

Local Planning Panel

15 November 2020

51 Buckingham Street, Surry Hills

D/2019/1163

Applicant: LGS Enterprises Pty Ltd

Owner: LGS Enterprises Pty Ltd

Architect: Jeff Madden and Associates

proposal

alterations and additions to State Heritage listed building known as 'Cleveland House'

zone: B4 Mixed Use zone. The development is permissible with consent.

recommendation

approve subject to conditions

notification information



- exhibition period 22 November 2019 to 20 December 2019
- 754 owners and occupiers notified
- 9 submissions received

submissions

- heritage impacts
- size of addition
- impacts to use of neighbouring balcony
- view impacts
- shadow diagrams
- visual privacy
- economic impacts to area
- right of carriageway
- materials of fire stairs
- completion of previous approvals on site
- current state of building
- estimated cost of works
- construction timeline

submissions

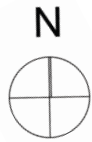


-  subject site
-  submitters

background

- additional information requested 25 October 2019
- information submitted 20 November 2019
- heritage NSW requested information 16 December 2019 and 29 January 2020
- amended plans submitted 7 July 2020
- heritage NSW provided General Terms of Approval 14 September 2020

site





site viewed from Bedford Street



corner of Buckingham Street and Bedford street - looking west



side/rear of site - Buckingham Street



proposed location of new toilet/ fire stair
adjacent to southern boundary



existing external toilet block on first floor proposed to be demolished

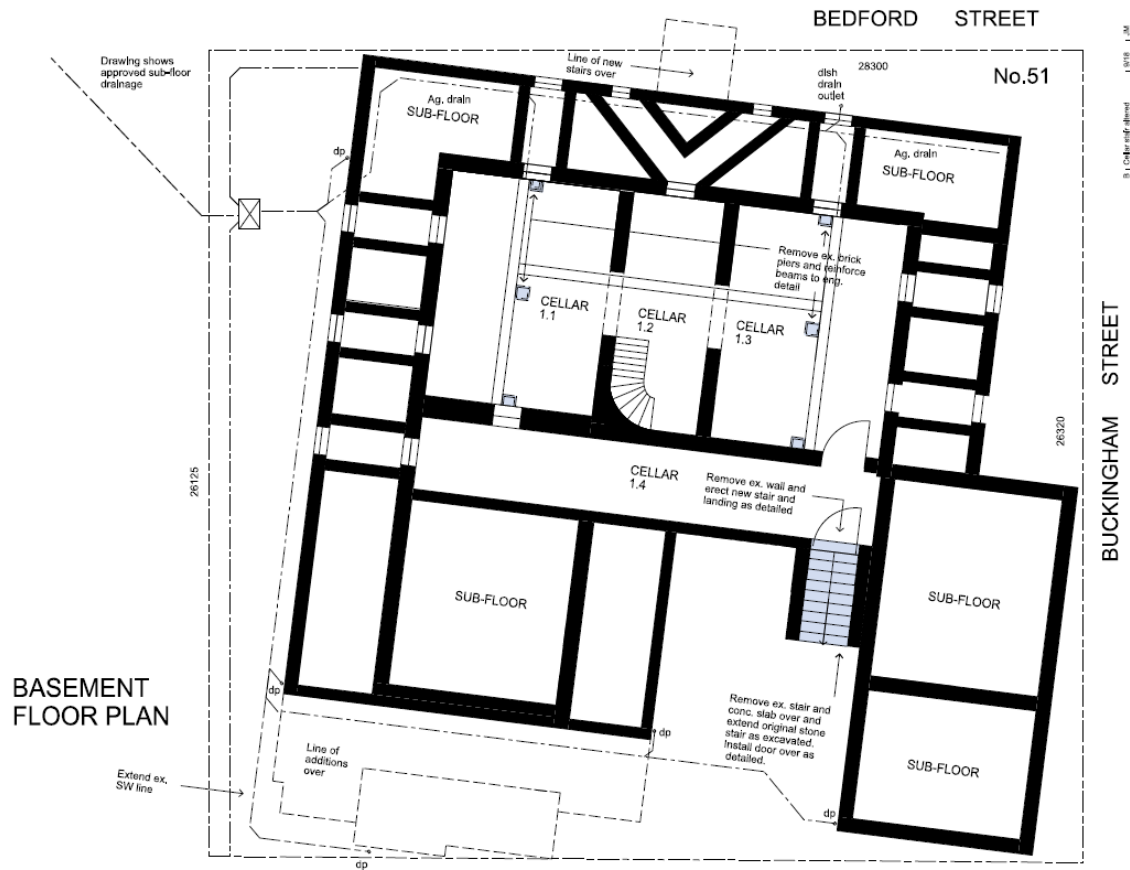
location of new toilet/ fire stair
adjacent to southern
boundary



neighbouring residential flat building, viewed from subject site looking south

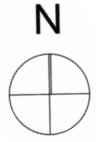
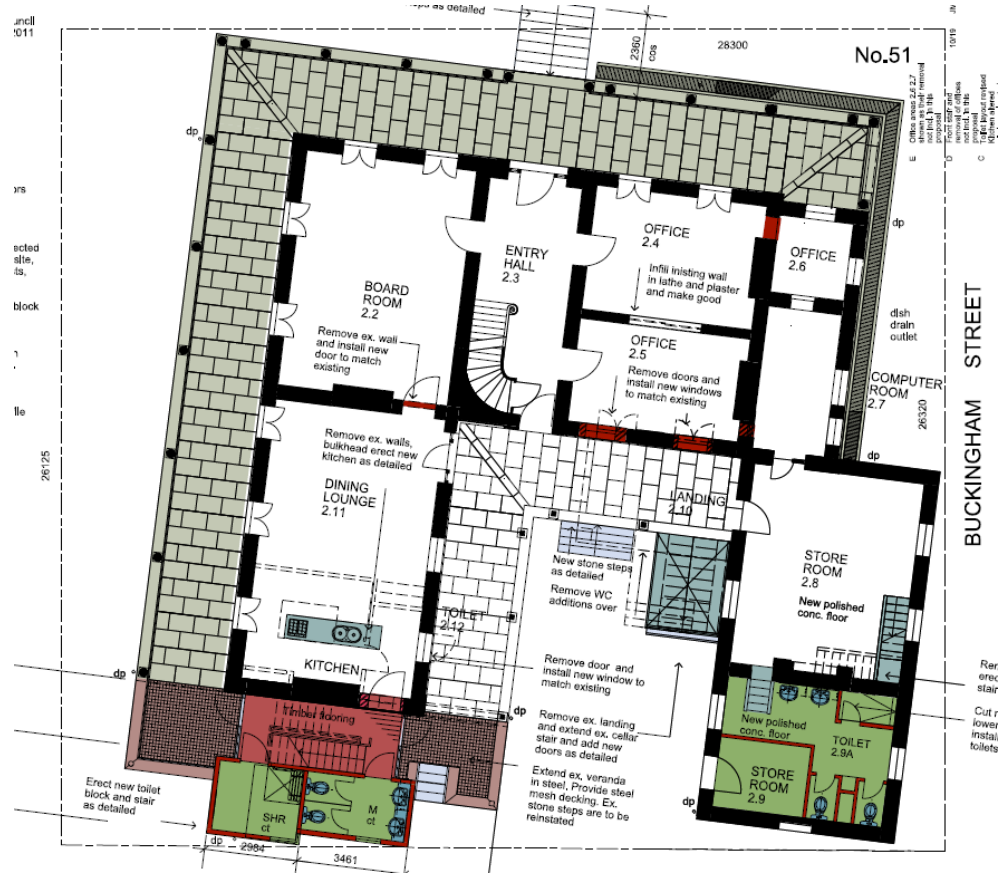
proposal

- works to basement level
- internal modifications
- demolish existing WC block on first floor
- construct new WC block and fire stair to western wing
- extend verandah to south



BASEMENT FLOOR PLAN

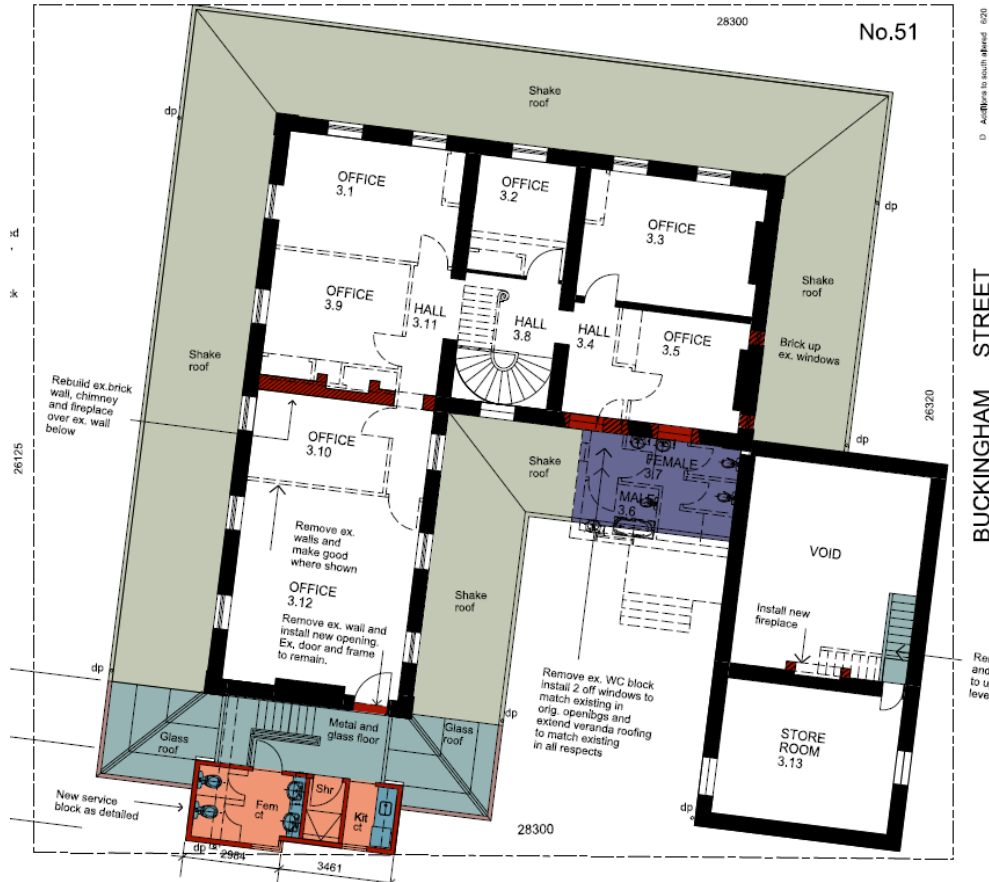
basement floor plan



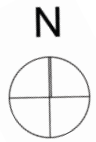
ground floor plan

BEDFORD STREET

No.51



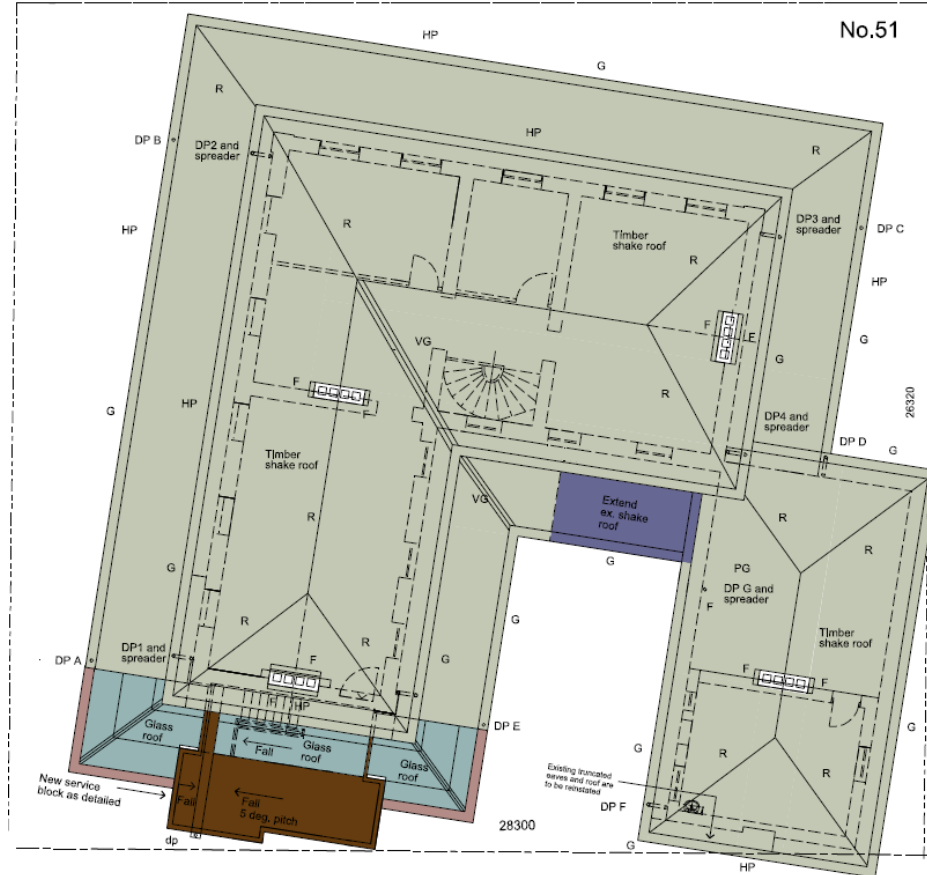
BUCKINGHAM STREET



first floor plan

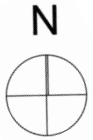
BEDFORD STREET

No.51

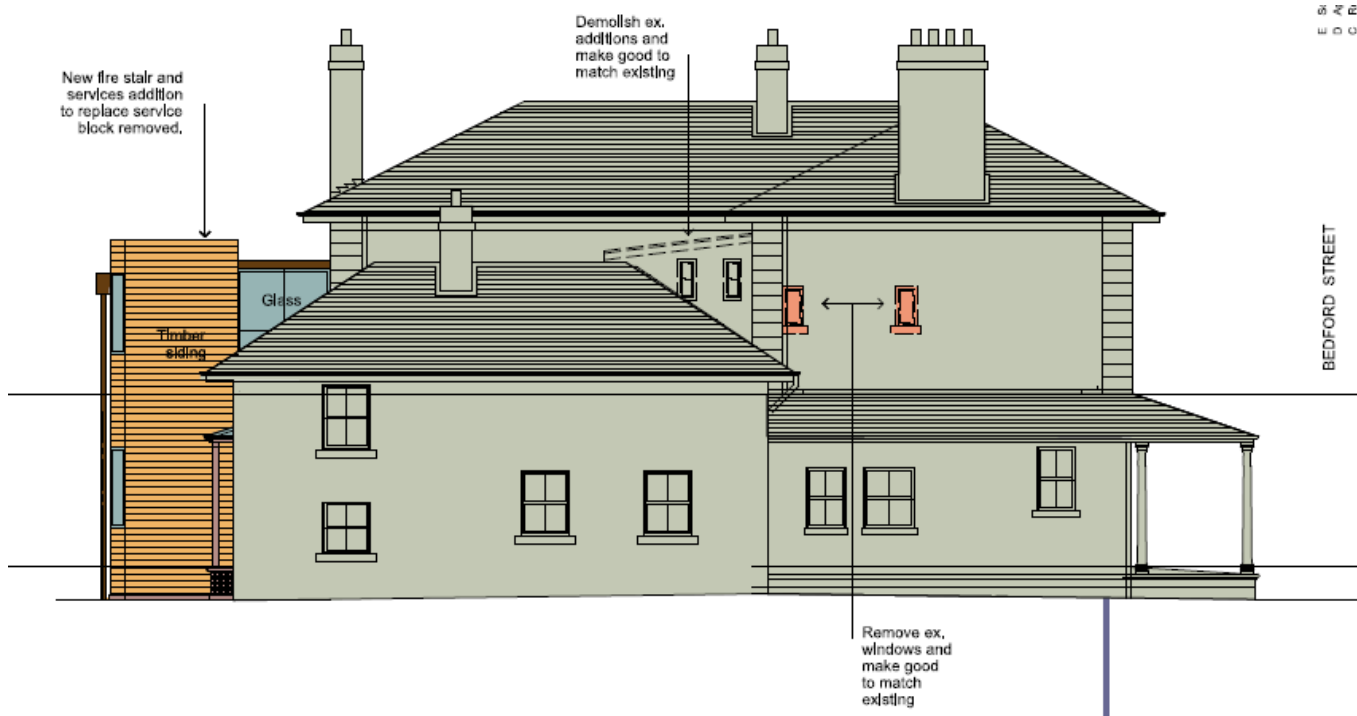


C. Additions to South Island 6000 JM
R. J. Architecture Services Pty. Ltd.

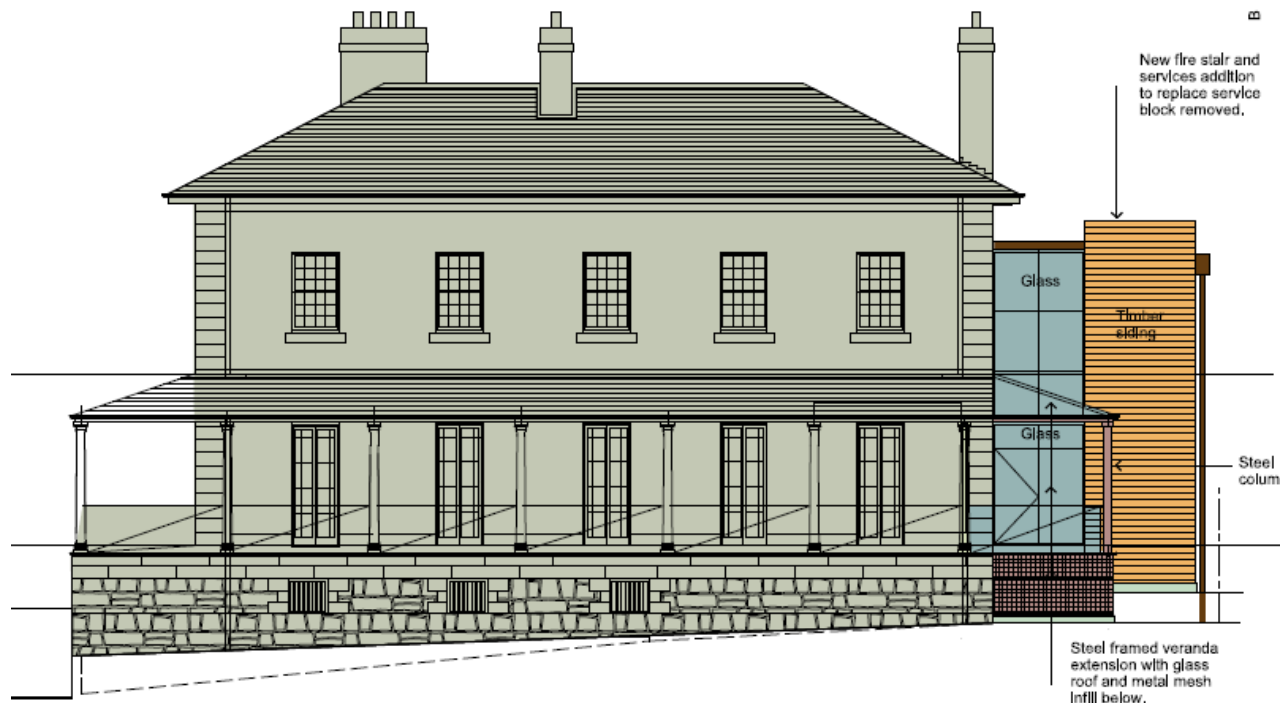
BUCKINGHAM STREET



roof plan



eastern elevation



B
 New fire stair and services addition to replace service block removed.

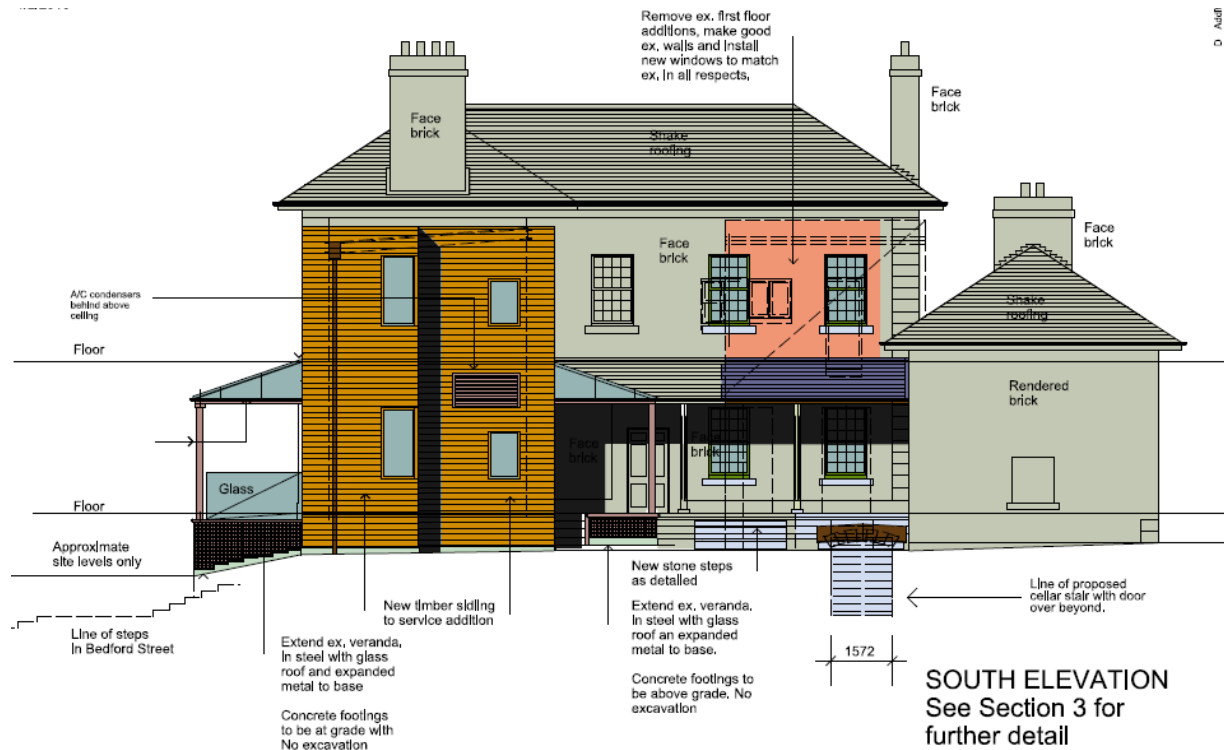
Glass
 Glass
 Steel column

Timber siding

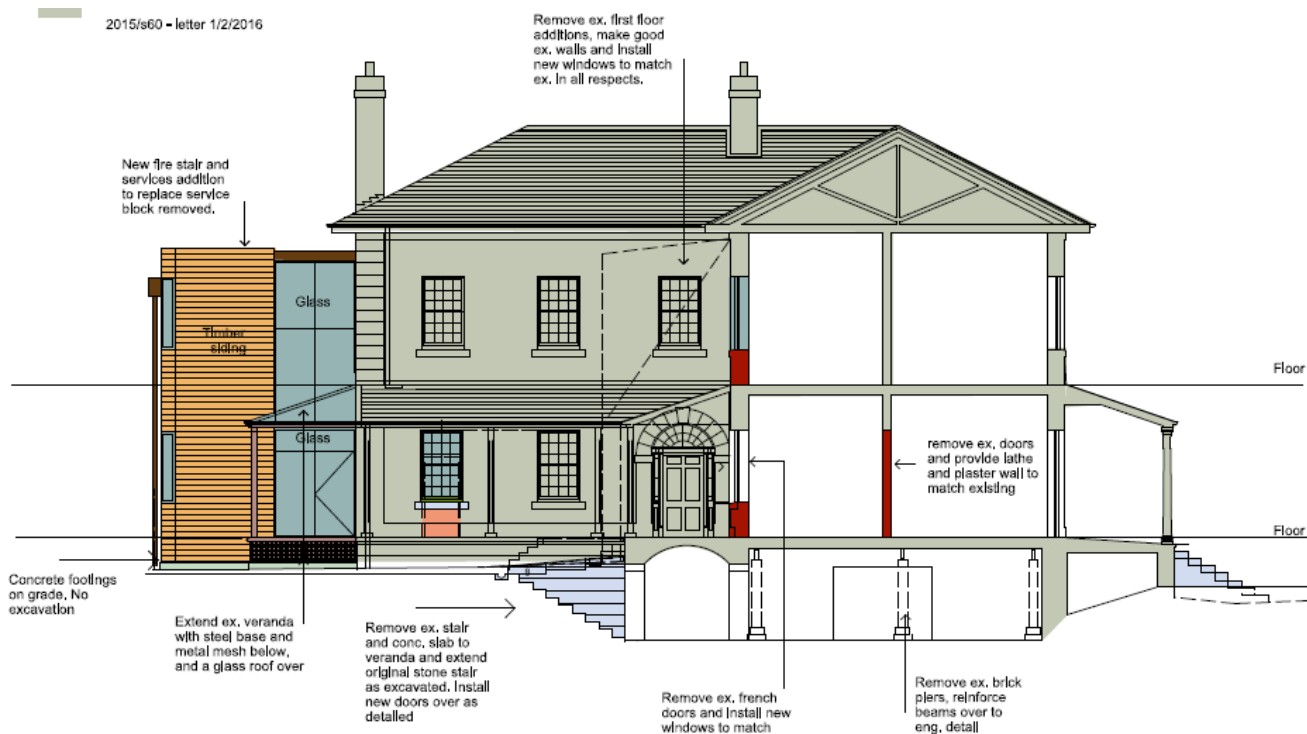
Steel framed veranda extension with glass roof and metal mesh infill below.

Footings are of concrete and are set on grade. No excavation

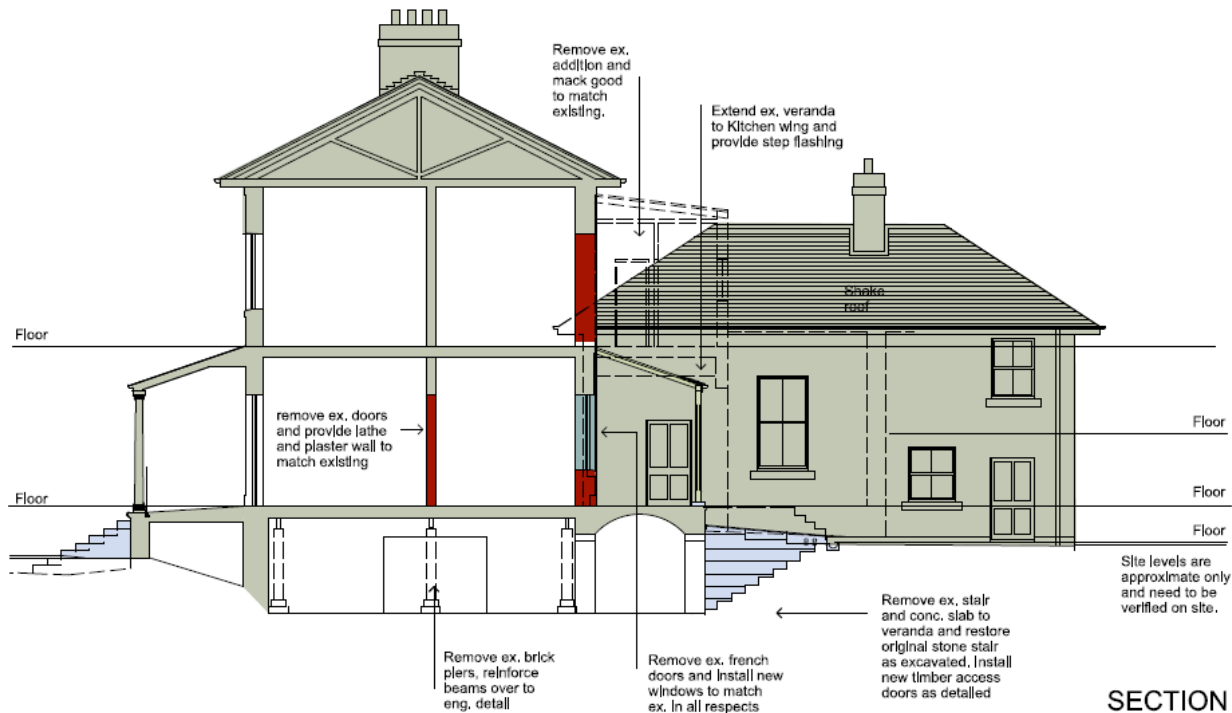
western elevation

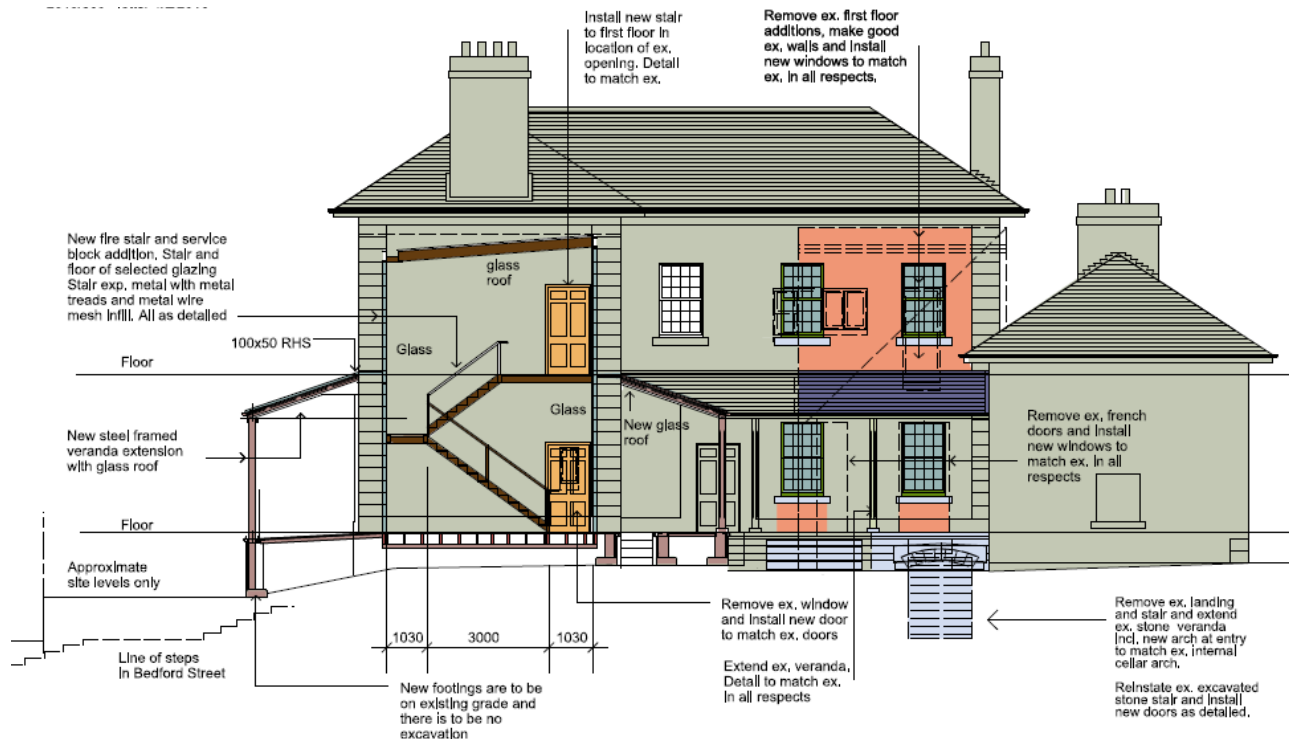


southern elevation



section





section

compliance with key controls

	control	proposed	compliance
height	6m	7.9m	no (31.6% variation) addition is below the height of the existing building
floor space ratio	1:1	0.59:1	yes
height in storeys	2 storeys	2 storeys	yes

issues

- height
- heritage
- solar access
- view impacts

height

- 6m height control applies – existing building exceeds control
- rear addition has height of 7.9m (below maximum height of existing building)
- clause 4.6 variation request is supported

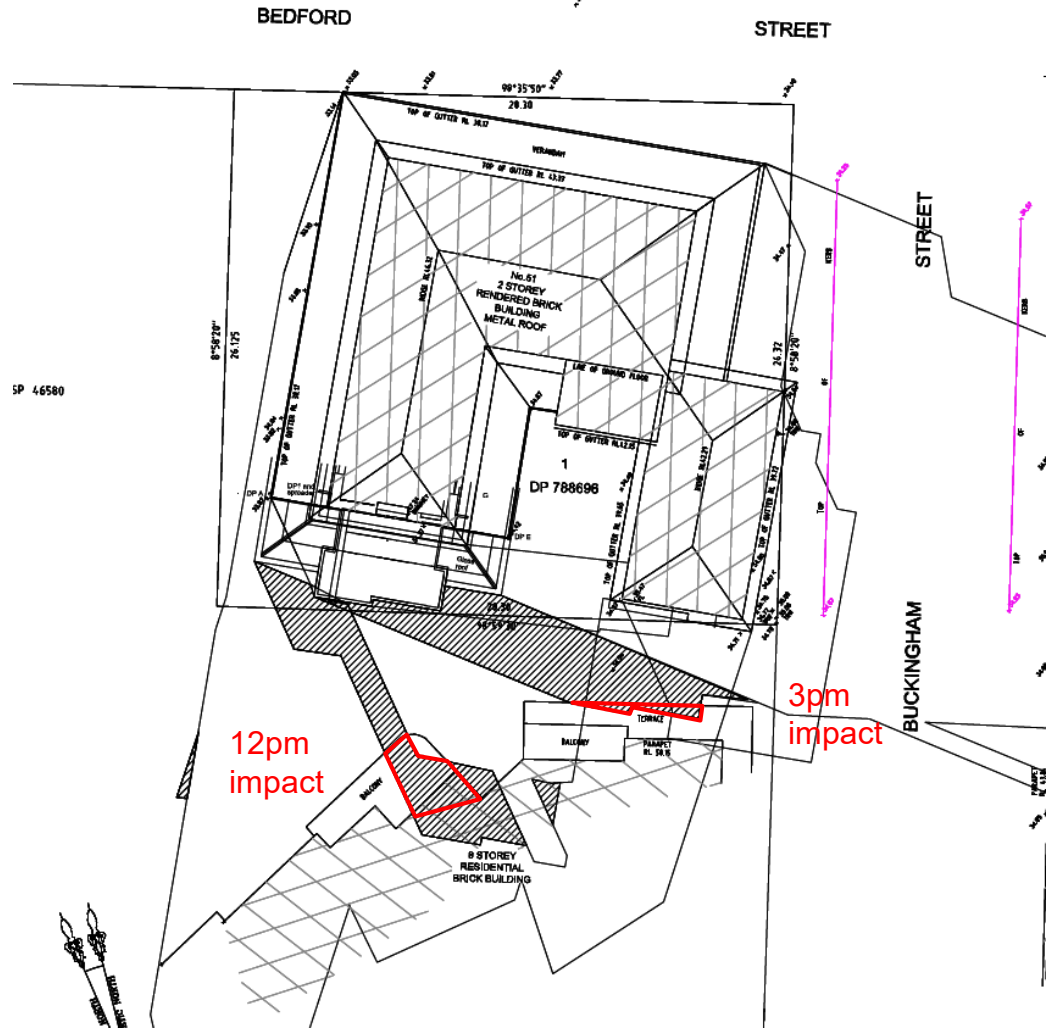
heritage

- site listed as state heritage item – ‘Cleveland House including interior and surrounding grounds’ (SHR 00065) and local heritage item under SLEP 2012 (I1462)
- council’s heritage specialist supports proposal, subject to conditions
- rear addition to western wing is supported as means to provide necessary amenities whilst avoiding internal alterations to building
- Heritage NSW has granted general terms of approval

solar access

- 156-164 Chalmers Street – lower level balconies affected between 12pm – 3pm
- adequate solar access maintained for remainder of day and meets minimum requirements in DCP
- shadow impacts are limited

solar access



view impacts

- submissions raised concern over view impacts from balconies of 156-164 Chalmers Street
- view in question is keyhole view between Princes Gardens Residence A building and south-west section of Cleveland house
- view is of lawn and gardens at Princes Gardens, Chalmers Street, Prince Alfred Park and city buildings beyond
- as per *Tenacity Consulting v Warringah Council (2004)* the view is not considered to be iconic, is at an oblique angle across side boundaries and therefore view impacts considered reasonable

view impacts



location of new toilet/ fire stair
adjacent to southern
boundary

view from living room on second floor of Princes Gardens apartments

view impacts



location of new toilet/ fire stair
adjacent to southern
boundary

view from balcony on second floor of Princes Gardens apartments

recommendation

- approval subject to conditions