

Local Planning Panel

3 February 2021

23 Hughes Street, Potts Point

D/2020/950

Applicant: Australian Urban Projects Pty Ltd

Owner: The Trustee for the Bart Grandchildren Family Trust

Architect/Designer: CK Design Group

Consultants: Myriad Planning, Urbis

proposal

- substantial demolition of existing contributory building, including all internal walls and floors and majority of roof
- re-construction for use as a 20-bedroom boarding house
- accommodation for 33 lodgers and a separate manager's room
- internal amenities including laundry, communal kitchen, WC's and new lift
- landscaping works involving removal of 5 trees

recommendation

the application is recommended for refusal

notification information

- exhibition period 17 November 2020 to 9 December 2020
- 384 owners and occupiers notified
- 17 submissions received

submissions

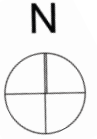
- view loss
- solar / daylight access
- ventilation
- heritage impact
- amenity impacts
- waste

submissions



- subject site
- submitters

site





site viewed from Hughes Street



Hughes Street looking west



Hughes Street looking east



Wayside Chapel and 25 Hughes Street adjacent



rear site from Hughes Place (shaded area to be demolished)



site

right of way passage from
Hughes Place

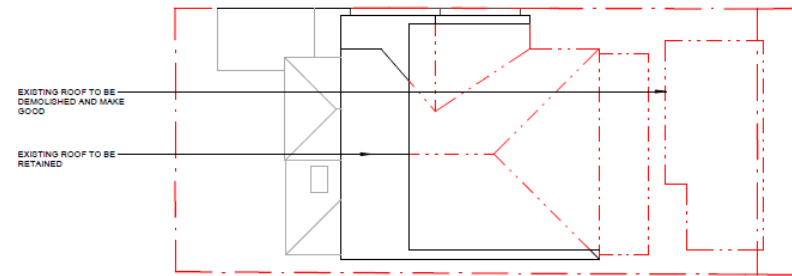
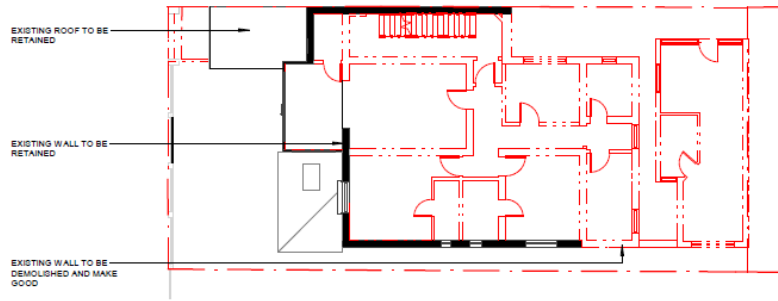
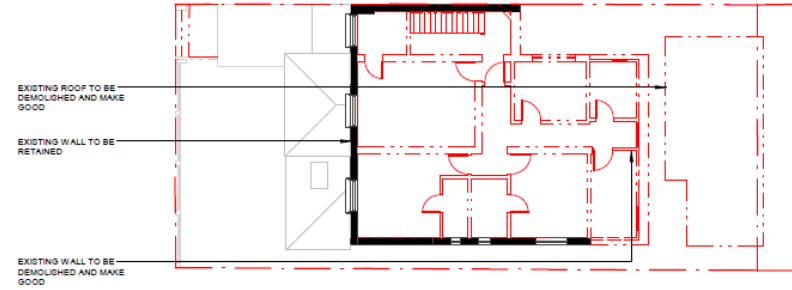
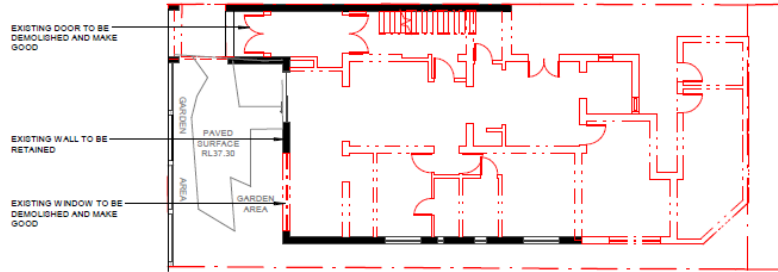


residential uses to the rear/opposite side of Hughes Place



Hughes Place west from site

demolition



— EXISTING TO BE RETAINED
- - - EXISTING TO BE DEMOLISHED

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- - - EXISTING TO BE DEMOLISHED

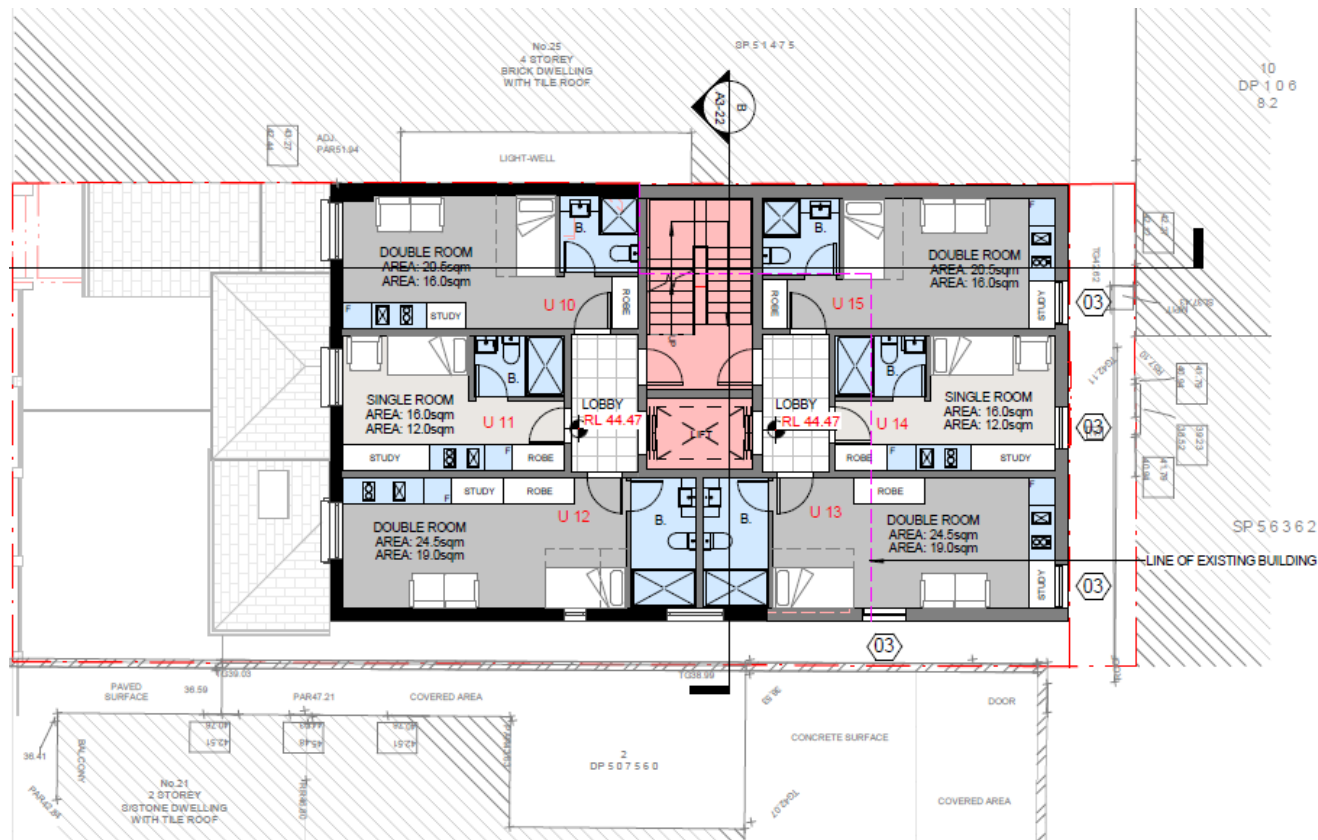
extent of proposed demolition

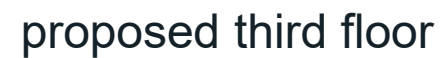
CITY OF SYDNEY

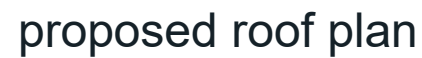


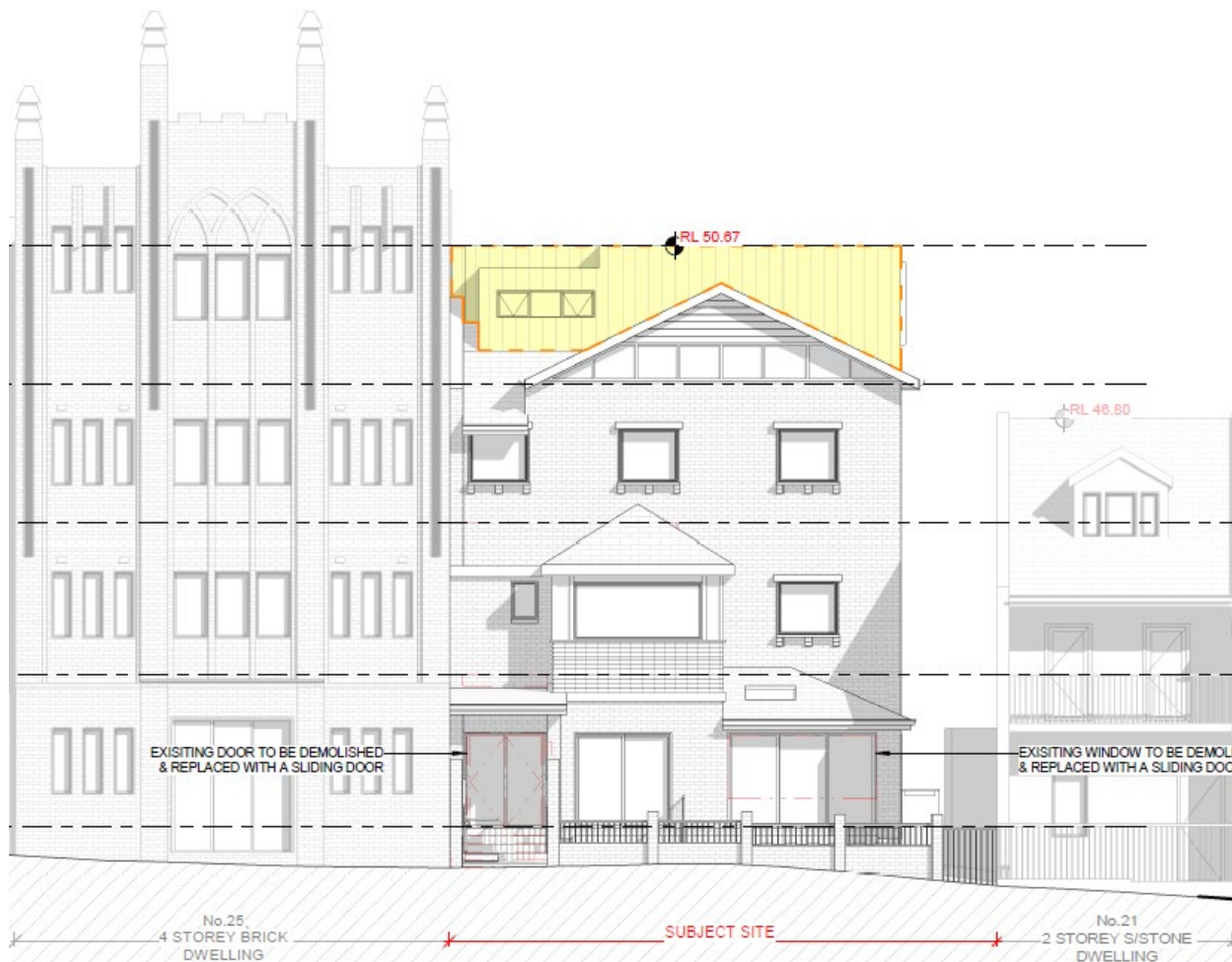
proposed ground floor



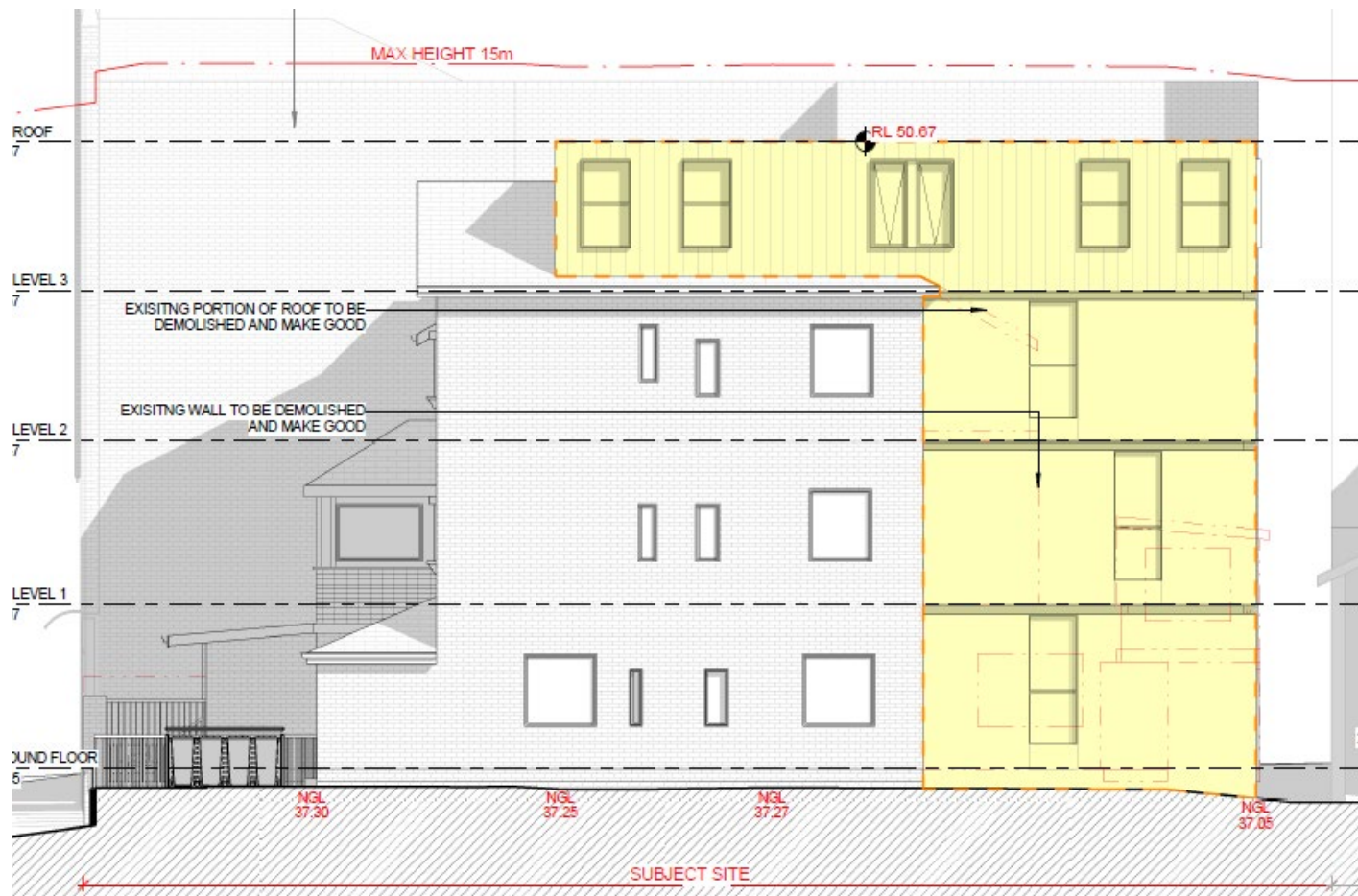




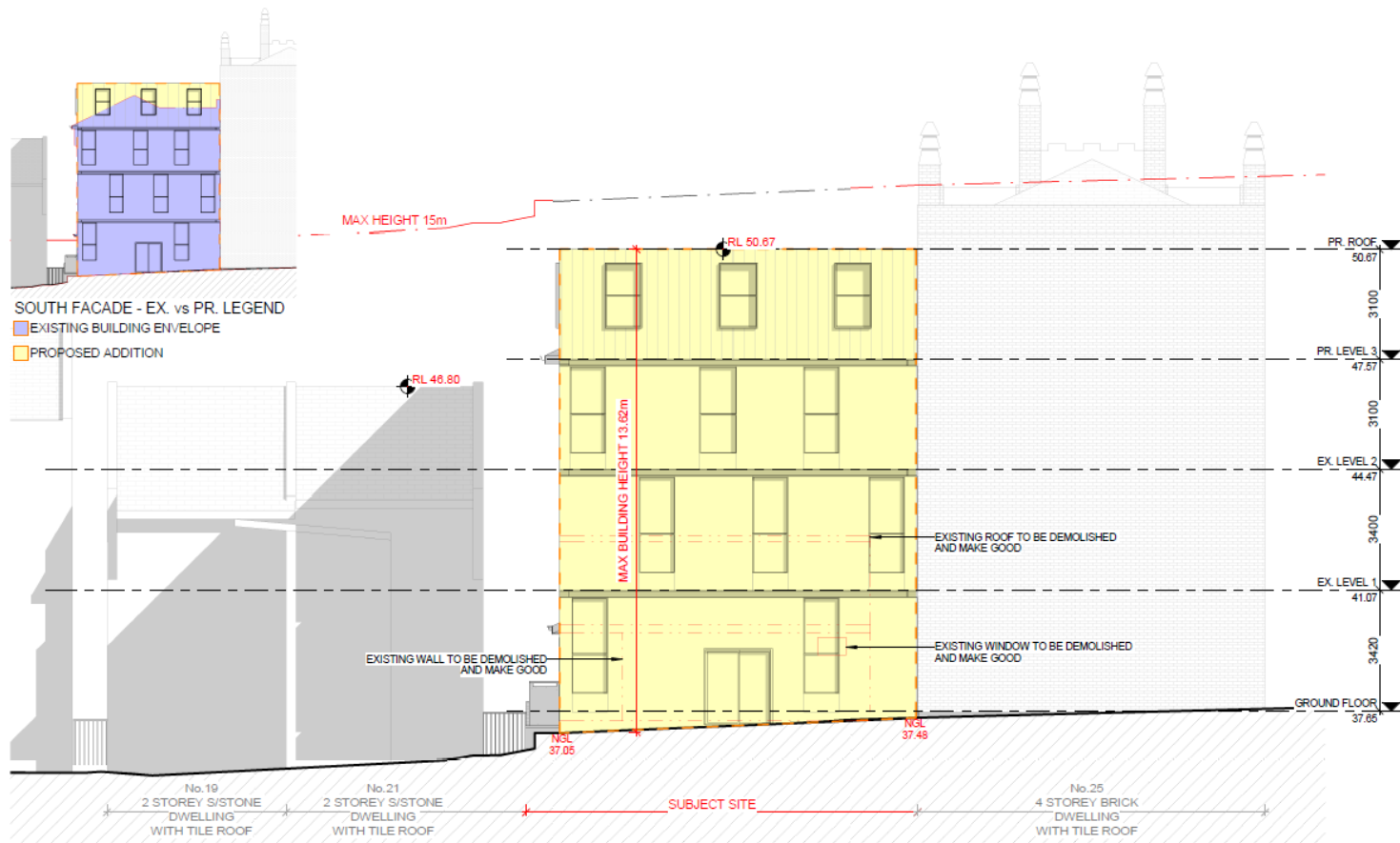




proposed north elevation



proposed west elevation



proposed south elevation



north south section



east west section

photomontage



Hughes Street



Hughes Place



STANDING SEAM CLADDING -
MONUMENT MATT (NON-
COMBUSTIBLE TO AS 1530.1)



OFF-FORM CONCRETE
WALL



WINDOW AND DOOR
FRAMES POWERCOATED
WHITE (NON-COMBUSTIBLE
TO AS 1530.1)



WINDOW AND DOOR
FRAMES POWERCOATED
CHARCOAL (NON-
COMBUSTIBLE TO AS 1530.1)



STEEL BEAMS & PALISADE
GATES POWDERCOATED
CHARCOAL (NON-
COMBUSTIBLE TO AS 1530.1)



EXISTING BRICKWORK
TO BE RETAINED

materials

compliance with key development standards

	control	proposed	compliance
height	15m	13.7m	yes
floor space ratio	2.5:1	1.95:1	yes
CI 4.6 – motorcycle parking	4 spaces	0 spaces	variation request not supported

compliance with DCP controls

	control	proposed	compliance
height in storeys	4-storey	4-storey	yes
floor to ceiling heights	2.7m	Unit 16 – 2.4m Unit 17 – 2.4m (both accessible rooms)	no

compliance with amenity controls

	control	proposed	compliance
solar	2-hours	no assessment of impact on lightwell to No.25 Hughes Street	no
ventilation	natural ventilation	fixed bedroom windows due to fire separation	no
outlook	all apartments	windows setback 1.57m from adjacent building	no
internal common areas	2m width	1.5m width	no

compliance with boarding house controls

	control	proposed	compliance
bedroom sizes	single - 12sqm double - 16sqm	12 of 20 bedrooms undersized	no
communal living area	41.25sqm	33sqm	no
communal open space	not to be in front setback	communal space in front setback	no
laundry	3x washing machine; and 3x dryer	1x washer; and 1x dryer	no

issues

- no BASIX Certificate
- heritage impact
- poor amenity amenity
- view loss
- solar / daylight impact

BASIX

- development considered 'BASIX affected development', in accordance with EP&A Regs 2000 definition
- applicant advised a BASIX certificate is required during pre-DA advice
- no BASIX certificate submitted

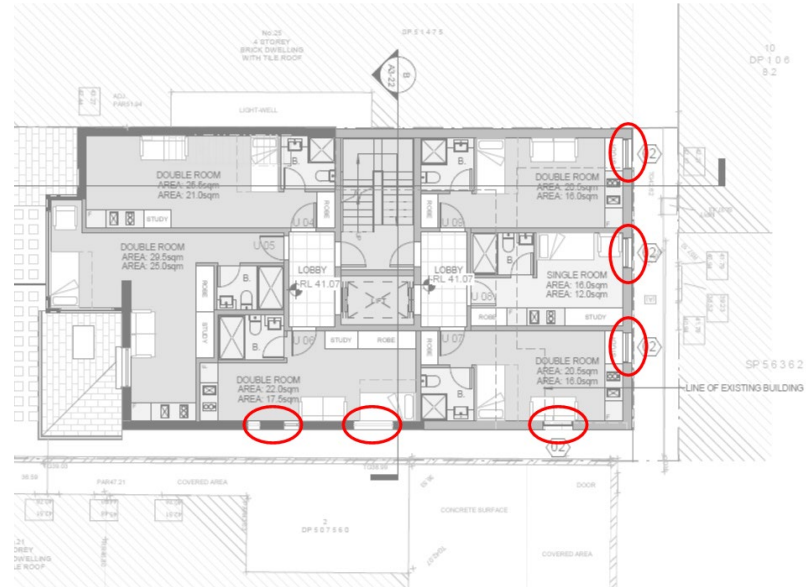
heritage

- substantial demolition of a contributory building not supported
- unsympathetic additions
- adverse impact upon heritage conservation area

amenity

bedrooms

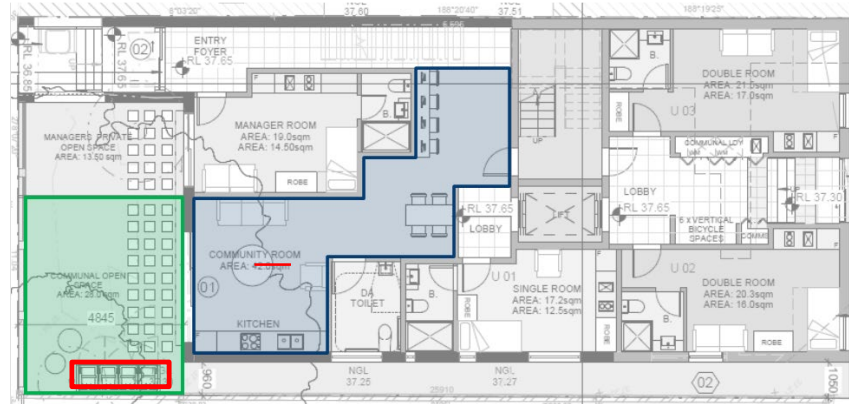
- fixed windows along side and rear boundaries provide no ventilation
- no outlook from windows on rear boundary - 1.57m from adjacent building
- 12 of 20 bedrooms undersized



amenity

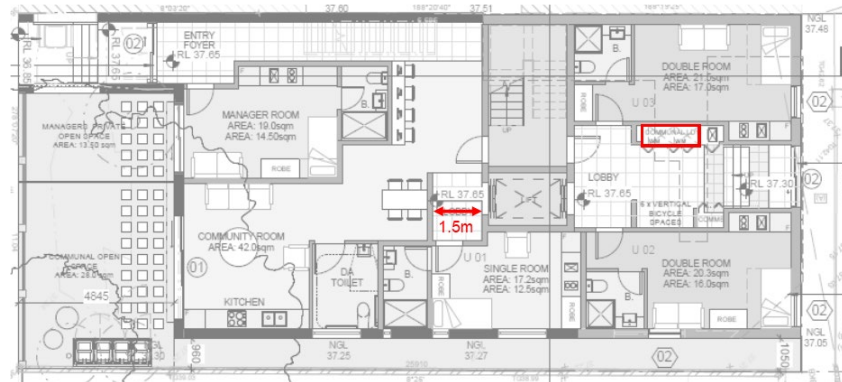
communal spaces

- indoor living space undersized for the number of proposed lodgers
- communal open space within front setback not supported
- waste storage within communal open space area not supported



- only 1x washer and 1x dryer shown on plan
- no information of number or size of facilities provided

- multiple lobbies, common areas and corridors non-compliant with 2m width requirement



view loss

- potential view loss from the communal rooftop of No.25 Hughes Street towards city skyline
- no assessment of view loss has been provided
- rooftop only POS area for apartments within No.25 Hughes Street



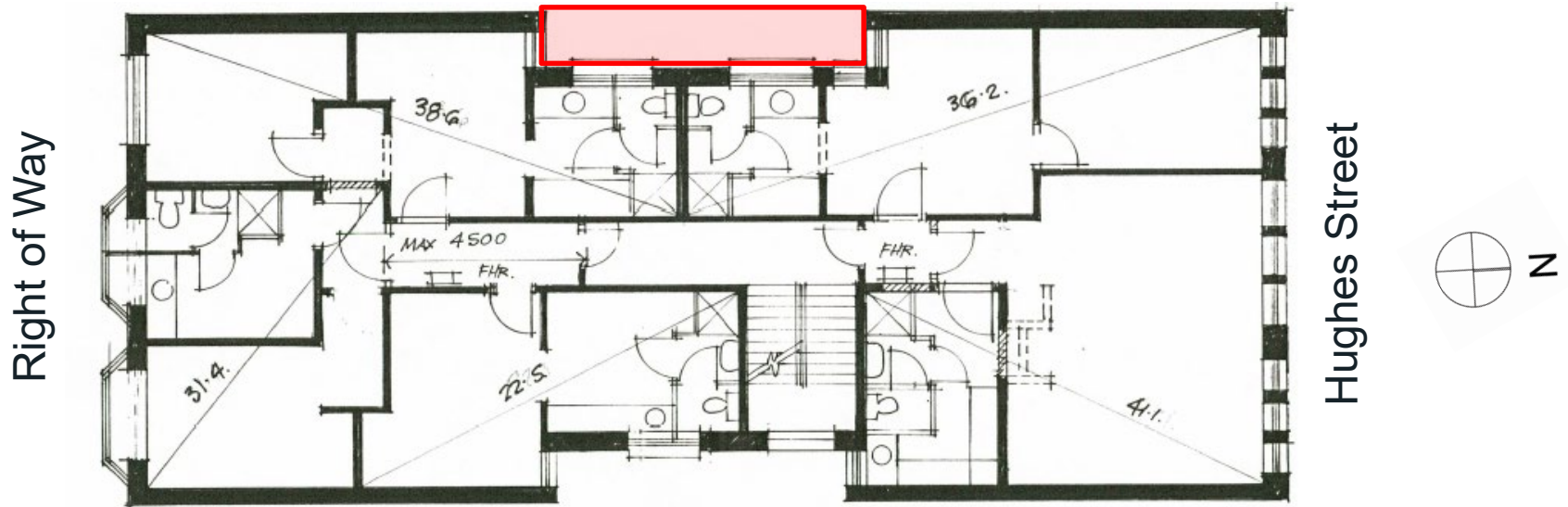
solar / daylight impact

- proposal will impact solar / daylight access to the existing lightwell benefitting No.25 Hughes Street



solar / daylight impact

- lightwell is the only source of daylight / solar to living rooms within 7 units of No.25 Hughes Street
- no assessment of solar / daylight impact to lightwell has been provided



recommendation

- refusal