

**ITEM 13. DEVELOPMENT APPLICATION: 153-165 BROUGHAM STREET
WOOLLOOMOOLOO****FILE NO: D2014/1890****DEVELOPMENT APPLICATION NO: D/2014/1890****SUMMARY****Date of Submission:** 9 December 2014 – amended plans submitted 14 April, 22 July and 21 September 2015**Applicant:** IPM Holdings Pty Ltd**Architect:** WMK Architecture**Developer:** IPM Holdings Pty Ltd**Owner:** Strata Plan 16624**Cost of Works:** \$8,594,559**Proposal Summary:** Consent is sought to create 30 new residential apartments involving: the demolition of a two storey federation building fronting Brougham Street; demolition of the later extensions to the building known as Telford Place; adaptive reuse to residential apartments of the building known as the 'Calidad' building; and a new building for residential apartments.

The Calidad building, Telford Place and the two Victorian terraces, which are all heritage items, are being retained as part of the proposal.

The proposal was amended a number of times to address heritage and design issues. The latest amendment, which is the current proposal before Council, was carried out to mitigate loss of views.

The amended proposal complies with the floor space ratio and height in metres control in the LEP.

The application was presented to the Planning and Development Committee on 17 November 2015. Members of the Planning and Development Committee then undertook a site visit on 20 November 2015.

Proposal Summary:

Council then resolved, on 23 November 2015, to defer consideration of the application so as to obtain advice from the Design Advisory Panel (DAP), and report back to the Council meeting on 14 December 2015.

All of the material (reports and presentations) previously provided to Council was forwarded to the Chair of the Design Advisory Panel, Professor Ken Maher. In accordance with provision 7.1 of the Terms of Reference, members of the DAP considered the material, as the request for information was required prior to their next formal DAP meeting on 15 December 2015. This advice in full is contained at **Attachment A**.

Summary Recommendation

The development application is recommended for deferred commencement approval, subject to conditions. Further information is to be provided to Sydney Trains to satisfy their requirements in relation to structural impacts to the Eastern Suburbs Railway.

An additional amendment to the roof structure is also recommended as a condition of consent. This amendment follows the design advice.

Attachments:

- A - Design Review
- B - Planner's Report to the meeting of the Planning and Development Committee on 17 November 2015

RECOMMENDATION

It is resolved that the recommendation contained in the officer's report to the Planning and Development Committee on 17 November 2015, shown at Attachment B to the subject report, be adopted, subject to the amendment of Condition (4) in Part B – Conditions of Consent (Once the Consent is in Operation) as follows (with additions shown in ***bold italics*** and deletions shown in ~~strikethrough~~):

(4) DESIGN MODIFICATIONS

The design of the new building must be modified as follows:

- (a) The awning extending over the terrace area of Unit 501 ***in the north eastern corner*** must be ~~modified and setback~~ or deleted in its entirety to reduce view loss impacts to 120-130 Brougham Street, Potts Point. ***In addition, the raked (mansard sloping form) of the wall in the northern and eastern elevations is to be amended to a vertical alignment.***

- (b) ***The sandstone finish to the wall facing McElhone Street must extend so as to return the southern elevation wall facing 167-183 Brougham Street.***

~~The m~~**Modifications to the plans** are to be submitted to and approved by Council's Area Planning Manager ***the Director City Planning, Development and Transport*** prior to the issue of a Stage CC2 Construction Certificate.

BACKGROUND

In accordance with clause 7.1 of the Terms of Reference for the Design Advisory Panel, members of the Design Advisory Panel reviewed the documentation and assessment of the Development Application for 153-165 Brougham Street Woolloomooloo. As a result of that review, it is proposed to amend Condition (4) to include reference to amending the top floor external wall configuration.

A copy of the design review has been provided to the full membership of the Design Advisory Panel. Any feedback provided by other members will be reported to Council at the meeting.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Kris Walsh, Specialist Planner)