

# Urban Planning Committee

## Annexure 6

**Agenda:** *Urban Planning Committee*

**Date:** *Monday 13 August 2012*

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

## **Paddington Heritage Conservation Area Development Control Plan - loft controls (Added as Amendment 1, 18 August 2010)**

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### **4.2.6 On-site vehicle parking, garages, carports, driveway access and servicing facilities**

#### **Explanation**

There is a demand in Paddington for loft structures over garages. Lofts provide certain benefits such as added accommodation, surveillance to laneways, increased public and private security and safety, and in some instances improvements to a laneway appearance. However, there are many parts of Paddington where loft structures are inappropriate. To determine whether a loft structure over a garage would be acceptable, consideration must be given to the significance of the existing rear building form and allotment size, the subject property's relationship with adjoining properties, laneway characteristics and impacts on privacy.

~~O11 To prevent loft structures over garages. Deleted~~

~~C4 Loft structures over garages are not permitted Deleted~~

#### **Loft structures**

**C7a** Loft structures may be permitted where:

- (a) the site dimensions are a minimum of 30m long and 5.24m wide and where the structure will not adversely impact on the traditional character of the rear elevations, yards, and laneways,
- (b) the structure will not adversely impact on the amenity, visual privacy and overshadowing of the property, neighbouring properties and public open space (the controls in clause 4.1.8 "*Building height, bulk, form and scale*" apply),
- (c) the structure does not require the garage footprint to be extended so that the controls in clause 4.1.7 "*Open space, swimming pools, lightwell courtyards and landscaping*" cannot be satisfied. Where there is an existing non-compliance with these controls, the existing private open space and deep soil landscaping is not to be further reduced,
- (d) all access to the loft is provided internally,
- (e) habitable room windows within the loft with a direct sightline to the habitable room windows in the existing building on the site and neighbouring buildings have a separation distance of at least 9 metres,
- (f) the structure extends over only a single space garage,
- (g) the loft and garage structure is a maximum of 4.34m wide,
- (h) the roof structure is gable ended to the laneway, with a maximum ridge height of 5.5m and maximum wall height of 3.9m (on or adjacent to a side boundary),
- (i) windows are located only in the gable ends and is a single double hung sash window or inward opening window of traditional proportions, centrally located,
- (j) no balconies, decks, or other similar cantilevered structures are proposed,
- (k) a maximum of two skylights per roof plane, provided they comply with controls C27, C28 and C29 in clause 4.2.1 "*Dormers and skylights*", and
- (l) the ground floor level of the principal building form is higher than the natural ground level at the rear boundary.

**C7b** Loft structures will not be permitted:

- (a) over garages in the street front zone,
- (b) if the subject property is part of an original row of houses, comprising an unaltered group, and the proposal demonstrates an adverse impact on this group. Refer 4.1.3,
- (c) if the rear of the property is orientated towards the north between NNE and NNW (true north) (see Appendix C),
- (d) with a dormer window,
- (e) over a multiple space garage.

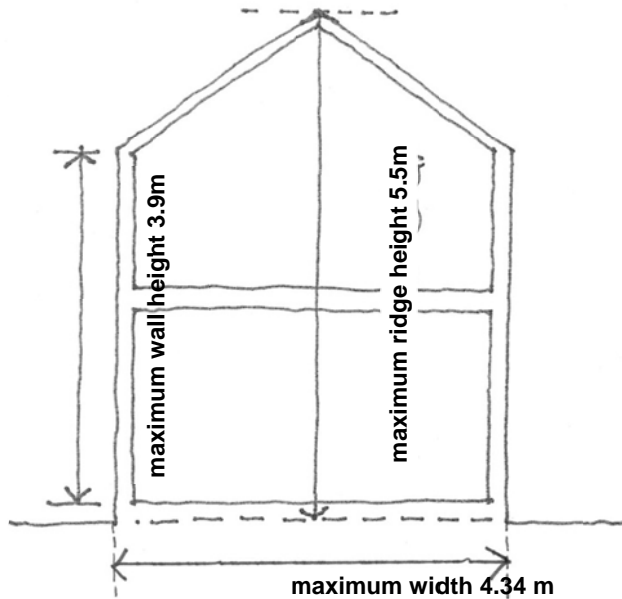


Figure 1 Loft Structure Design Example (including dimension controls)

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Table 4 Setting, form and materials for garages and carports

(Additional item to existing table)

**Rear lane and rear street garage with loft**

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| <ul style="list-style-type: none"> <li>▪ Build on rear boundary.</li> <li>▪ Minimise ramp up to garage.</li> <li>▪ Provide an acceptable interface on laneway or street (refer to C11)</li> </ul> | <ul style="list-style-type: none"> <li>▪ Gable ended to rear laneway, rear street and rear yard along allotment axis.</li> <li>▪ Single loft only.</li> <li>▪ Traditionally proportioned double hung sash windows.</li> <li>▪ Skylights to be flat version.</li> </ul> | <ul style="list-style-type: none"> <li>▪ Rendered and painted masonry walls.</li> <li>▪ Corrugated steel roof.</li> <li>▪ Paint finish to all laneway and street doors (dark colour recommended).</li> <li>▪ Timber windows to loft.</li> </ul> |
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