *Must not involve removal of structural walls.*
- (iv) ***Building alterations, repair and maintenance (external)***  
*Amend the first criterion for heritage conservation areas to read*  
*“Must not involve the rendering of stone, face brickwork or tiles.”*

*Insert the following criterion for heritage conservation areas:*

- *Must not involve the removal of tiles, other than broken tiles that are being repaired or replaced with new tiles, in the same material and similar pattern and style.*

**(v) Driveways over private land**

*Reinstate the fourth and fifth (deleted) criteria relating to driveway width and length.*

**(vi) Fences – side and rear**

*Amend the first criterion for heritage items and heritage conservation areas to read:  
“Must be the replacement of a timber paling fence with a timber paling fence.”*

**(vii) Rainwater tanks**

*Insert immediately before the criteria for heritage items and heritage conservation areas, the following note:*

*Note: “Offensive noise” has the same meaning as defined in the Protection of the Environment Operations Act 1997, being:*

*offensive noise means noise:*

- a. *that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:*
  - i. *is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or*
  - ii. *interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or*
- b. *that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.*

**(viii) Security doors, screens and grills**

*Amend the development type to read:  
“Security screens and grills”*

*Insert the following criterion for heritage conservation areas:*

- *Must allow a clear sighting of the door and window.*

**(ix) Skylights**

*Insert the following general criterion:*

- *Must be constructed with non-reflective materials.*

*Insert the following criterion for heritage conservation areas:*

- *Must not require an opening in a decorative pressed metal or plaster ceiling.*

**(x) Solar water heaters**

*Insert the following general criterion:*

- *Must be located behind the front building line and not visible from the public domain.*



**(xi) *Swimming pool and spa pool fences***

*Amend the first criterion to read:*

*“Swimming pool and spa pool fences must comply with the Swimming Pools Act 1992 and AS 1926-1986.”*

***Complying development***

**(i) *Fences – side and rear***

*Amend the applicable zones/areas to read:*

*“Residential zones (excluding heritage items; heritage conservation areas; corner allotments; and land adjoining a public space”*

**(ii) *Pergolas***

*Reinstate heritage conservation areas as an exclusion within applicable zones and areas column*

*Delete heritage conservation area heading and criteria within complying development criteria column*

**(iii) *Satellite dishes (residential)***

*Within the complying development criteria column: delete the heritage conservation area heading and associated sentence; delete the second criterion for ground mounted satellite dishes.*

*Relocate the criteria for heritage conservation areas within the general and ground mounted criteria.*

**(iv) *Satellite dishes (commercial)***

*Insert the following general criterion:*

- *Must not be visible from the public domain.*

***Definitions***

**(i) *Insert the following definitions:***

***Offensive noise means noise:***

**(a) *that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:***

- i. *is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or***
- ii. *interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or***

**(b) *that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.***

***Public domain means all land which is owned by a public authority and includes roads, footpaths, laneways, alleyways and parks.***

(ii) *Amend the definition of heritage item to read:*

***Heritage item*** means the item defined under the definition specified in Woollahra LEP 1995 and the allotment or allotments of land on which the item is located.

C. *THAT the report to the Urban Planning Committee after the public exhibition include:*

(i) *recommendations for:*

- *environmental criteria for air handling systems*
- *criteria and conditions for swimming pools and spa pools aimed to regulate matters including pool size and water evaporation.*

(ii) *discussion on amending the complying development condition for hours of building work with a 7.30 am or later commencement time on Saturday.*

## **1.2 Annexure**

For clarification purposes, a number of annexure are attached to this report:

**Annexure 1** Draft Woollahra Local Environmental Plan 1995 (Amendment No. 53) is the legal instrument to amend Woollahra LEP 1995, as exhibited.

**Annexure 2** Draft Woollahra Development Control Plan – Exempt and Complying (Amendment No. 1) is the legal instrument to amend the DCP, as exhibited.

**Annexure 3** Woollahra Development Control Plan – Exempt and Complying Development is the altered version of the DCP with tracked changes, as exhibited.

**Annexure 4** is the Summary of Submissions made during the exhibition.

**Annexure 5** Draft Woollahra Development Control Plan – Exempt and Complying Development (Amendment No. 1) is the legal instrument altered post exhibition in response to submissions.

**Annexure 6** Woollahra Development Control Plan – Exempt and Complying Development is the altered version of the DCP with tracked changes) post exhibition in response to the exhibition.

## **2.0 Preparation of Draft Woollahra LEP 1995 (Amendment No. 53) and Draft Woollahra Exempt and Complying Development (Amendment No. 1) for exhibition**

After the Council's decision of 26 July 2004, preparation of the Draft LEP and Draft DCP for exhibition purposes commenced in the manner set out in the Environmental Planning and Assessment Act 1979 (the Act) and the Environmental Planning and Assessment Regulation 2000 (the Regulation). The following statutory steps were undertaken during the plan preparation process.

### **2.1 Section 54(4) notification to DIPNR**

Notification to the Department of Infrastructure, Planning and Natural Resources (DIPNR) about Council's decision to prepare the Draft LEP was carried out in the manner required by section 54(4) of the Act and clause 9 of the Regulation.

No direction has been received from the Director-General requiring the Council to prepare a local environmental study relating to the Draft LEP.

## **2.2 Section 62 consultation**

As part of the draft LEP process, section 62 of the Act requires that the Council carry out consultation with those public authorities and bodies that, in the Council's opinion, will or may be affected by a draft LEP. Section 62 also requires that the Council consult with the adjoining council, where a draft LEP applies to land on a local government boundary. Consultation was undertaken with the following authorities:

- Waverley Council
- City of Sydney Council
- Sydney Water
- Roads and Traffic Authority
- NSW Heritage Office

A submission was received from the NSW Heritage Office who raised no objection to the Draft LEP or Draft DCP.

## **2.3 Section 64 notification**

DIPNR was informed in the required manner that the consultation had occurred. A copy of the Draft LEP and Draft DCP was included in the correspondence.

## **2.4 Section 65 certificate**

A certificate under section 65 of the Act enabling the Draft LEP to be exhibited was issued using the delegation from the Director-General.

## **2.5 Consideration of SEPPs, REPs and Ministerial directions**

### **2.5.1 SEPPs AND REPs**

In the course of preparing the Draft LEP consideration has been given to relevant State environmental planning policies (SEPPs) and regional environmental plans (REPs). The proposed amendment is not inconsistent with the provisions or objectives of any applicable SEPP or REP.

In particular, the Draft LEP will facilitate amendment to Woollahra DCP –Exempt and Complying Development so that it is consistent with the provisions in *SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development* for rainwater tanks and filming.

*SEPP 60 – Exempt and Complying Development* does not apply to the Woollahra Municipality. Woollahra gained an exemption from this SEPP with the introduction of exempt and complying development provisions in clause 25B of Woollahra LEP 1995 and the Woollahra DCP – Exempt and Complying Development.

### **2.5.2 Section 117 directions**

Section 117 of the Act provides that the Minister may give directions to a public authority or a person who has functions under the Act or under an environmental planning instrument. Through section 117, the Minister may direct a council to carry out the council's functions in preparing a draft LEP in accordance with principles set out in the direction. Under section 117, the Minister may also direct a council to include provisions in a draft LEP that will achieve or give effect to principles, aims, objectives or policies specified in the direction. In all instances the principles, aims, objectives and policies must be consistent with the Act. No direction has been issued to Woollahra Council specifically for the Draft LEP.

Since the inception of the Act a total of twenty-nine general directions and twenty-eight specific directions have been issued for the preparation of draft LEPs.

Consideration was given to the section 117 Directions in the preparation of the Draft LEP. The Draft LEP is not inconsistent with these Directions.

### **3.0 Public exhibition**

The Draft LEP and Draft DCP were exhibited in the manner required by the Act and the Regulation. The exhibition occurred at the Council's Customer Services area over the period from Friday 3 September 2004 to Friday, 1 October 2004. Copies of the exhibited Draft LEP and Draft DCP are attached as **Annexure 1 and 2**.

The exhibition material included an information brochure explaining exempt and complying development and the provisions of the Draft DCP and Draft LEP.

Details of the exhibition were notified in the Wentworth Courier editions of 1 September, 8 September, 15 September, 22 September, and 29 September 2004.

### **4.0 Submissions and alterations**

Four submissions regarding the Draft LEP and Draft DCP were received in response to the exhibition. These comprise one public submission, two government agency submissions and one staff submission. **Annexure 4** contains an outline of the issues raised in the submissions, responses to the issues and recommended alterations to the Draft DCP where warranted. A summary of the development types to which the issues in the submissions relate are outlined below.

#### Vaucluse Progress Association – Michael Rolfe

##### ***Draft LEP***

The submission suggests that the provisions contained in the DCP- Exempt and Complying Development should be included within WLEP 1995.

##### ***Draft DCP***

Issues raised with the exempt development provisions relate to:

- Awnings and canopies
- Basket ball hoops and backing boards
- Fences side and rear
- Flagpoles
- Works on public land
- Rainwater tanks
- Skylights

- Street and park furniture

Issues raised with the complying development provisions relate to:

- Air handling systems
- Fences –side and rear
- Pergolas
- Single storey detached dwelling - houses

#### *Response*

A response to the issues raised under these headings is provided in **Annexure 4**. The submission has resulted in alterations to the Draft DCP for skylights and single storey dwelling houses. These alterations are shown in **Annexure 4, 5 and 6**.

#### NSW Heritage Office

No objection was raised to the provisions of the Draft LEP or Draft DCP.

#### Roads and Traffic Authority

The RTA request that the Draft DCP be amended to ensure that the plan's terms are consistent with *SEPP 64 – Advertising and Signage*. The RTA seeks this amendment to ensure any signage that would otherwise be caught by the terms of clause 17 and 18 of SEPP 64 is not exempt development.

#### *Response*

A response to the issues raised by the RTA is provided in **Annexure 4**. The submission has resulted in an alteration to the Draft DCP for advertising signs and structures. This alterations is shown in **Annexure 4, 5 and 6**.

#### Staff submissions

Minor alterations to tighten exempt development controls for heritage items have been identified for the following development types:

- Advertising structures and signs- business identification
- Building alterations – repair and maintenance work (external)
- Building repair and maintenance work –heritage items and external works to inter-war flat buildings
- Garage doors
- Rainwater tanks

Other minor typographical and word changes have been identified throughout the DCP.

#### *Response*

A response to the issues raised by staff is provided in **Annexure 4**. The submission has resulted in alterations to the Draft DCP for the above mentioned development types.

General minor typographical and word changes to ensure consistency in terminology have been made to the DCP. These alterations are shown in **Annexure 4, 5 and 6**.

### **4.1 Alterations arising from Council resolution on 13 September 2003.**

On 30 August 2004, the Urban Planning Committee considered a report following the exhibition of Woollahra LEP (Amendment No. 39) – Acid Sulfate Soils.

Council, at its meeting on 13 September 2004, resolved the following:

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- B. *THAT the proposed amendments to the Woollahra Exempt and Complying Development DCP include an alteration to the general criteria for exempt and complying development relating to acid sulfate soils as outlined in the report to the Urban Planning Committee meeting of 30 August 2004.*

In response to this resolution an alteration has been made to the general development criteria for exempt and complying development as outlined in sections 2 and 3 of the DCP contained in **Annexure 5 and 6.**

### **5.1 Additional Issues For Reporting**

In response to item 'C' of the Council's decision on 26 July 2004 as outlined in section 1 of this report, discussion and recommendations are made on the following matters.

- Environmental criteria for air handling systems
- Criteria and conditions for pools and spas aimed to regulate matters including pool size and water evaporation
- Hours of building work with a 7.30am start or later on Saturdays

The first two matters relate to energy efficiency and water consumption. These are topics included in the BASIX (the building sustainability index) program.

The first stage of BASIX, which was introduced on 1 July 2004, focuses on reducing water and energy use. Through provisions of the Act, the Regulations and SEPP, BASIX overrides those provisions of environmental planning instruments and development control plans that seek to achieve various energy efficiency and water conservation outcomes. Therefore, any local provisions aimed at addressing energy and water consumption are no longer applicable or enforceable. At this stage BASIX does not apply to air handling systems and swimming pools unless they form part of an application for a new dwelling-house. **Annexure 7** provides the BASIX data input checklist for applications for new dwelling houses. In terms of water, the checklist clearly requires the applicant to state the proposed volume of the pool or spa and whether a pool cover is proposed. In terms of energy, the type of heating and cooling system proposed must also be included.

It is anticipated that the introduction of BASIX to alterations and additions on 1 October 2005 will include its application to swimming pools and air handling systems. In this regard, local provisions aimed at addressing energy and water consumption for alterations and additions (including air handling systems and pools and spas) will be overridden by BASIX. It should be noted that BASIX is a performance based assessment and does not necessarily prohibit high energy and water consuming development. The BASIX website currently provides design guidelines and advice to assist applicants in their design choice and implementation of air handling systems and swimming pools and spas. These are not controls, but advice and guidance for applicants to reduce their energy and water consumption and achieve the desired BASIX rating.

Should the application of BASIX to alterations and additions not include air handling systems and swimming pools and spas, Council will be able to introduce its own criteria and conditions aimed at achieving reduced energy and water consumption for these forms of development. A further report will be submitted following the introduction of BASIX to alterations and additions if this is the situation. It is therefore recommended that Council await the outcome of the proposed implementation of BASIX to alterations and additions on 1 October 2005.

Notwithstanding this, it is suggested that design guidelines provided on the BASIX web-site be made available at Council's customer service counter for applicants seeking approval. This information is attached as **Annexure 8, 9 and 10**.

### **Hours of building work with a 7.30am start or later on Saturdays**

The standard condition for building work for a complying development certificate and development consent is a 7.00 am start on Saturdays. Council's Manager –Development Control has advised that he could not support any variation from this standard DA condition for the following reasons:

- the current conditions have been found to be very effective over many years of operation;
- in considering breaches of the current condition, the local court has found the condition to be reasonable and therefore enforceable; and
- the conditions are consistent in general with other councils across NSW.

## **5. STATUTORY PROCESSES**

### **5.1 LEP process**

Prior to a draft LEP being approved by the Minister Assisting the Minister for Infrastructure and Planning, an opinion must be obtained from the Parliamentary Counsel that the draft LEP can be legally made. Comments from the Parliamentary Counsel usually relate to matters of legal drafting.

Following receipt of Parliamentary Counsel's opinion, the Draft LEP will be referred to DIPNR for the Minister's approval and then gazettal. The Draft LEP will come into effect when a notice is placed in the Government Gazette.

### **5.2 DCP process**

Commencement of the Draft DCP is reliant on the gazettal of the Draft LEP. A notice of Council's approval of the Draft DCP will be placed in the newspaper together with notice that the Draft DCP will come into effect on gazettal of Woollahra LEP (Amendment No. 53).

## **6. Identification of income and expenditure**

There are no budgetary implications. All costs associated with the preparation and exhibition of the Draft LEP are accounted for in the 2003/2004 and 2004/2005 budgets.

## **7. Conclusion**

Preparation of the Draft LEP and Draft DCP has been undertaken in the manner required by the Act and the Regulation. Consideration has been given to the submissions received and as a consequence a number of alterations to the Draft DCP are recommended.

It is recommended that the Draft LEP (**Annexure 1**) be forwarded to DIPNR for gazettal subject to any legal drafting alterations requested by Parliamentary Counsel. It is also recommended that Council approve the Draft DCP as altered and contained in **Annexure 5**.

**Anita Lakeland**  
Team Leader, Strategic Planner

**Chris Bluett**  
Manager, Strategic Planning

**Annexures:**

1. Draft Woollahra Local Environmental Plan 1995 (Amendment No. 53), as exhibited.
2. Draft Woollahra Development Control Plan – Exempt and Complying (Amendment No. 1) as exhibited.
3. Woollahra Development Control Plan – Exempt and Complying Development (altered version with tracked changes) as exhibited.
4. Summary of Submissions
5. Draft Woollahra Development Control Plan – Exempt and Complying Development (Amendment No. 1) as altered post exhibition.
6. Woollahra Development Control Plan – Exempt and Complying Development (altered version with tracked changes) post exhibition.
7. BASIX data input checklist
8. BASIX design guidelines – Active Heating and Cooling Systems
9. BASIX design guidelines – Swimming Pools
10. BASIX design guideline – Swimming Pool Heating and Pumps