

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2015/56 **DATE:** 14 December 2015
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.10 - Development Application: 50 Bray Street Erskineville - At Council - 14 December 2015

Recommendation

That the Lord Mayor and Councillors note the information contained in this memo.

Background

At the meeting of the Planning and Development Committee (Development Assessment Sub-Committee) on 8 December 2015, Councillors deferred consideration of the application to allow a site visit to occur.

The site visit was held on 11 December 2015 at 9.00am. The site visit was guided by Senior Area Planning Manager, Michael Soo, and the assessing officer, Senior Planner, Alistair Smith.

The attendees observed the site's relationship to the neighbouring properties to the north of 33-49 Devine Street.

The attendees sought clarification of:

- (a) The proposed building's height and relationship to 31A Devine Street (building to the west also fronting Bray Street), and the rear extent of the western portion of the proposed building with respect to the rear boundary of the site with 33 to 37 Devine Street.
- (b) The position of the proposed walkway and rear wall of the eastern portion of the building with respect to the northern boundary with 39 Devine Street over which 41-49 Devine Street have a Right of Way.

The attendees raised concerns over:

- (a) The bulk and scale of the western portion of the building and suggested the upper two rooms and corresponding stair could be deleted to reduce the overall height, bulk and scale of the development. This would result in the western portion of the building fully complying with the 9m LEP height limit.
- (b) The expansive blank side wall to proposed Room 6 and Room 13, with a suggestion that this be addressed by a variation of external materials and landscaping.

In response to the concerns of the attendees, the following draft amendments to the recommended conditions (in ***bold italics***) are provided for consideration should the Council be minded to adopt them to address the matters raised:

(2) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) Room 12 and Room 13 to have minimum sill heights to the north elevation windows of 1.4 metres above finished floor level.
- (b) Room 3, Room 4, Room 5, Room 9, Room 10 and Room 11 to have minimum sill heights to the north elevation windows of 1.8 metres above finished floor level.
- (c) The north elevation of Room 4 to have one window to the ensuite and one window to the main room.
- (d) The north elevation of Room 5 to have one window to the ensuite and one window to the kitchenette/main room.
- (e) ***Room 14 and Room 15 and the corresponding stairway access are not approved. The western portion of the building is to be modified to present a simple pitched roof form to the south elevation (Bray Street) and the north (Devine Street neighbours), and lowered to comply with the Sydney Local Environmental Plan 2012 height limit of 9m.***
- (f) ***The external side wall to the eastern elevation of proposed Room 6 and Room 13 is to be modified to provide variation in external materials and/or a landscaped treatment so as to reduce the visual bulk of the subject wall.***

The modifications are to be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate.

Prepared by: Alistair Smith, Senior Planner

TRIM Document Number: 2015/657245

Attachments Nil

Approved



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