



**Heritage listing of 163 Brougham Street, Woolloomooloo**

Proposal Title : **Heritage listing of 163 Brougham Street, Woolloomooloo**

Proposal Summary : **To amend Sydney Local Environmental Plan 2012 (Sydney LEP 2012). The amendment will identify the Calidad Building at 163 Brougham Street, Woolloomooloo as a heritage item of local significance.**

PP Number : **PP\_2014\_SYDNE\_004\_00**      Dop File No : **14/09060**

**Proposal Details**

Date Planning Proposal Received : **29-May-2014**      LGA covered : **Sydney**

Region : **Sydney Region East**      RPA : **Council of the City of Sydney**

State Electorate : **SYDNEY**      Section of the Act : **55 - Planning Proposal**

LEP Type : **Housekeeping**

**Location Details**

Street : **163 Brougham Street**

Suburb : **Woolloomooloo**      City : **Sydney**      Postcode : **2011**

Land Parcel : **Lot 101 DP 615293, Lots 1-10 SP16624**

**DoP Planning Officer Contact Details**

Contact Name : **Wayne Williamson**

Contact Number : **0285754121**

Contact Email : **Wayne.Williamson@planning.nsw.gov.au**

**RPA Contact Details**

Contact Name : **Claudine Loffi**

Contact Number : **0292467683**

Contact Email : **cloffi@cityofsydney.nsw.gov.au**

**DoP Project Manager Contact Details**

Contact Name :

Contact Number :

Contact Email :

**Land Release Data**

Growth Centre :      Release Area Name :

Regional / Sub      Consistent with Strategy :

Regional Strategy :

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MDP Number :

Date of Release :

Area of Release  
(Ha) :

Type of Release (eg  
Residential /  
Employment land) :

No. of Lots : 0

No. of Dwellings : 0  
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes  
Lobbyists Code of  
Conduct has been  
complied with :

If No, comment : The Department of Planning and Environment's Code of Conduct has been complied with. Metropolitan Delivery (CBD) has not met with or communicated with any lobbyist in relation to this planning proposal.

Have there been  
meetings or  
communications with  
registered lobbyists? :

No

If Yes, comment :

### Supporting notes

Internal Supporting  
Notes :

The Calidad building is located at 163 Brougham Street on the western side of Brougham Street and extends to McElhone Street, Woolloomooloo. The subject site is part of a larger site known as 153-165 Brougham Street. The larger site covers an approximate site area of 1960sqm and contains four buildings:

- A pair of Victorian terraces (heritage item)
- Telford Lodge, a Colonial villa (heritage item)
- A pair of semi-detached federation houses
- Calidad Building (163 Brougham Street)

The Calidad building is located within the Woolloomooloo Conservation Area and is the product of a late 19th century to early 20th century residential building designed by architect Ian McKay. The subject site has been identified as an item of local significance by Tanner Kibble Denton (TKD) Architects Pty Ltd. The Calidad building is a long two storey timber building with a steeply pitched gabled roof with characteristics of the Sydney School architectural style.

In December 2012, a staged development application (D/2012/1936) was submitted for:  
- the demolition of the non-heritage listed buildings at No. 161-165 Brougham Street and 163 Brougham Street;  
- alterations and additions to the existing heritage items;  
- and building envelopes for further residential development.

In April 2013, the City of Sydney engaged TKD Architects to undertake a heritage study of the pair of federation semis at 161-165 Brougham Street and Calidad building at 163 Brougham Street. The assessment concluded that the Calidad Building had sufficient heritage significance to warrant listing.

In May 2013, Council refused the development application as the proposal did not comply with the planning controls, nor did it adequately justify the proposed demolition of some buildings in terms of impact on the conservation area and the heritage items.

Progressing the listing of the Calidad building as an Item of local significance under the Sydney LEP 2012, will ensure that the heritage is protected as part of future plans or redevelopments.

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External Supporting  
Notes :

The planning proposal to identify the Calidad Building at 163 Brougham Street, Woolloomooloo, as a heritage item of local significance will preserve the architectural character of the site. The building is located in the City of Sydney's Woolloomooloo Conservation Area and contributes to the streetscape and character of the late 19th and early 20th century residential buildings in the area.

### Adequacy Assessment

#### Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : The purpose of the planning proposal is to protect the heritage significance of the Calidad building at 163 Brougham Street, Woolloomooloo.

#### Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : The planning proposal seeks to amend the Sydney LEP 2012 Heritage Schedule to include Calidad building at 163 Brougham Street, Woolloomooloo as a heritage item of local significance.

#### Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

**2.3 Heritage Conservation**

**3.3 Home Occupations**

**3.4 Integrating Land Use and Transport**

**4.1 Acid Sulfate Soils**

**4.3 Flood Prone Land**

**6.1 Approval and Referral Requirements**

**6.2 Reserving Land for Public Purposes**

**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Is the Director General's agreement required? **N/A**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 1—Development Standards**

**SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development**

**SEPP No 6—Number of Storeys in a Building**

**SEPP No 22—Shops and Commercial Premises**

**SEPP No 33—Hazardous and Offensive Development**

**SEPP No 55—Remediation of Land**

**SEPP No 60—Exempt and Complying Development**

**SEPP No 64—Advertising and Signage**

**SEPP No 65—Design Quality of Residential Flat Development**

**SEPP No 70—Affordable Housing (Revised Schemes)**

**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Housing for Seniors or People with a Disability) 2004**

**SEPP (Infrastructure) 2007**

**SEPP (Major Projects) 2005**

**SEPP (Temporary Structures and Places of Public Entertainment) 2007**

**Drinking Water Catchments Regional Environmental Plan No. 1**

e) List any other matters that need to be considered :

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Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **The proposal is not considered to be inconsistent with any SEPP or Section 117 Direction.**

### Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

### Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **The planning proposal is to be exhibited in accordance with the gateway determination once issued by the Minister for Planning. Council suggests that the public exhibition of 14 days in accordance with the guide to preparing Local Environmental Plans.**

**Notification of the public exhibition will be via:**  
- the City of Sydney website and;  
- in newspapers that circulate widely in the area; and  
- letters to the landowner and occupiers.

### Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

### Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

## Proposal Assessment

### Principal LEP:

Due Date :

Comments in  
relation to Principal  
LEP :

### Assessment Criteria

Need for planning  
proposal :

**The planning proposal will effectively reflect the objectives of the Woolloomooloo Conservation Area. The architectural design of 163 Brougham Street distinguishes the building from the surrounding predominantly Victorian conservation area. In addition, a Heritage Assessment Report prepared by TKD Architects Pty Ltd found that the building has sufficient heritage to warrant retention and listing as an item of local significance.**

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Consistency with strategic planning framework :

The planning proposal is consistent with the Metropolitan Plan for Sydney 2036, the draft Metropolitan Strategy 2031 and the draft Sydney City Subregional Strategy.

**Consistency with Metropolitan Plan for Sydney 2036**

- The proposal provides for the protection and adaptive reuse of a building with heritage significance.

**Consistency with draft Metropolitan Plan for Sydney 2031**

- The heritage item will contribute to the promotion of Sydney as a city of culture and character.

- Recognise the City of Sydney as a socially inclusive place that promotes social, cultural and recreational opportunities.

**Consistency with Sydney City Draft Subregional Strategy**

- Recognising the building as a significant item of local heritage will conserve Sydney's cultural heritage.

- Conserving heritage items enhance a cultural and creative city.

Environmental social economic impacts :

It is unlikely that the proposed amendments to SLEP 2012 will result in development that has an impact on the environment. The identification of the Calidad building offers social benefits by facilitating the conservation of an item that has significance for the local community.

### Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority Consultation - s56(2)(d) : **Office of Environment and Heritage**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

### Documents

## Heritage listing of 163 Brougham Street, Woolloomooloo

| Document File Name                                                         | DocumentType Name        | Is Public |
|----------------------------------------------------------------------------|--------------------------|-----------|
| Sydney LEP 2012 - Heritage Listing - 163 Brougham Street Woolloomooloo.pdf | Proposal                 | No        |
| Council Letter - Proposal for 163 Brougham Street Woolloomooloo.pdf        | Proposal Covering Letter | No        |

### Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 2.3 Heritage Conservation
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

It is recommended that the planning proposal be supported with the following conditions:

1. Council be given plan making delegation;
2. The planning proposal be considered as routine and exhibited for a period of 14 days;
3. Consultation is required with the Office of Environment and Heritage;
4. A public hearing is not required; and
5. The planning proposal to be finalised within 6 months from a week following the date of the gateway determination.

Supporting Reasons :

The proposal for the Calidad building at 163 Brougham Street, Woolloomooloo being listed as a heritage item of local significance will preserve the architecture of the time, enhancing the character of the Sydney school architectural building style. As a heritage item, the building will contribute to the character of the streetscape and local area.

Signature:



Printed Name:

Tim Archer Date: 12 / 6 / 14