

Urban Planning Committee

Annexure 5

Agenda: *Urban Planning Committee*

Date: *Monday 13 August 2012*

Item: *R2 - Additional Controls for Lofts over Garages
in the Woollahra Heritage Conservation Area*

Woollahra Heritage Conservation Area Development Control Plan – Current loft controls

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3.4.9 Parking and garages

Objectives

O5 To limit loft structures over garages to appropriate locations.

Controls

C13 Loft structures over garages will be permitted only in the West Woollahra or Grafton precincts or in Sisters Lane where:

- the site is not adjacent to an existing single-storey building with a laneway frontage
- the form, bulk and scale of the structure would not overwhelm the existing building on the site
- there would be no adverse impact on the amenity of the property, neighbouring properties and public open space, in terms of visual and acoustic privacy and sunlight access.
- the structure is consistent with the character of the street or laneway,
- the design does not mimic the historic detailing of adjacent significant buildings.

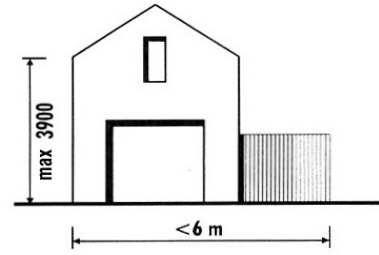
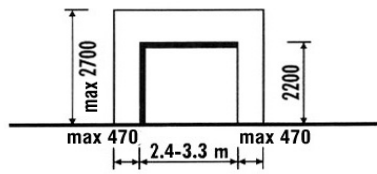
Table 3.29

Design controls parking, garages and carports –Note that all dimensions are in millimetres

Extract from table:

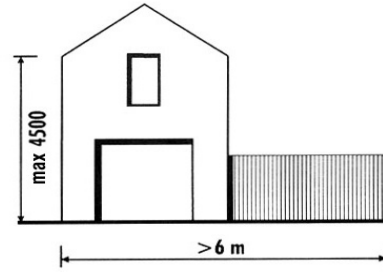
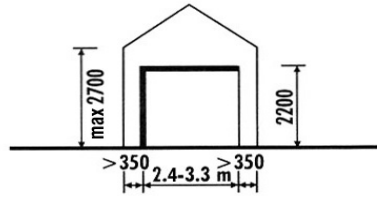
	Setting	Scale	Massing/Form	Materials
LANEWAY GARAGES WITH ROOF LOFTS (only permitted in appropriate situations in West Woollahra and Grafton precincts and Sisters Lane)	<ul style="list-style-type: none"> ▪ Preserve original stables with lofts ▪ Do not dominate existing cottages to residential lanes ▪ Build on rear boundary ▪ Minimise ramp up to garage ▪ Contemporary design based on traditional forms and proportions, rather than the imitation of an historic design, is preferred 	<ul style="list-style-type: none"> ▪ Maximum door height 2200 ▪ Minimum door width 2400 ▪ Maximum door width 3300 ▪ Maximum eaves height:- -If block width is less than 6000=3900 -If block width is wider than 6000=4500 ▪ Maximum ridge height to lofts with transverse gable form=5500 with maximum eaves height 2700 	<ul style="list-style-type: none"> ▪ Minimum 470 wide pillars ▪ Maximum 600wide side pillars ▪ Single car access only ▪ Open second car space is permitted only with gates to lane ▪ Gable or parapet structure only is permitted ▪ Pitch of roof to match appropriate traditional roof. Lofts with transverse gable roof forms are permitted only where the site width exceeds 8500, and a 1200 pedestrian gate is included at boundary. 	<ul style="list-style-type: none"> ▪ Rendered and painted brick ▪ Corrugated steel roofing of traditional profile ▪ Timber gates or timber panel-lift doors with dark paint finishes ▪ Metal roller shutter permissible if set within a masonry surround

Laneway garages with parapet

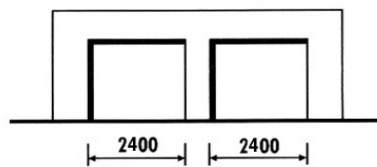


Laneway garages with roof

Laneway garages with gabled roof



Laneway double garages



Laneway garages with roof

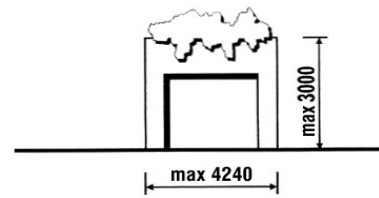


Figure 3.30 Garage maximum dimensions.
(diagrams of lofts with maximum eaves heights)