

**Item No:** R4 Recommendation to Council

**Subject:** **LOW RISE MEDIUM DENSITY HOUSING CODE - LOCAL HOUSING STRATEGY, SPECIAL LOCAL CHARACTER AREAS AND MINIMUM LOT SIZE STANDARDS FOR ATTACHED DUAL OCCUPANCIES**

**Author:** Jorge Alvarez, Strategic Planner

**Approvers:** Anne White, Acting Manager - Strategic Planning  
Allan Coker, Director - Planning & Development

**File No:** 19/155841

**Reason for Report:** - To update Council on the status of the Low Rise Medium Density Housing Code.  
- To respond to Council's notice of motion dated 8 July 2019, to investigate minimum lot size standards of 800sqm for attached dual occupancies.  
- To present planning options to reduce adverse impacts of attached dual occupancies approved as either complying development under the Low Rise Medium Density Housing Code or as development which requires consent under the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014).

**Note:** Late correspondence was tabled by Double Bay Residents.

**Note:** Part G was added to the Resolution.

**(Jarvis/Silcocks)**

**165/19 Resolved:**

- A. THAT Council prepare a Local Character Statement to inform the creation of Special Local Character Areas throughout the Municipality to be included in the Woollahra LEP 2014.
- B. THAT Council completes a Local Housing Strategy and Local Character Statements (by the end of April 2020) and requests the Department of Planning to work with Woollahra Municipal Council to identify interim special Local Character Statements before that time.
- C. THAT a planning proposal be prepared to increase the minimum lot size of attached dual occupancies in the R2 zone to 800m<sup>2</sup>.
- D. THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.
- E. THAT the advice of the Woollahra Local Planning Panel be reported back to the Environmental Planning Committee.
- F. THAT Council request the Minister for Planning and Public Spaces to exempt Woollahra Council from the commencement of the Low Rise Medium Density Housing Code for the Woollahra Local Government Area as it fails to deliver an increased diversity of housing.
- G. THAT Council advises the Minister that it does not agree with the independent review that there is strong community support for new multi-dwelling housing in low density R2 zones, particularly within the Woollahra Municipality.

*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 Shields  
Councillor Silcocks  
Councillor Wynne  
Councillor Zeltzer

Nil

***13/0***