

ATTACHMENT A

ATTACHMENT A

DESIGN REVIEW

**153-165 BROUGHAM STREET
WOOLLOOMOOLOO**

ATTACHMENT A

**DESIGN REVIEW
DEVELOPMENT APPLICATION
D/2014/1890
153-165 BROUGHAM STREET
WOOLLOOMOOLOO NSW 2011**

Prepared by

Ken Maher LFRAIA FAILA

Professor of Practice

Faculty of Built Environment

UNSW Australia

Peter Mould LFRAIA

Adjunct Professor

Faculty of Built Environment

UNSW Australia

INTRODUCTION

This review of the Development Assessment Report for this application has been prepared at the request of the Council of the City of Sydney, and is based on the report, copies of submissions to Council, and a meeting with Council Officers on 7 December 2015.

GENERAL COMMENTS

In reviewing the report and associated material we are in support of the process undertaken by the Council Officers in working with the applicant in refining the proposals resulting in a proposal that appropriately retains important heritage items, improves their setting, contains development within the development envelopes consistent with the DCP controls, and seeks to minimise impacts on the neighbourhood.

KEY ISSUES

Significant issues that have been raised in objections include the following:

_ Car park entrance

_ View loss impacts

_ Loss of light and amenity to Lot 8 apartment at 167-183 Brougham Street

This review also addresses:

_ Assessment of design excellence

_ Recommendation of conditions of consent

ATTACHMENT A

CAR PARK ENTRY

We have reviewed the proposal to locate the car park entry in that part of the sandstone wall facing McElhone Street, and note this location avoids any impact on the heritage items facing Brougham Street. This opening is well detailed and occurs largely in a location where there is currently brick infilling within the wall. We support this proposal given the additional condition to ensure the sandstone finish returns around the southern elevation.

VIEW LOSS IMPACTS

We have reviewed the comprehensive view analysis undertaken by council officers, and note the impact identified on Units 17 and 18 of 120-130 Brougham Streets. We note that the views are very oblique and not experienced readily from the living spaces in the dwellings affected. We also note the built form of the proposal complies with the development envelopes, and the bulk has been reduced by negotiation with the council officers. We support the proposals as negotiated and subject to the amendment proposed in the development conditions, and the additional condition outlined below.

LOSS OF AMENITY

We have reviewed the objections to the proposals to build a boundary wall adjacent to the driveway to 167-183 Brougham Street, and its potential impact on the amenity of Unit 8 in that building. The location of that apartment is highly unusual, with bedroom windows opening onto the undercroft containing the access driveway to the car park. This is a very poor design solution and would not gain approval under contemporary development standards. While the provision of the wall on the boundary, blocking the current side opening, will have an impact on daylight levels, there is currently no sunlight access to the bedrooms and thus would not be impacted, and cross ventilation is maintained through the permeable car park door. On balance, given the development proposal complies with the controls on the site, we consider imposing any constraints on the proposal would have an unreasonable impact on the quality of the development for only minor benefit in reality to Unit 8. We support the recommendations of the council officers.

DESIGN EXCELLENCE

It is our view that the proposal exhibits design excellence through its retention of the heritage items on the site including the adaptive re-use of the 'Calidad' building. The new building is understated and appropriately contemporary in its architecture while referencing the scale of the heritage items.

CONDITIONS OF CONSENT

We support the proposed condition for the removal of the awing overhang on level 3 to the terrace of Unit 501. We also recommend the amendment of the sloping façade to the northern and eastern elevations of Unit 501 to a vertical alignment generated from the current roof line. This will further minimise impact on views from 120-130 Brougham Street.

Ken Maher
Peter Mould
7 December 2015