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## Environmental Planning Committee

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### Items with Recommendations from the Committee Meeting of Monday 4 June 2018 Submitted to the Council for Determination

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<b>Item No:</b>	R1 Recommendation to Council
<b>Subject:</b>	<b>PLANNING CONTROLS FOR ROOF TERRACES AND LIFT OVERRUNS</b>
<b>Authors:</b>	Anne White, Team Leader - Strategic Planning Kelly McKellar, Strategic Planner
<b>Approvers:</b>	Chris Bluett, Manager - Strategic Planning Allan Coker, Director - Planning & Development
<b>File No:</b>	18/27936
<b>Reason for Report:</b>	To respond to two notices of motion adopted by Council; the first on 16 October 2017 in relation to roof terraces and the second on 23 April 2018 in relation to lifts and lift overruns.

(Maxwell/Shapiro)

#### 111/18 Resolved without debate:

THAT Council defers consideration of the planning controls for roof terraces and lift overruns and requests that staff prepare a further report for consideration at a future meeting of the Environmental Planning Committee which discusses the following issues and how they may be included in any proposed draft development control plan:

- The need for roof terraces to adjoin and be accessed from a habitable room
- Consideration of the provisions of the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* and the visual impact of the elements from Sydney Harbour
- Minimisation of glazing
- Provision of rooftop gardens and balustrading
- Consideration of how any controls would apply to residential flat buildings, including the consistency with State Environmental Planning Policy 65 Design Quality of Residential Apartment Development
- Correction of the grammatical error in relation to draft B3.5.1 C5 to read as follows:  
*C5 Roof forms and roof structure (including roof terraces, lifts, lift overruns, stairwells, access hatches and other like structures) are well-designed, contribute positively to the streetscape and are integrated with the architecture of the building.*
- Correction of the grammatical error in relation to the draft note in B3.5.4 C12 to read:  
*Note: Screening to roof terraces will only be considered where the screening is consistent with the streetscape and will have no impact on views of overshadowing of adjoining properties.*

*Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

***For the Motion***

***Against the Motion***

Councillor Cavanagh  
Councillor Cullen  
Councillor Jarvis  
Councillor Marano  
Councillor Maxwell  
Councillor McEwin  
Councillor Price  
Councillor Regan  
Councillor Robertson  
Councillor Shapiro  
Councillor Shields  
Councillor Silcocks  
Councillor Wynne  
Councillor Zeltzer

Nil

***14/0***

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**Item No:** R2 Recommendation to Council  
**Subject:** **LOW RISE MEDIUM DENSITY HOUSING CODE AND DESIGN GUIDE**  
**Author:** Jorge Alvarez, Senior Strategic Planner  
**Approvers:** Anne White, Team Leader - Strategic Planning  
Chris Bluett, Manager - Strategic Planning  
Allan Coker, Director - Planning & Development  
**File No:** 18/64150  
**Reason for Report:** To report to Council of the introduction of the Low Rise Medium Density Code and Design Guide

**(Maxwell/Robertson)**

**112/18 Resolved without debate:**

- A. THAT Council note that a formal submission has been made to the Minister for Planning requesting a deferred commencement of the Low Rise Medium Density Housing Code and Low Rise Medium Density Design Guide. The Council also notes the Minister for Planning's intention to provide notice to councils that commencement of the Code and Guide will be deferred to allow them to investigate options for providing additional housing envisaged in the Code. Staff are requested to follow up the submission to the Minister for Planning with a view to taking up the deferred commencement for Woollahra, noting that the deferral would allow Council time to investigate the impact of the Code and Guide on our LGA. Staff are requested to follow up the submission to the Minister for Planning.