

## RELEVANT INFORMATION FOR COUNCIL

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**FILE:** D/2014/1890 **DATE:** 14 December 2015  
**TO:** Lord Mayor and Councillors  
**FROM:** Graham Jahn, Director City Planning, Development and Transport  
**SUBJECT:** Information Relevant To Item 13 – Development Application: 153-165  
Brougham Street Woolloomooloo – At Council – 14 December 2015

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### Alternative Recommendation

That Council grant deferred commencement consent to Development Application No. D/2014/1890, in accordance with the conditions contained in the report to the Planning and Development Committee on 17 November 2015, 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 to the southern elevation wall facing 167-183 Brougham Street.***
- (c) ***The south-eastern corner of the building at the front entry is to be setback 1600mm from the southern boundary for the full height of the building generally in accordance with Option A in Attachment A to the Memo dated 14 December 2015 from the Director City Planning, Development and Transport, and circulated prior to the meeting of Council. The setback space in-between the buildings is to be utilised and maintained as a garden area with low to medium height landscaping. The purpose of this setback and planting is to maintain light and air to the neighbouring property car entry area behind the shutter.***

~~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

At the meeting of the Planning and Development Committee on 17 November 2015, the Committee deferred consideration of Development Application No. D2014/1890 until the following Council Meeting to allow Design Advisory Panel (DAP) members to review the application. A report on the DAP review is covered in the report to the meeting of Council on 14 December 2015 (Item 13).

Separately to this, planning staff considered whether a localised setback, rather than a full building setback, could retain similar light and air circumstances at the boundary car park slot (as is currently the case) within the planning and massing constraints of the proposal which minimise view loss to surrounding neighbours.

Working with the applicant's architectural consultants through the weekend, a solution which can achieve a 1600mm setback locally for the full height of the building without moving the building mass to the north and interfering with view protection was conceptually arrived at. This is set out in Attachment A to this Memo and is recommended for incorporation in the conditions of consent.

Prepared by: Kris Walsh, Planner

TRIM Document Number: 2015/659423

Attachment: Amended sketch plans

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Approved



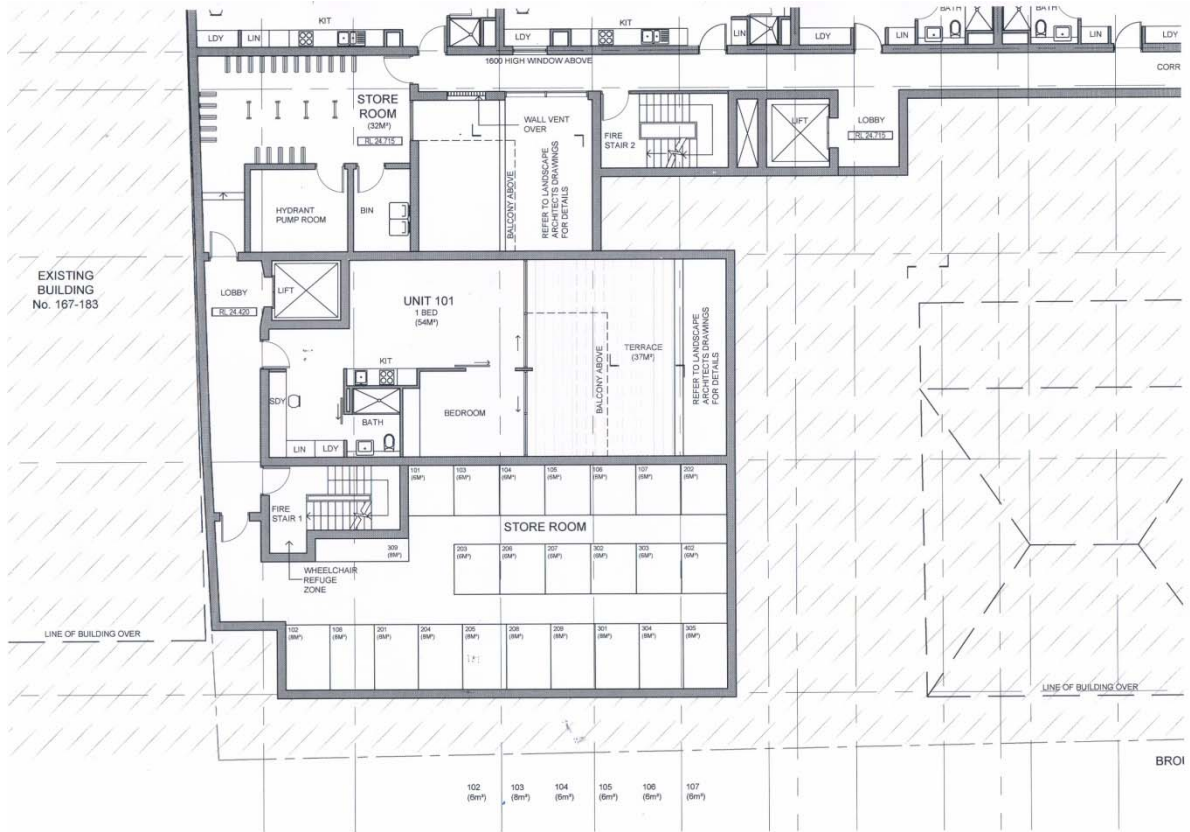
**Graham Jahn, Director City  
Planning, Development and  
Transport**

# **ATTACHMENT A**

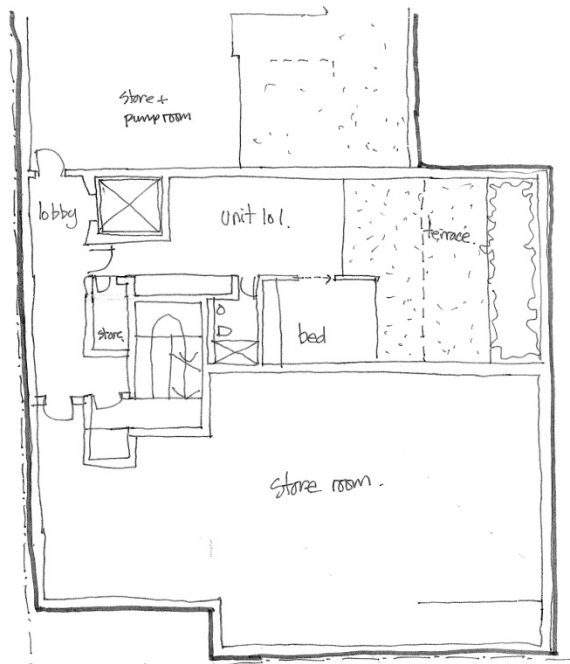
**AMENDED SKETCH PLANS**

**153-165 BROUGHAM STREET  
WOOLLOOMOOLOO**

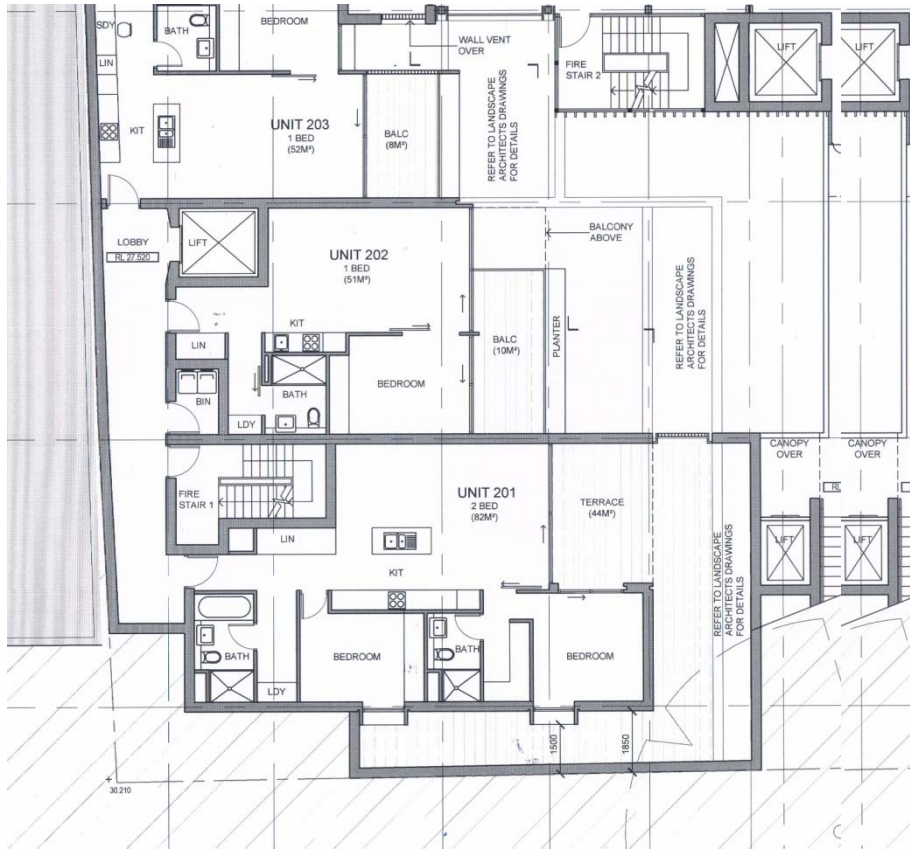




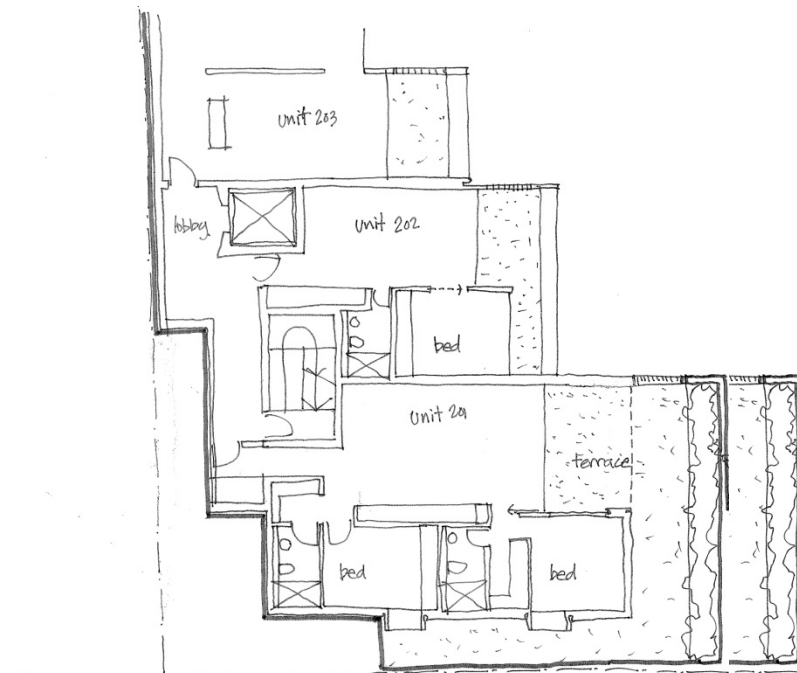
**DA  
LOWER GROUND FLOOR**



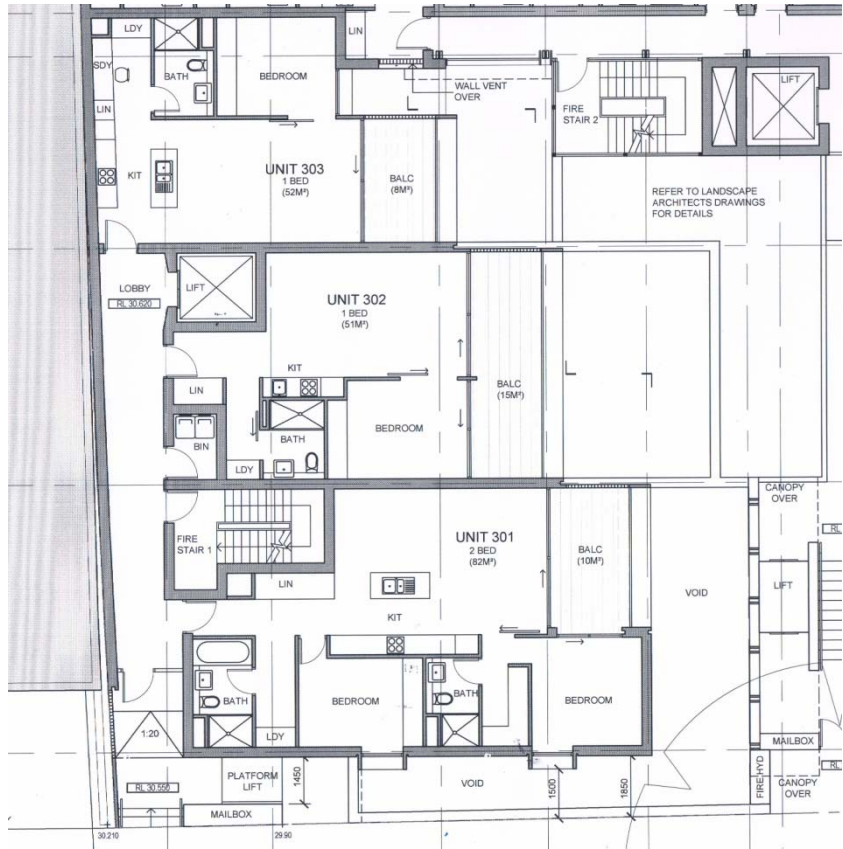
**OPTION A  
LOWER GROUND FLOOR**



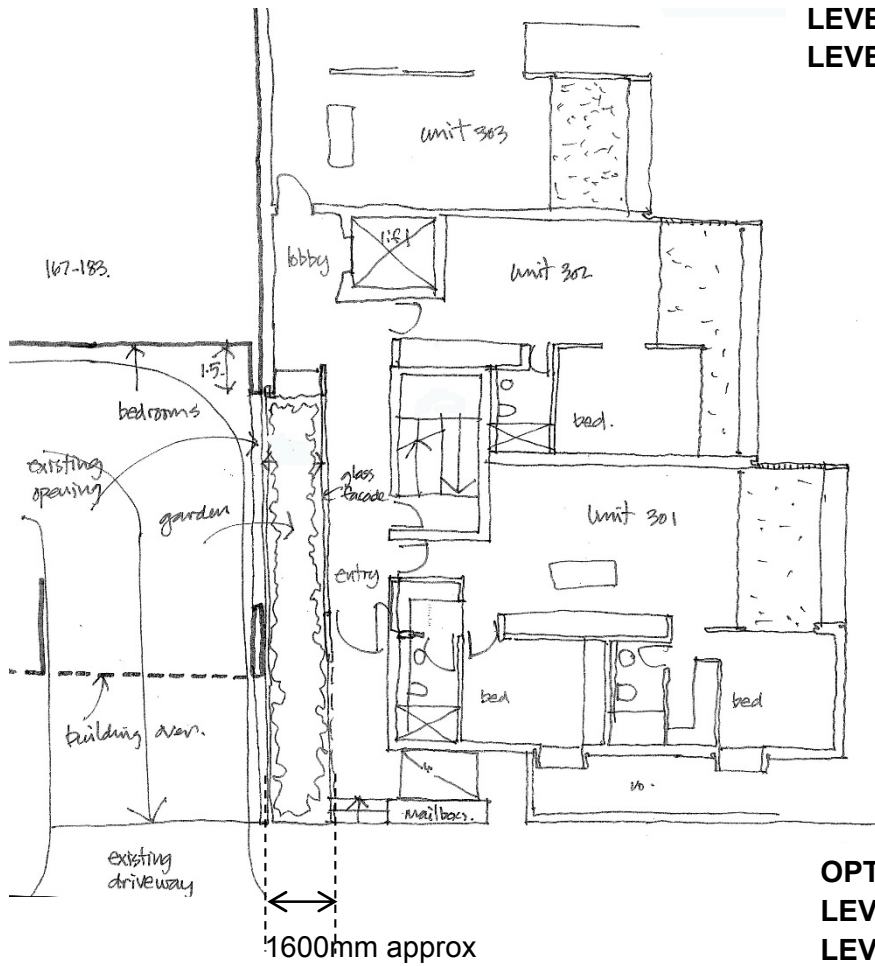
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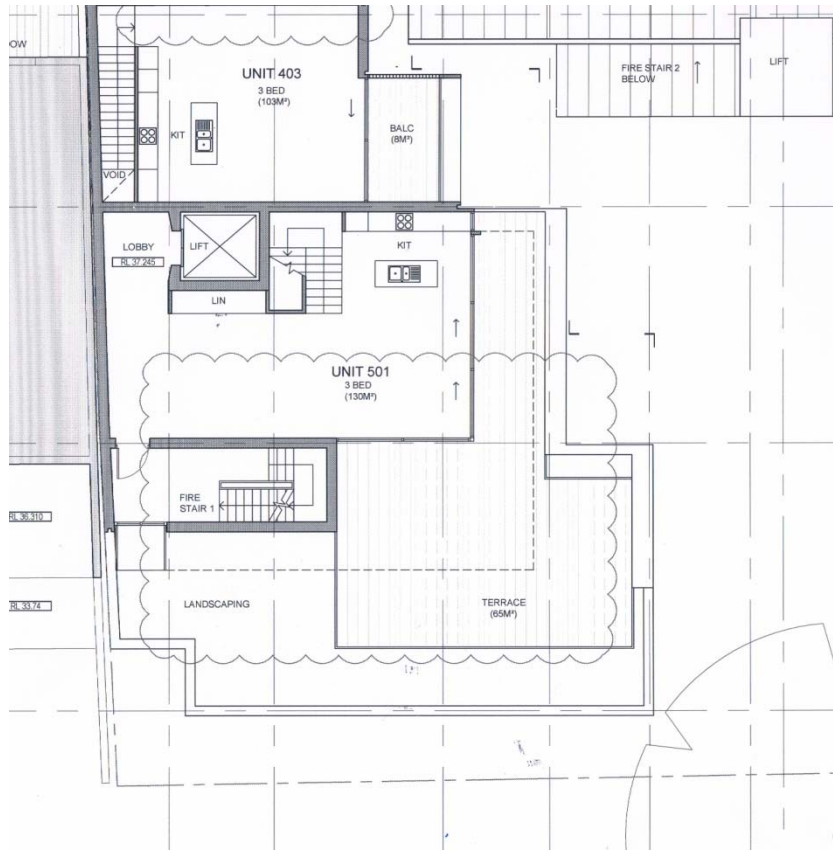
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GROUND FLOOR**



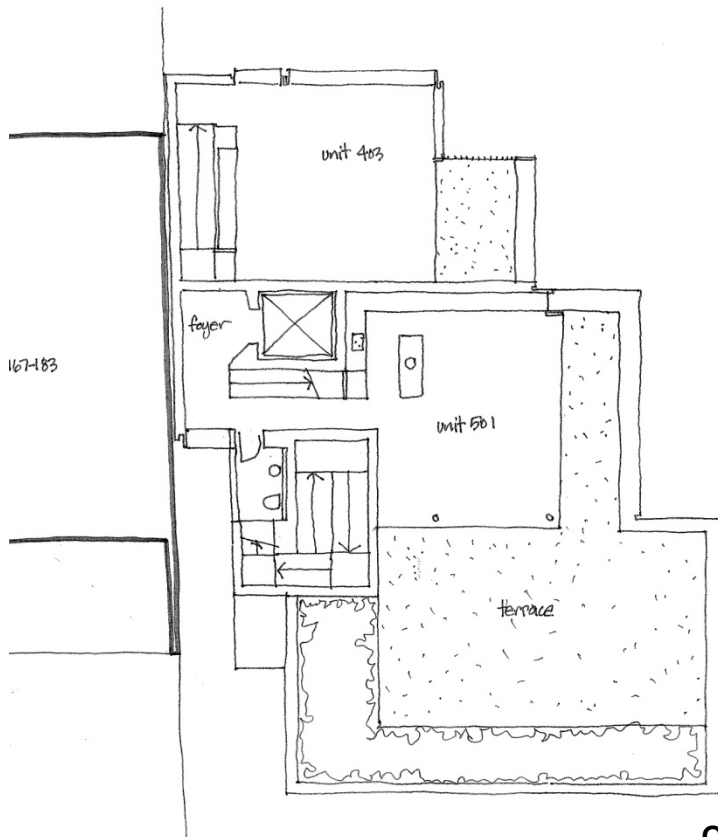
**DA**  
**LEVEL 1**  
**LEVEL 2 SIMILAR**



**OPTION A**  
**LEVEL 1**  
**LEVEL 2 SIMILAR**

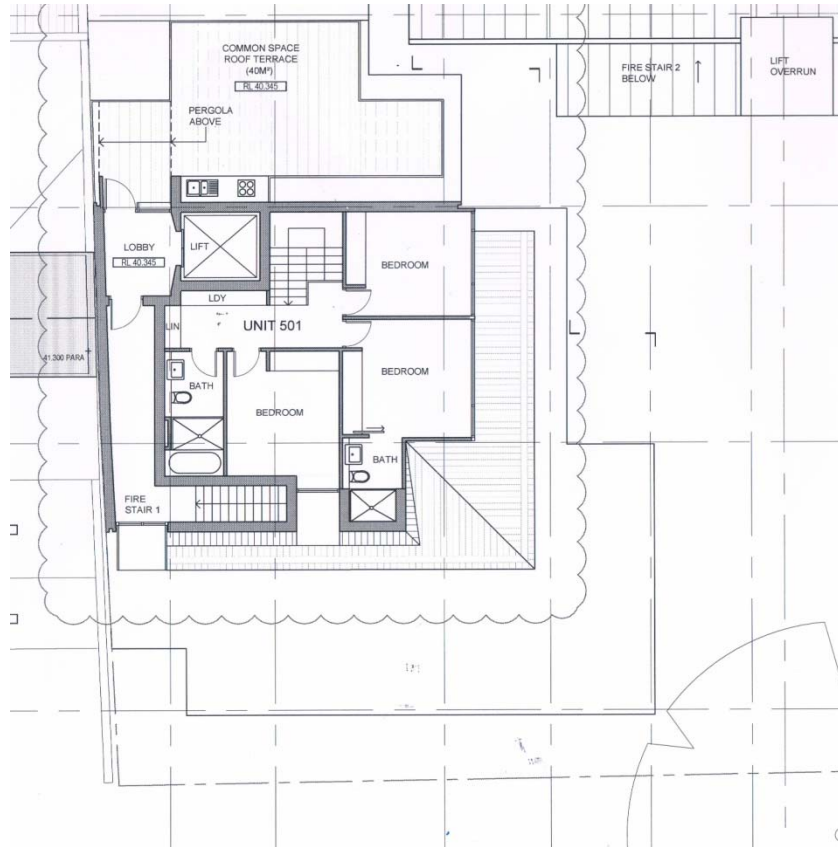


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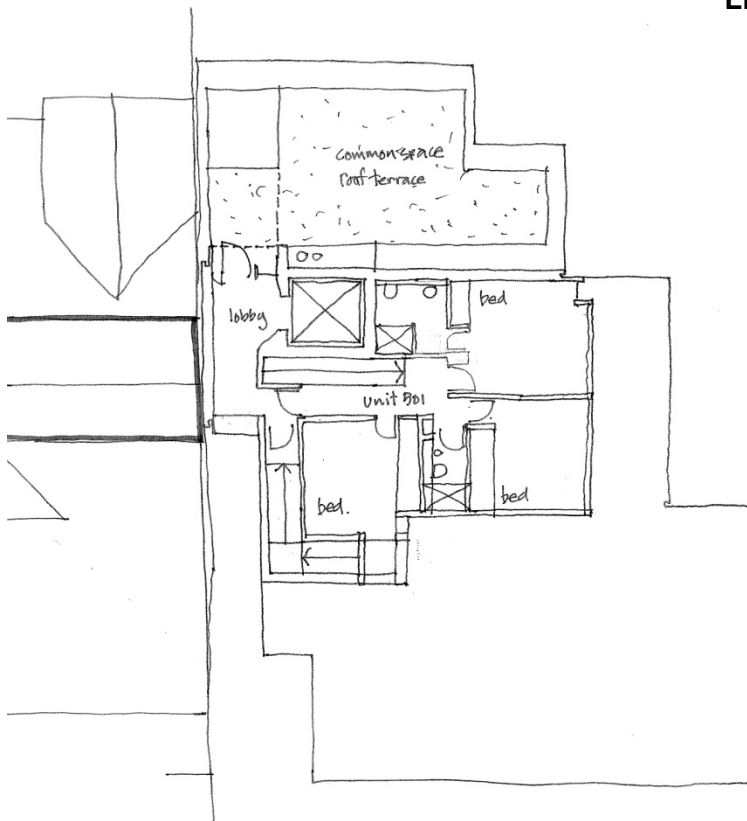


**OPTION A  
LEVEL 3**

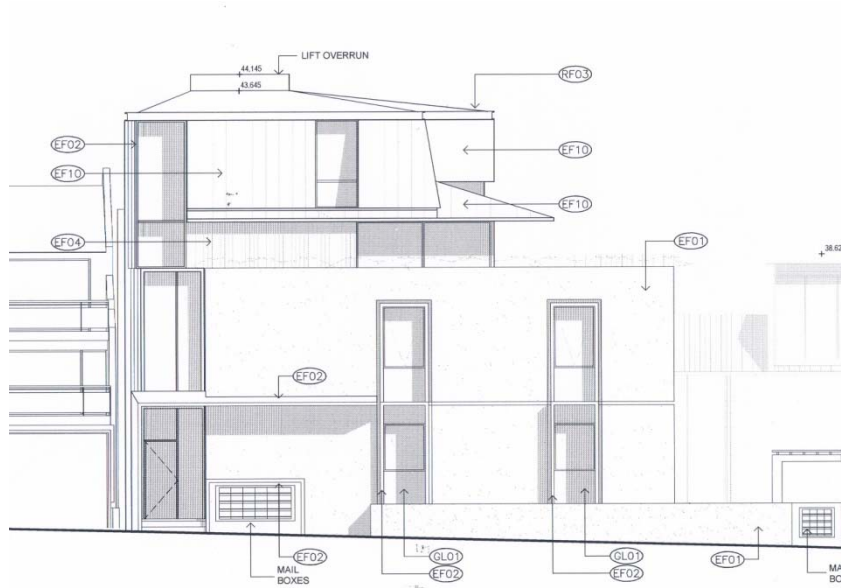




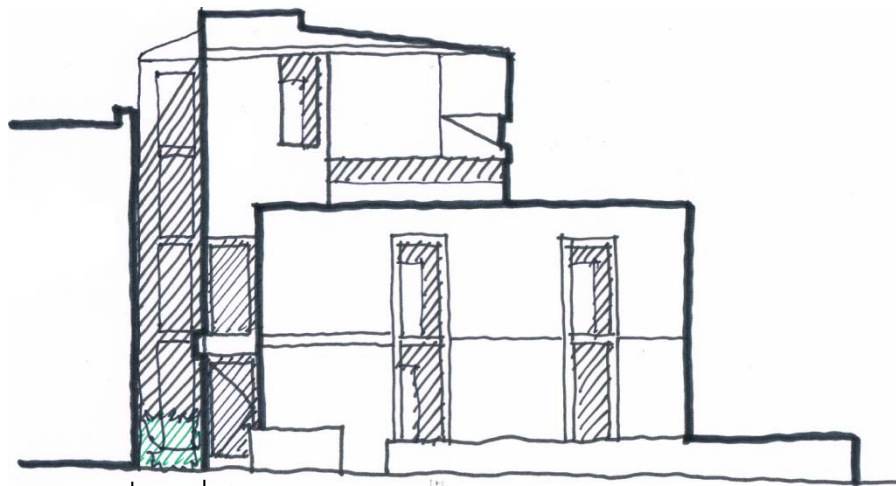
**DA  
LEVEL 4**



**OPTION A  
LEVEL 4**



**DA  
BROUGHAM STREET  
ELEVATION**



↔  
1600mm approx

**OPTION A  
BROUGHAM STREET  
ELEVATION**