



SUPPLEMENTARY BUSINESS PAPER

**Late Item Memo (Item 2)
LOCAL PLANNING PANEL MEETING**

**Wednesday 28 September 2022
at 4:00pm**



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ITEM 2 **LPP54/22 - DA/1287/2021 - Alterations and Additions to a Dwelling House - 4 Bridge Street, Brooklyn**

*Additional information with **NO CHANGE** to Recommendation*

1. SUBMISSION OF AMENDED PLANS

Council has identified that the plans contained a discrepancy between the spot level height for the peak of the staircase turret, as shown below in Figure 1.

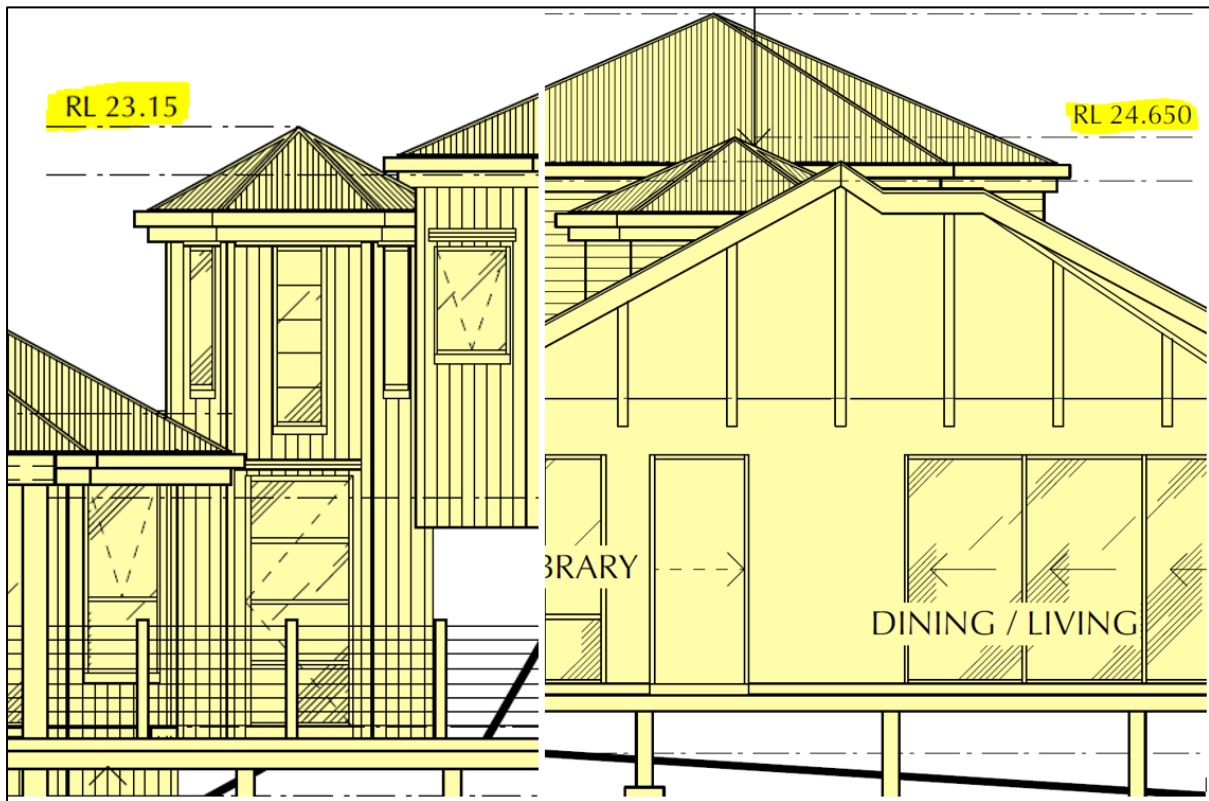


Figure 1: Spot height for top of turret is inconsistent between plans.

- Council has clarified the matter with the applicant who has advised that RL 23.15 is the correct spot height and submitted revised architectural plans

2. ASSESSMENT OF AMENDED PLANS

Council has undertaken an assessment of the submitted information and notes the following:

- Resolution of this matter identifies a new highest point of the proposed works. The proposed development now exhibits a maximum building height of 5.6 metres, up from 5.3 metres

previously reported in the planning assessment report. The new building height is compliant with the 8.5 metre height of building restriction.

- To remove the inconsistency between plans the applicant has supplied amended plans which remove the incorrect spot height references. Council recommends that the wording condition 1 be amended to identify the revised plan (change highlighted in red).

Condition 1 amended wording:

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Approved Plans

Plan No.	Plan Title	Drawn by	Dated	Council Reference
Notes – 2	Finishes Detail	TZ Design	Undated	
259-01 Revision P	Ground Floor Plan - Existing	TZ Design	08.03.17	
259-02 Revision P	Ground Floor Plan - Proposed	TZ Design	08.03.17	
259-03 Revision P	Roof Plan - Proposed	TZ Design	08.03.17	
259-04 Revision P	Site Plan	TZ Design	08.03.17	
259-05 Revision Q	Elevations	TZ Design	08.03.17	
259-06 Revision Q	Elevations	TZ Design	08.03.17	
259-07 Revision Q	Sections	TZ Design	08.03.17	
259-08 Revision Q	Sections	TZ Design	08.03.17	
259-09 Revision P	Site Plan - Detail	TZ Design	08.03.17	
259-10 Revision P	Landscape Plan	TZ Design	08.03.17	
SW03	Stormwater Plan and Details	Prime Engineering Consultants	11.11.2021	

Supporting Documentation

Document Title	Prepared by	Dated	Council Reference
BASIX Certificate No. A292167	TZ Design	7/9/2021	D08307493
Arboricultural Impact Assessment	Chad Shakeshaft	15/10/2020	D08307492
Geotechnical Assessment	AssetGeoEnviro	12/10/2021	D08307477
Geotechnical Assessment - Addendum	AssetGeoEnviro	23/08/2021	D08491645
Bush Fire Assessment Report	Australian Bush Fire Consulting Services	14/10/2021	D08307494
Waste Management Plan	Building Approval Solutions	-	D08307491

3. CONCLUSION

The architectural plans have been amended in response to a typographical error with respect to spot levels for the highest point the proposed development.

Accordingly, there is no change to the recommendation as a result of the additional submitted information.

RECOMMENDATION

THAT Development Application No. DA/1287/2021 for alterations and additions to a dwelling house at Lot C DP 346888, No. 4 Bridge Street, Brooklyn be approved, subject to the conditions of consent detailed in Schedule 1 of LPP Report No. LPP54/22.

CASSANDRA WILLIAMS
Major Development Manager - Development
Assessments
Planning and Compliance Division

ROD PICKLES
Manager - Development Assessments
Planning and Compliance Division

Attachments:

1.  Amended Architectural Plans

File Reference: DA/1287/2021
Document Number: D08501093

PROPOSED DEVELOPMENT - I. & S. CAMERON
4 BRIDGE ST BROOKLYN NSW 2083

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Alterations & Additions



ATTACHMENT 1 - ITEM 2

