

# Local Planning Panel

14 December 2022

# Application details

Address: 169-173 Victoria Street and 92-98 Brougham Street, Potts Point

Application Number: D/2022/927

Applicant: PG Capital Pty Ltd

Owner: Harrphil Pty Limited and the Owners - Strata Plan No 17354

Architect: Woods Bagot

Planning Consultant: Ethos Urban

Heritage Consultant: Urbis

# Proposal

- adaptive reuse of the Piccadilly Hotel and terrace buildings fronting Victoria Street and Brougham Street
- including demolition, alterations and additions, tree removal and landscaping
- to provide hotel accommodation and food and drink premises uses

# Recommendation

deferred commencement - subject to conditions

# Notification



- exhibition period 23 August 2021 to 21 September 2021
- 1,381 owners and occupiers notified
- 18 submissions received
- 1 support, 1 owner's comment and 16 objections

# Submissions

- visual and acoustic privacy
- structural impacts
- safety and security
- noise and dust
- traffic and parking
- public domain improvements
- street tree protection and tree retention
- site access
- acoustic report accuracy
- overdevelopment
- unclear plant provision
- dilapidation reports
- tower crane encroachment
- accessible amenities
- anti-social behaviour
- view sharing and view loss

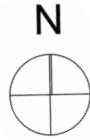
# Submissions



-  subject site
-  submitters



# Site







Piccadilly Hotel building - Victoria Street





former Golden Apple building - Victoria Street

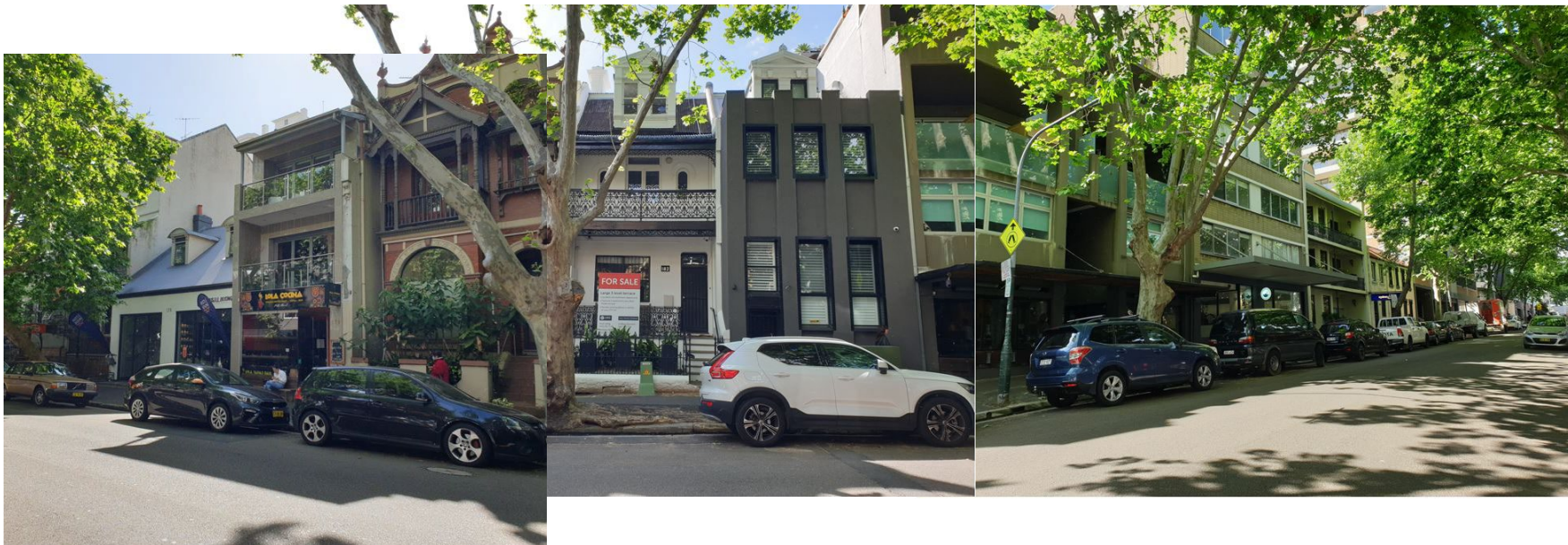


south of site



north of site







92 and 94



96 and 98

Brougham Street





looking north along Brougham Street



north



south

adjacent development - Brougham Street





development opposite site - Brougham Street



former Golden Apple



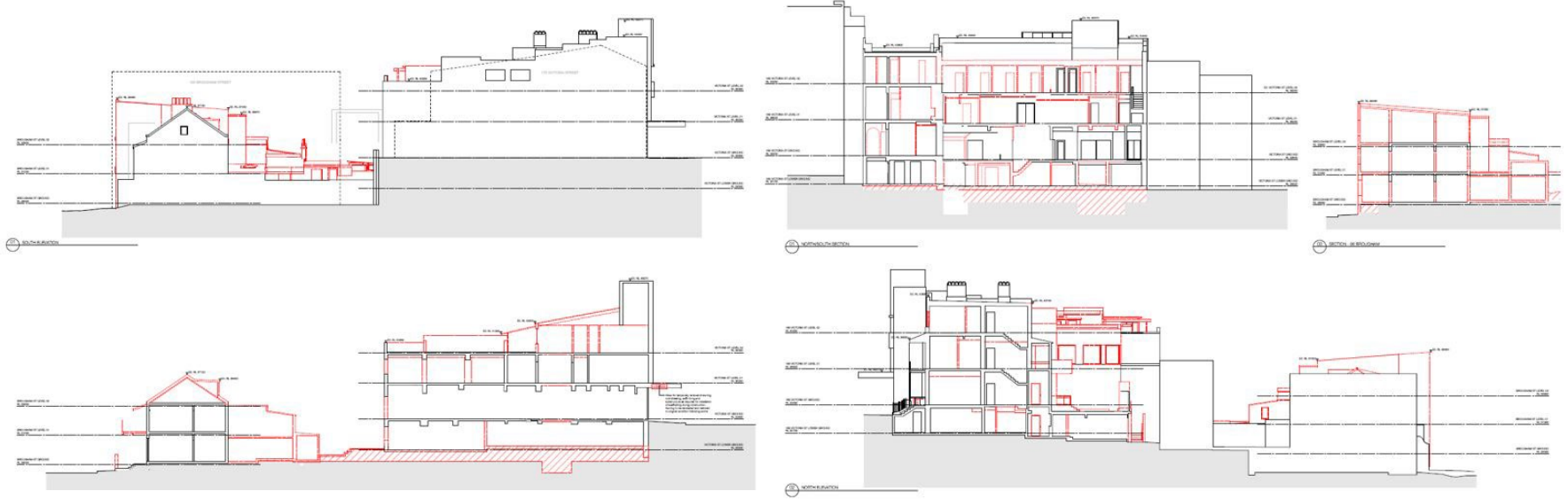
Piccadilly Hotel



# Proposal

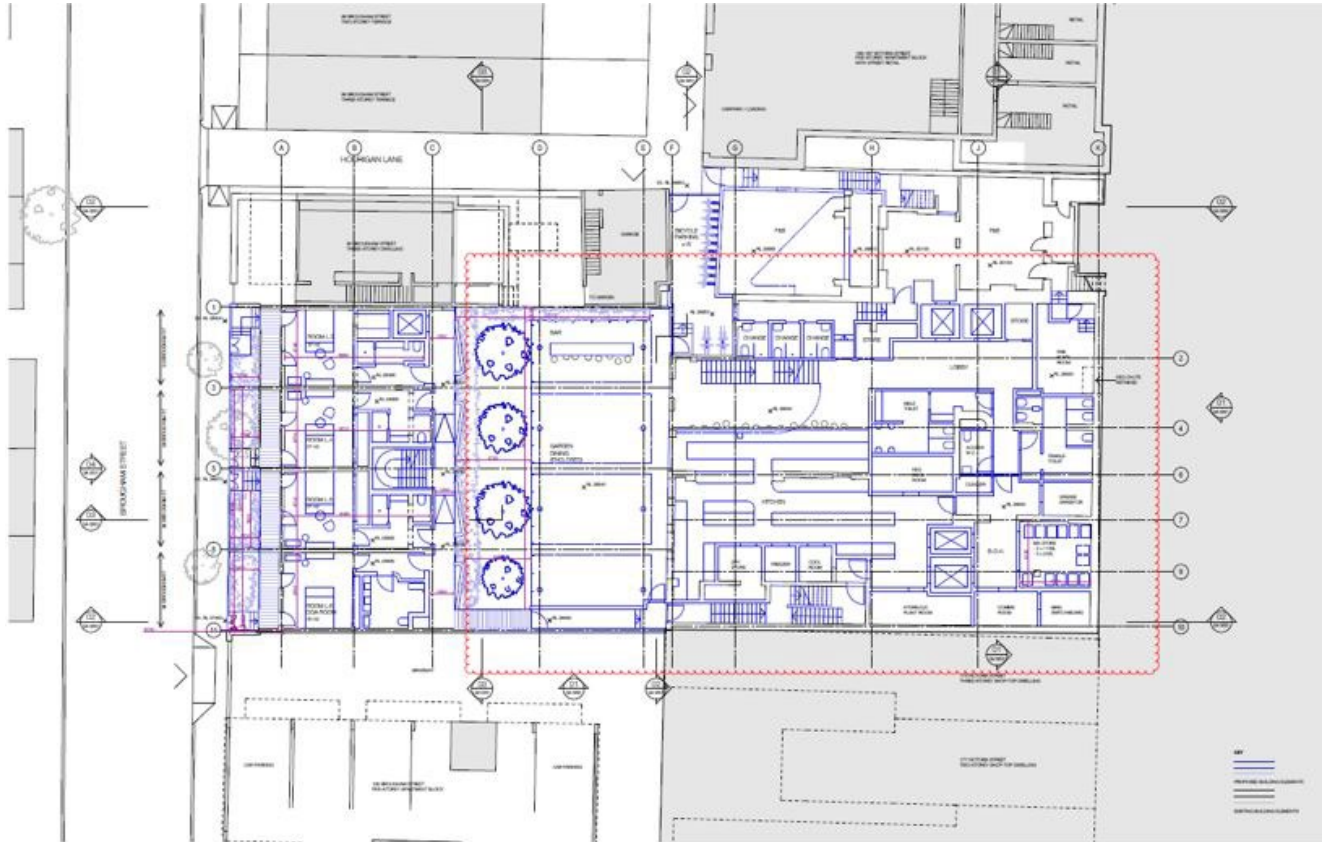


demolition plans - elevations



demolition plans - sections

demolition plans - sections



**W-B**  
WOODS BAGOT

Client  
PG CAP

Project  
**THE PICCADILLY HOTEL**  
155-175 VICTORIA ST, NORTH SYDNEY  
2058 NSW, AUSTRALIA

Sheet title  
**LOWER GROUND FLOOR PLAN**



Project number  
12126

Sheet number  
CA-0001

Scale  
1:1000 (0.0)

Revision  
03

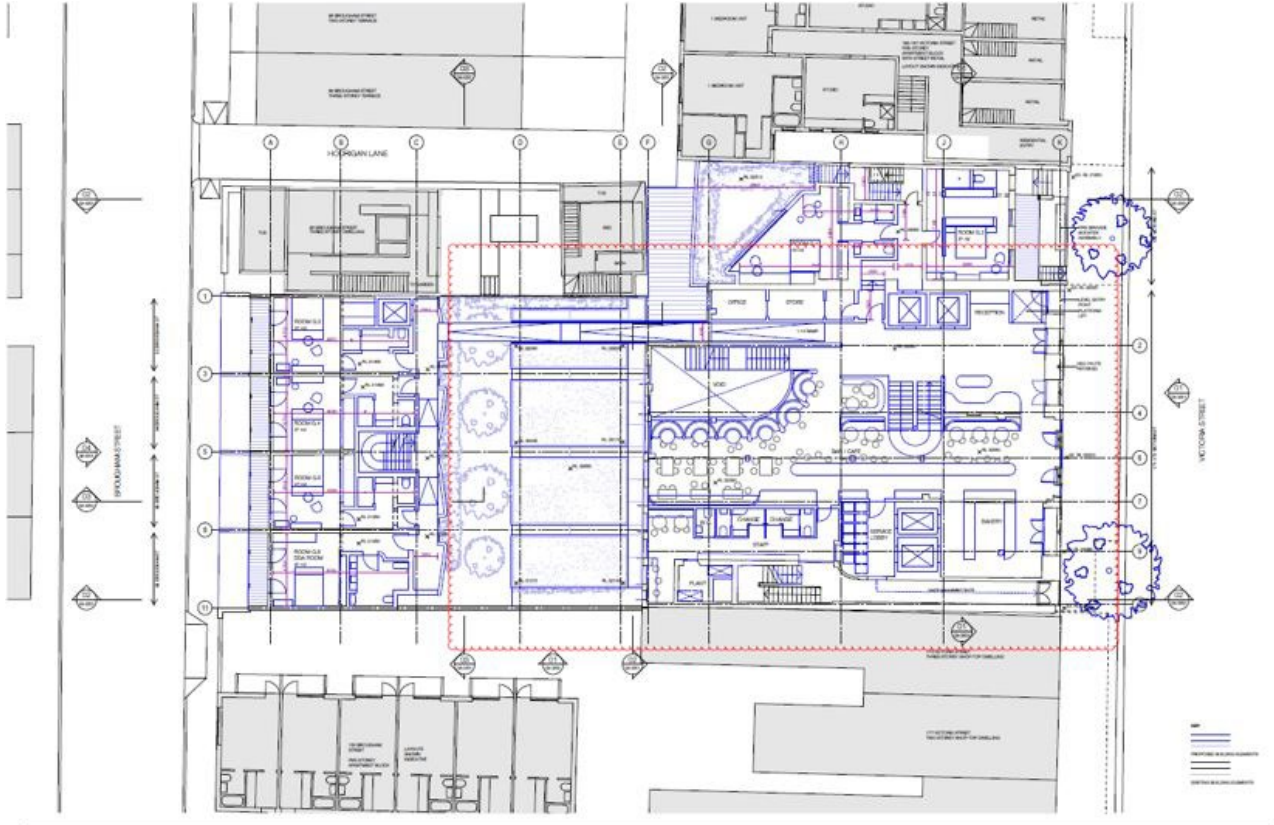
Sheet size  
A1 (420)

Date  
20-JAN-22

© Woods Bagot



lower ground floor plan



Client  
PG CAP

Project  
**THE PICCADILLY HOTEL**  
165-171 VICTORIA ST, NORTH SYDNEY  
87-88 BRIDGEMAN ST, NORTH SYDNEY

Sheet title  
**GROUND FLOOR PLAN**



Project number  
021269  
Sheet number  
04-002

Scale  
1:100 (1:200)  
Revision  
05  
Sheet size  
A1 (A3)  
Date  
20.04.22



ground floor plan





**W-B**  
WOODS BAGOT

Client  
PG CAP

Project  
**THE PICCADILLY HOTEL**  
188-192 VICTORIA ST, NORTH SYDNEY  
88-90 BROUGHAM ST, POTTES POINT

Sheet title  
**BROUGHAM ST LEVEL 02  
FLOOR PLAN**



Project number  
101289

Sheet number  
SA-2055

Scale  
1:100 (200)

Revision  
04

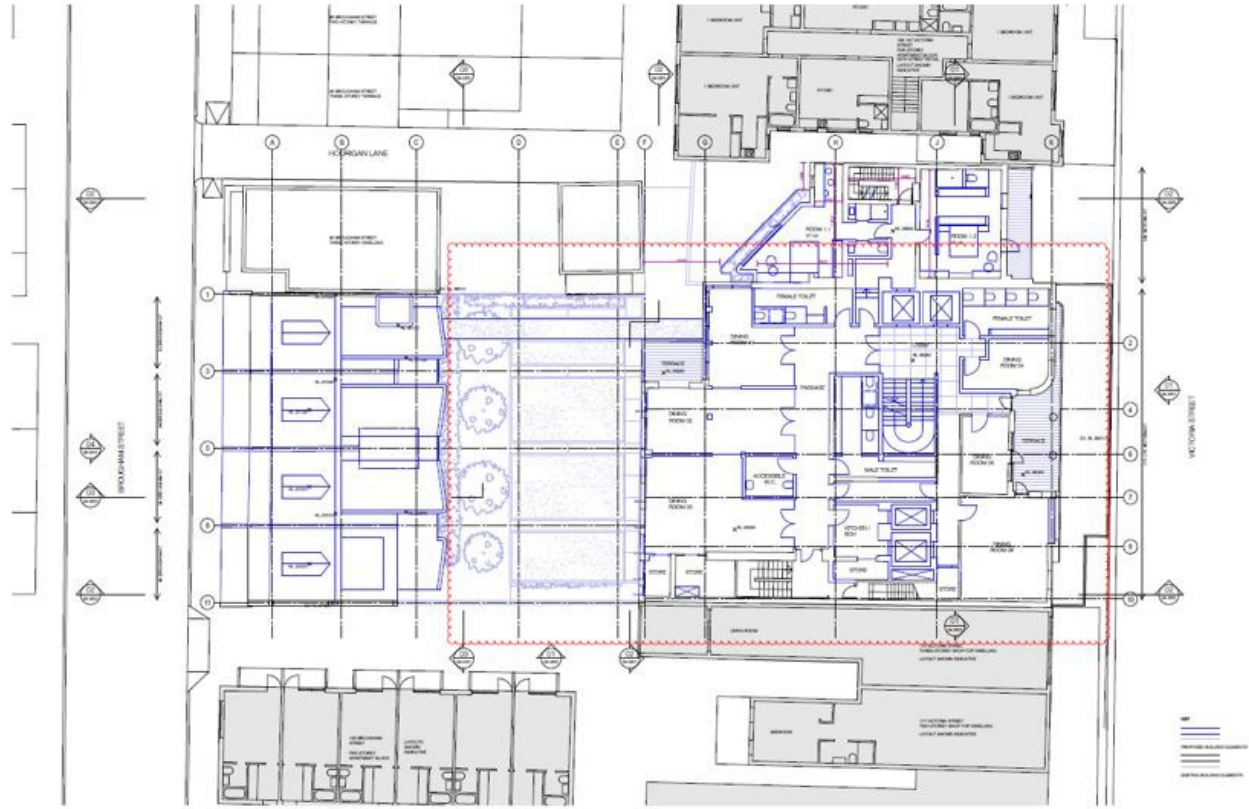
Sheet size  
A1 (841)

Date  
20 Jul 22

© Woods Bagot



Brougham Street level 2 floor plan

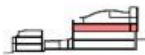


**W-B**  
WOODS BAGOT

Client  
PG CAP

Project  
**THE PICCADILLY HOTEL**  
44-115 VICTORIA ST, POTTS POINT  
28 WA WOODHAM ST, POTTS POINT

Sheet No.  
**LEVEL 01 FLOOR PLAN**



Project number  
12188

Scale  
1:100/1:200

Sheet size  
A1(3)

Revision  
01

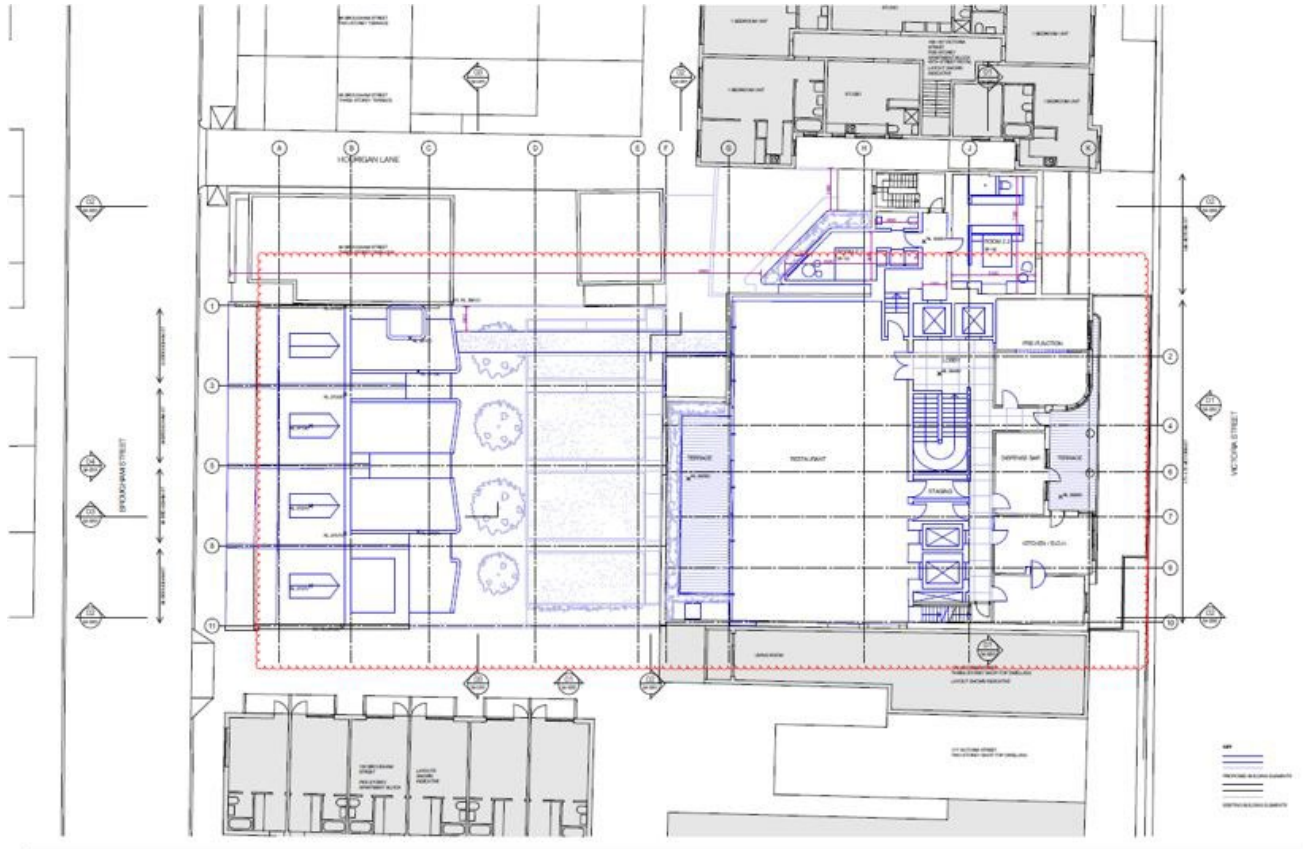
Date  
20-Jul-22



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level 1 floor plan



Client: PG CAP  
 Project: THE PICCADILLY HOTEL  
 188-170 VICTORIA ST, PORTS ROAD  
 2010 NEWCASTLE NSW, PORTS ROAD

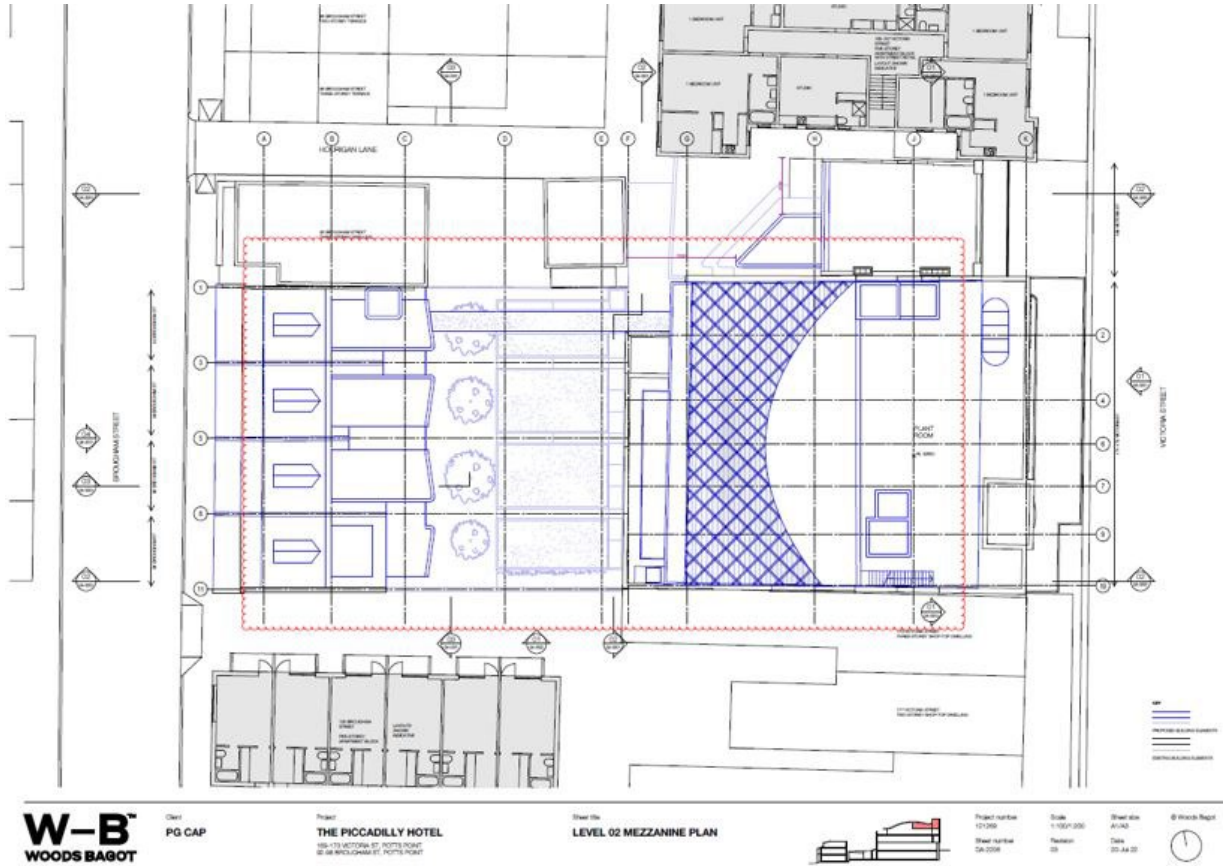
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 Revision: 00  
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 Date: 20-04-22  
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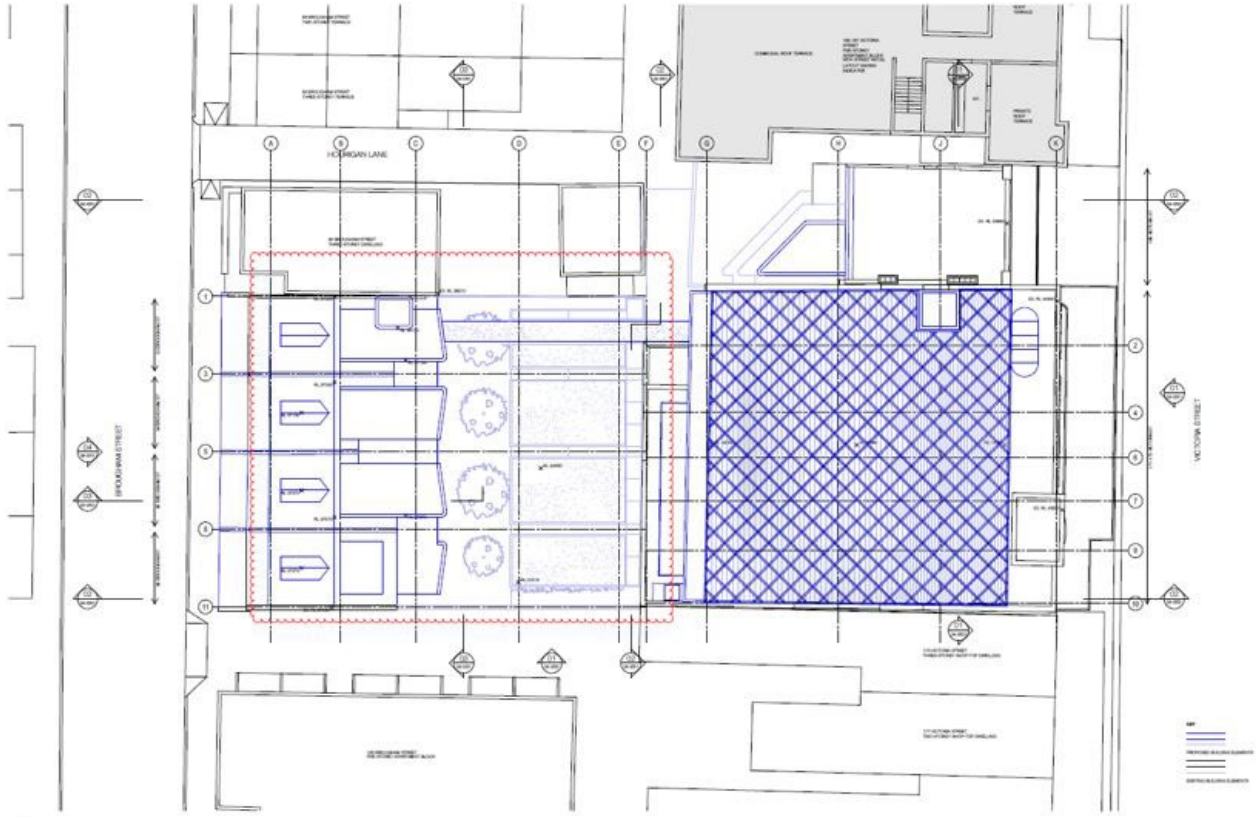


level 2 floor plan



level 2 mezzanine plan





**W-B**  
WOODS BAGOT

Client  
PG CAP

Project  
**THE PICCADILLY HOTEL**  
NEW 112 ROOMS BY NORTH ROOF  
25-28 WOODROW ST. PICTON NSW

Sheet No.  
**ROOF PLAN**



Project number  
12-000

Scale  
1:100 (P. 000)

Sheet title  
R-000

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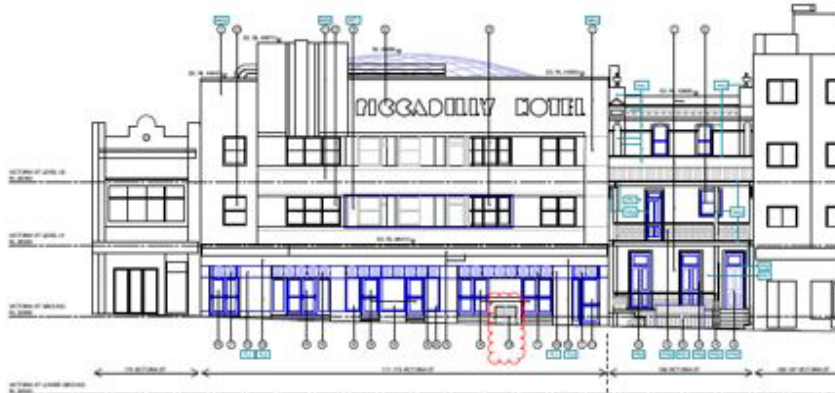
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Revision  
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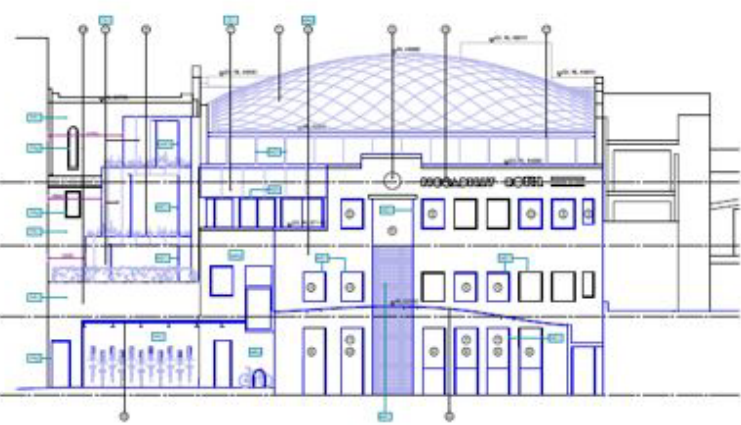
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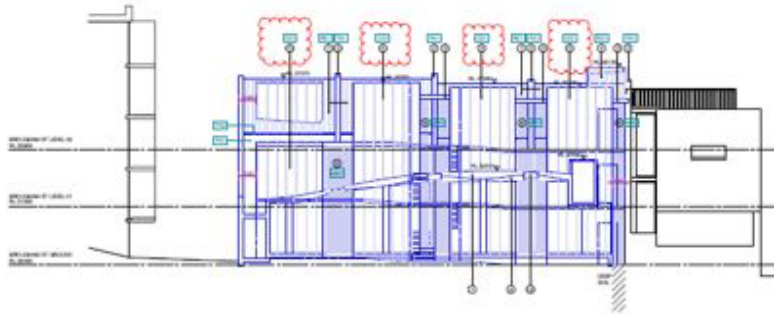
roof plan



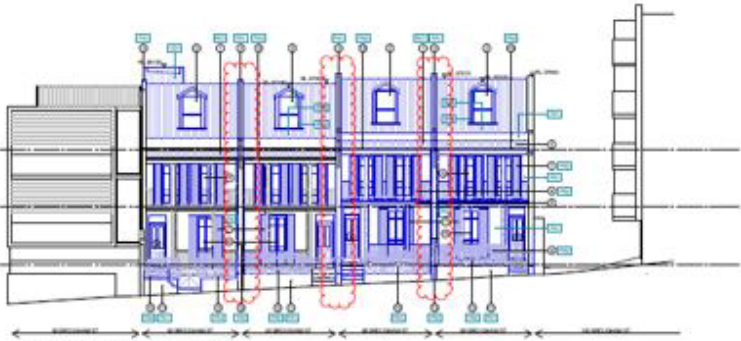
101 VICTORIA ST BUILDING - EAST ELEVATION  
1:100  
DATE: 10/10/2019  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: [Name]



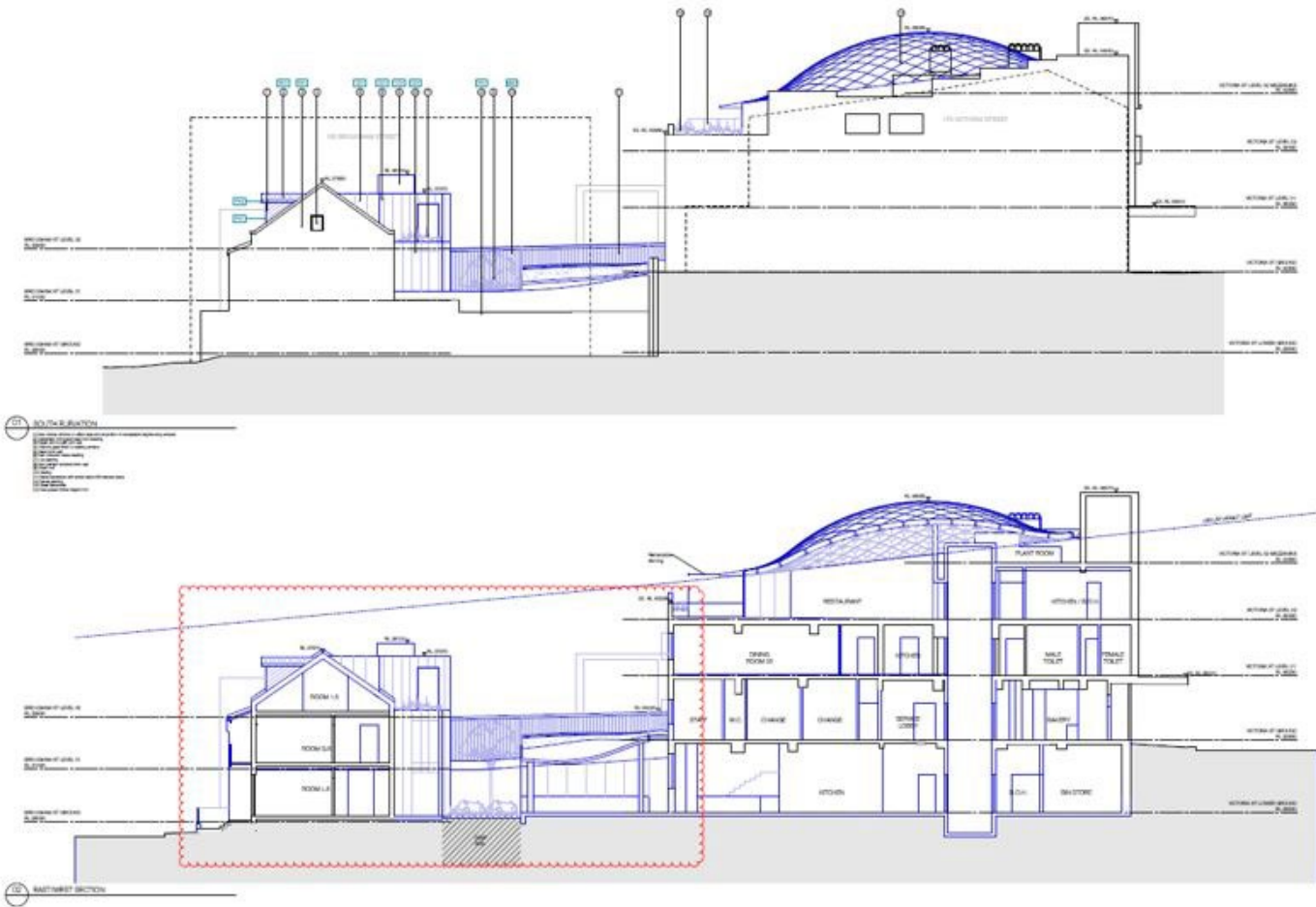
102 VICTORIA ST BUILDING - WEST ELEVATION  
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DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: [Name]



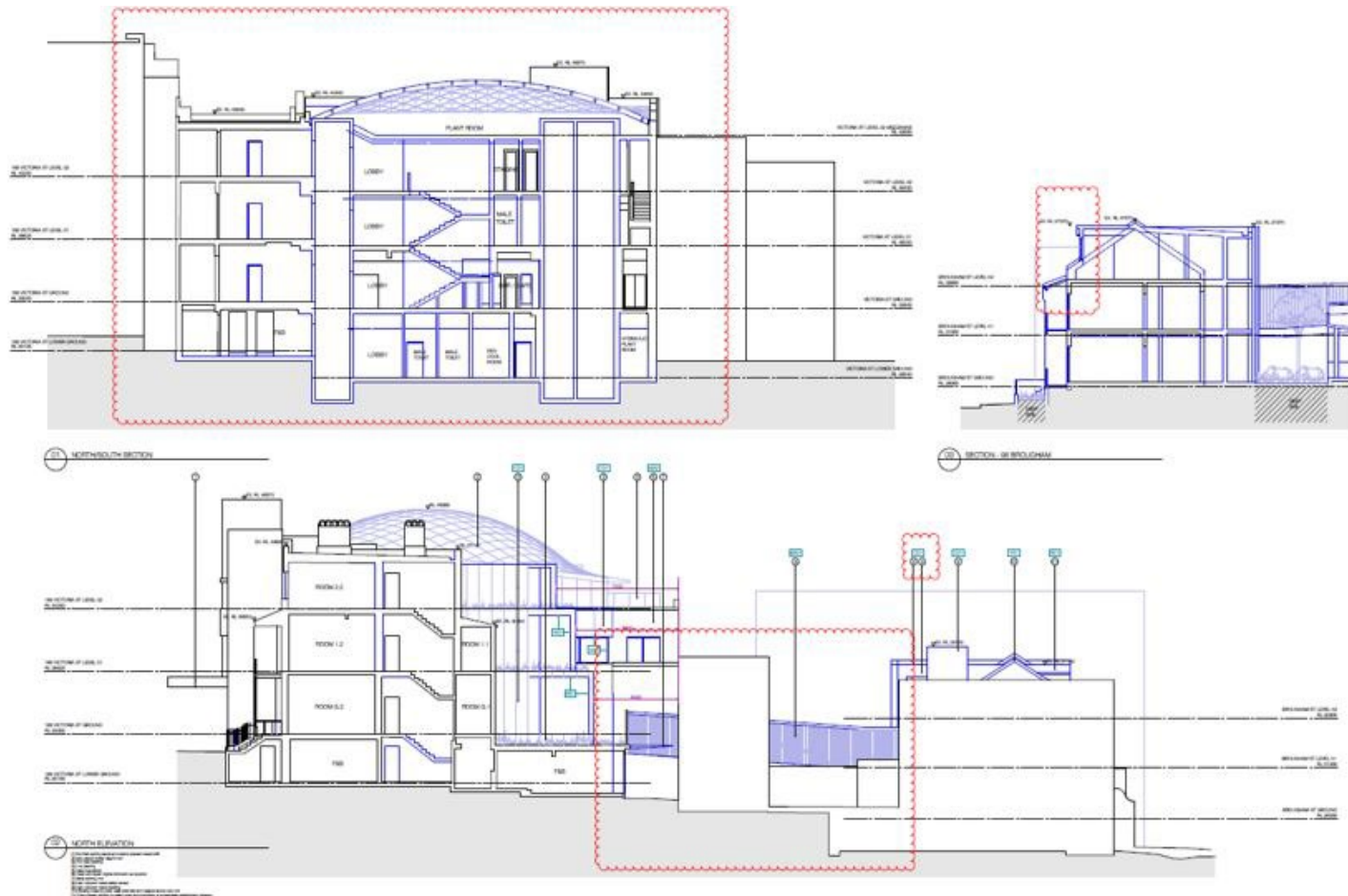
103 BROUGHAM ST TERRACE - EAST ELEVATION  
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DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: [Name]



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PROJECT: [Name]

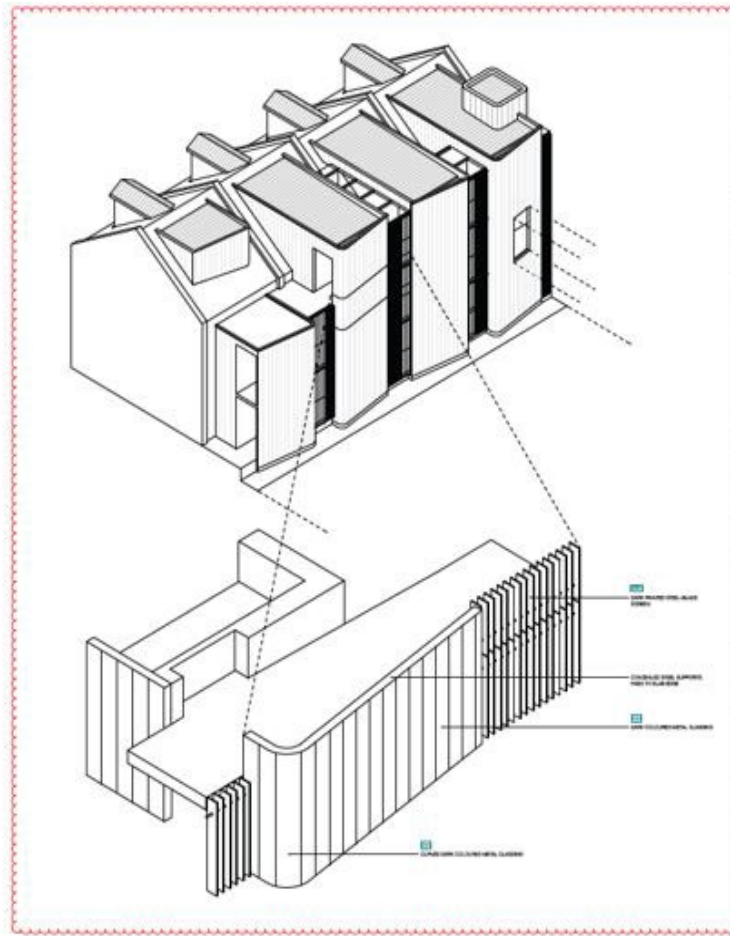
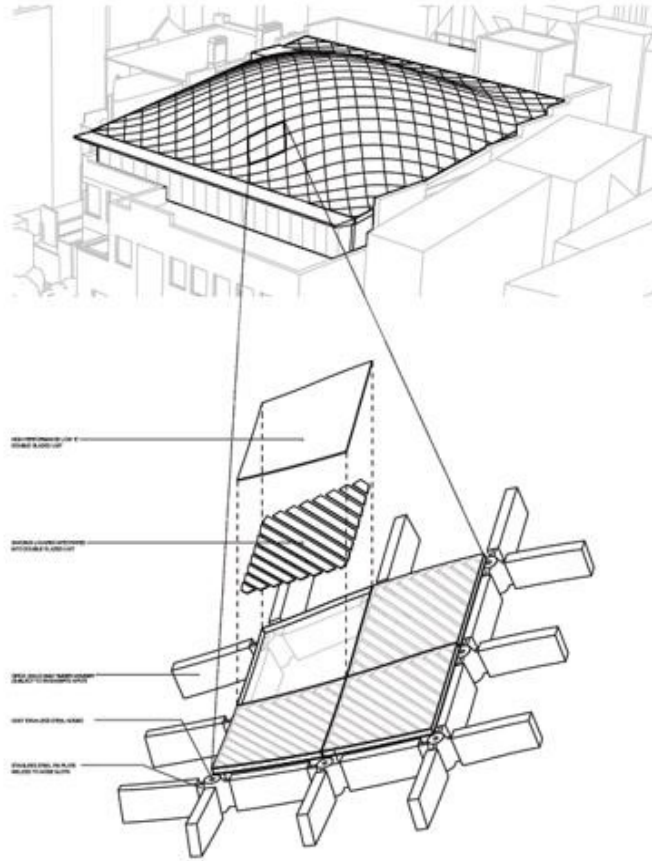


east-west section and south elevation



north-south section and north elevation





roof and facade details



**0101**  
**FLAT FINISH - LIGHT CREAM**  
 CEMENTING TO BRICK OR CONCRETE (SEE FINISHES AND MATERIALS GUIDE)  
 CEMENTING TO METAL (SEE FINISHES AND MATERIALS GUIDE)  
 CEMENTING TO GLASS (SEE FINISHES AND MATERIALS GUIDE)



**0102**  
**LIGHT CREAM GLAZED CERAMIC TILE**



**0103**  
**STANDING SEAM ZINC WALL CLADDING - CHARCOAL**



**0104**  
**CLEAR GLASS BRICK**



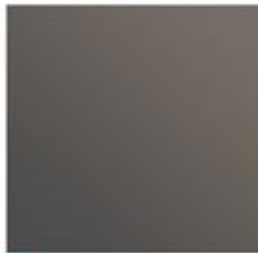
**0105**  
**GLAZED ROOF (TIMBER STRUCTURE)  
 STAINLESS STEEL COMPONENTS, CLEAR  
 GLAZING**



**0106**  
**FLAT FINISH - SAGE OR TEAL**  
 CEMENTING TO BRICK OR CONCRETE (SEE FINISHES AND MATERIALS GUIDE)  
 CEMENTING TO METAL (SEE FINISHES AND MATERIALS GUIDE)  
 CEMENTING TO GLASS (SEE FINISHES AND MATERIALS GUIDE)



**0107**  
**SAGE OR TEAL GLAZED CERAMIC TILE**



**0108**  
**METAL SLATED ROOFING - CHARCOAL**



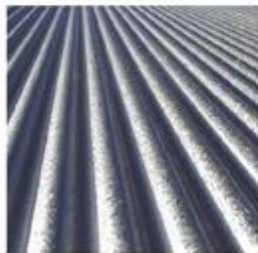
**0109**  
**METAL WINDOW**



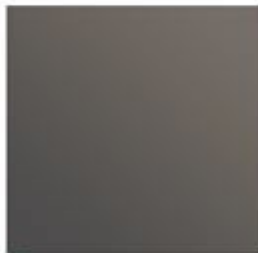
**0110**  
**TEXTURE AWNING (COLOUR SCHEME TO  
 INCORPORATE CREAM AND SAGE OR TEAL COLOURS)**



**0111**  
**FLAT FINISH - HERITAGE GREEN**  
 CEMENTING TO BRICK OR CONCRETE (SEE FINISHES AND MATERIALS GUIDE)  
 CEMENTING TO METAL (SEE FINISHES AND MATERIALS GUIDE)  
 CEMENTING TO GLASS (SEE FINISHES AND MATERIALS GUIDE)



**0112**  
**GALVANISED CORRUGATED STEEL ROOF SHEETING**



**0113**  
**S/S4 PROFILE METAL WINDOW FINISHING - CHARCOAL**



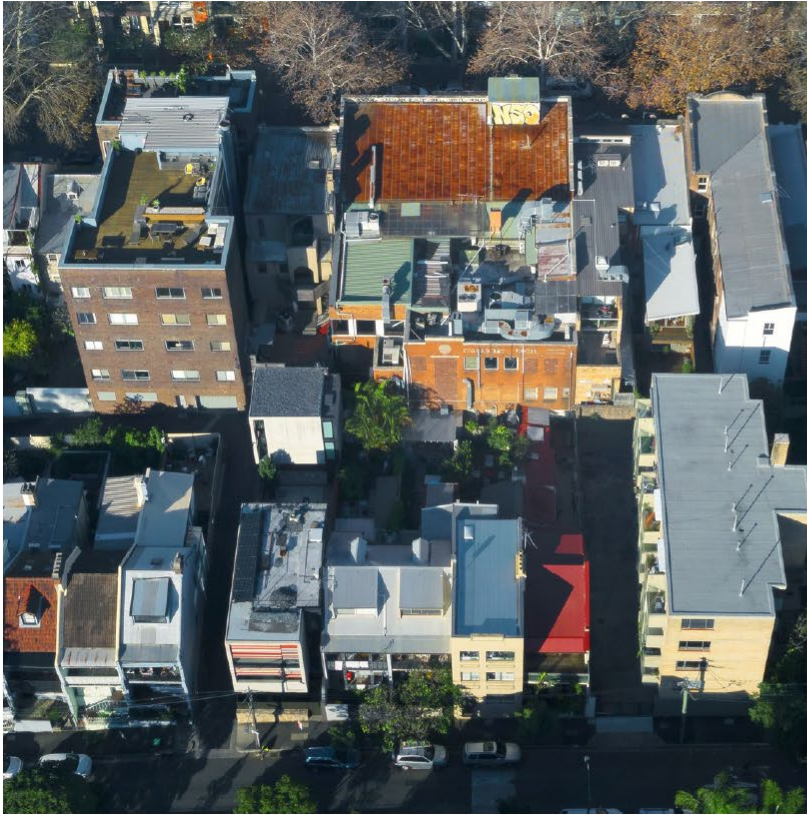




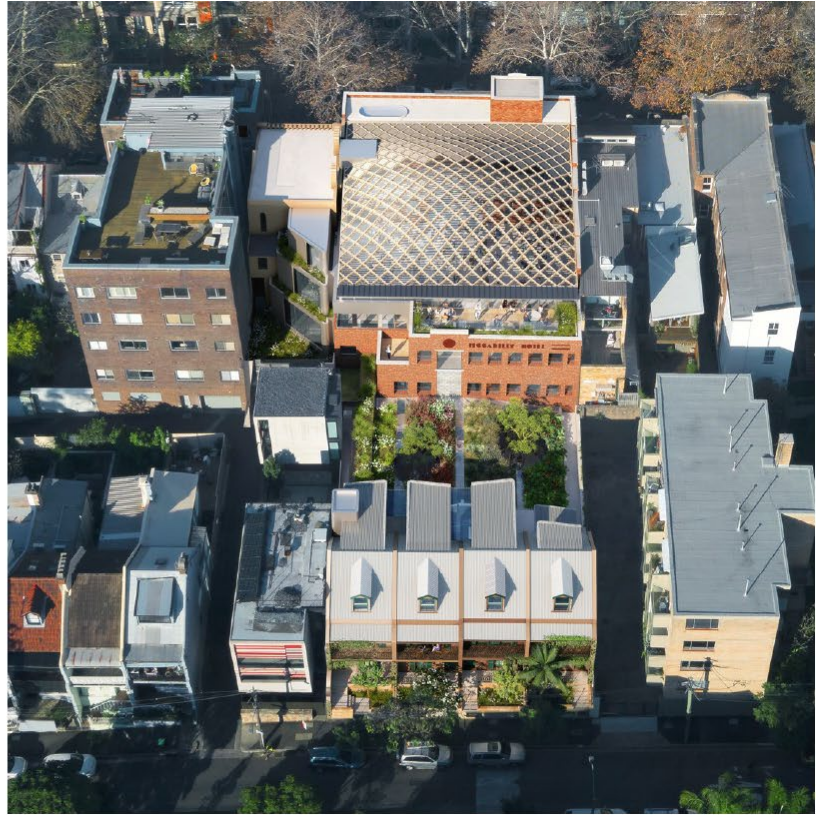








existing



proposed

Photomontage – aerial



# Compliance with key LEP standards

	control	proposed	compliance
height	12m	14.99m	no clause 4.6 variation request supported
floor space ratio	1.7:1	1.93:1	no clause 4.6 variation request supported

# Compliance with DCP controls

	control	proposed	compliance
height in storeys	4 storeys (Victoria St)	4 storeys	yes
	2 storeys (Brougham St)	3 storeys to rear of terraces	no 3 storeys supported
street frontage height	2 storeys (Brougham St)	2 storeys	yes

# Compliance with DCP controls

	control	Proposed	compliance
floor to floor heights	4.5m ground floor level  3.6m upper floor levels	existing floor levels retained	no, but acceptable
deep soil	10-15% (131-197m <sup>2</sup> )	9.4% (124m <sup>2</sup> )	no, but acceptable
bicycle parking	28 spaces	15 spaces	no, condition proposed to require compliance



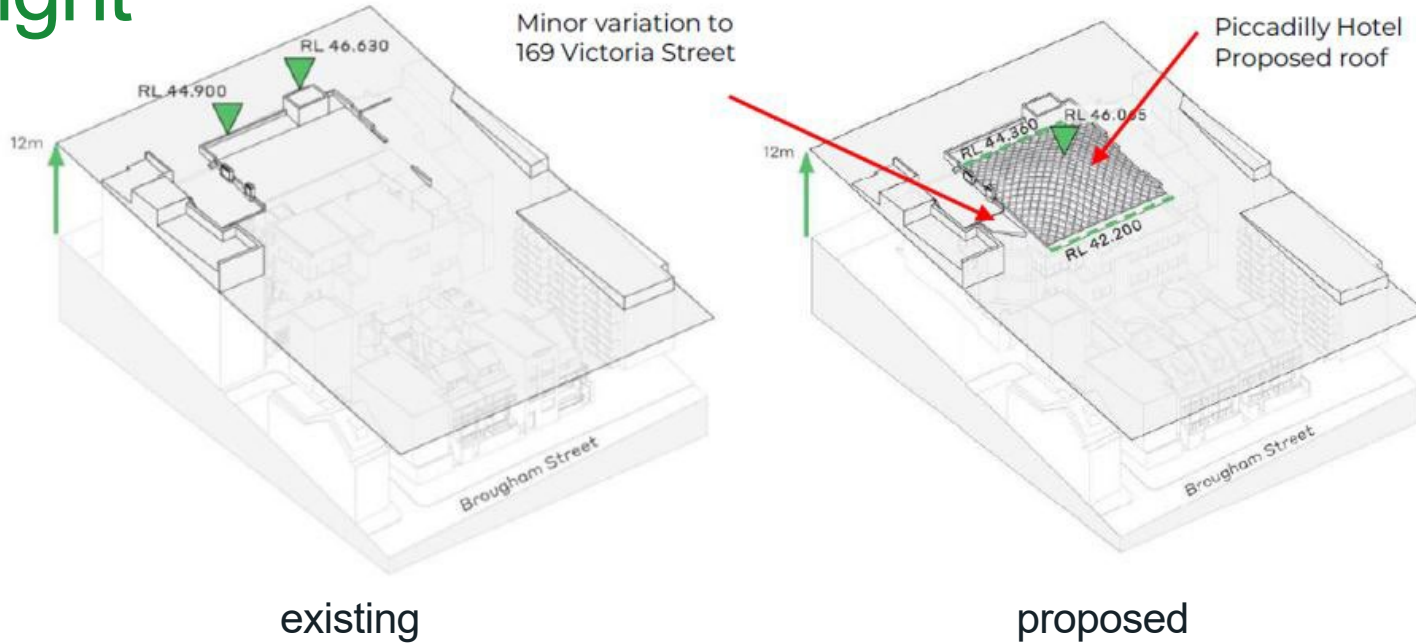
# Hours of operation

	base hours & extended hours	proposed hours	recommended hours
hotel accommodation hours	24 hours	24 hours	24 hours
indicative food and drink premises	extended hours until midnight	subject to future applications	subject to future applications

# Issues

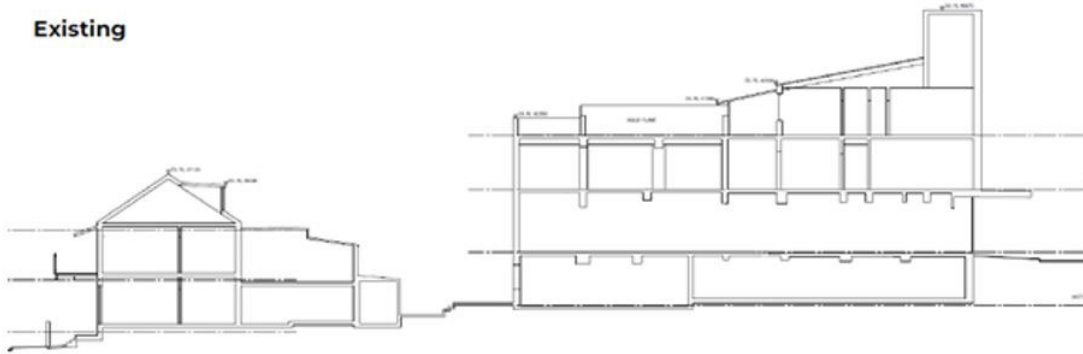
- height
- floor space ratio
- heritage
- view sharing
- storey height
- future use and operation

# Height

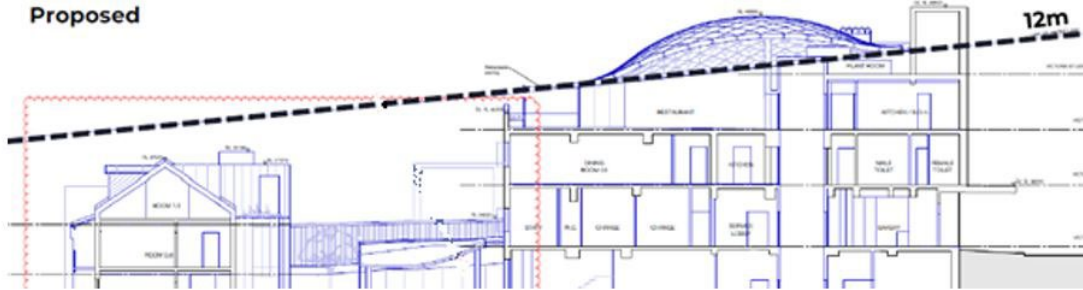


- non-compliance with height results from new roof additions
- majority of development under height limit

Existing



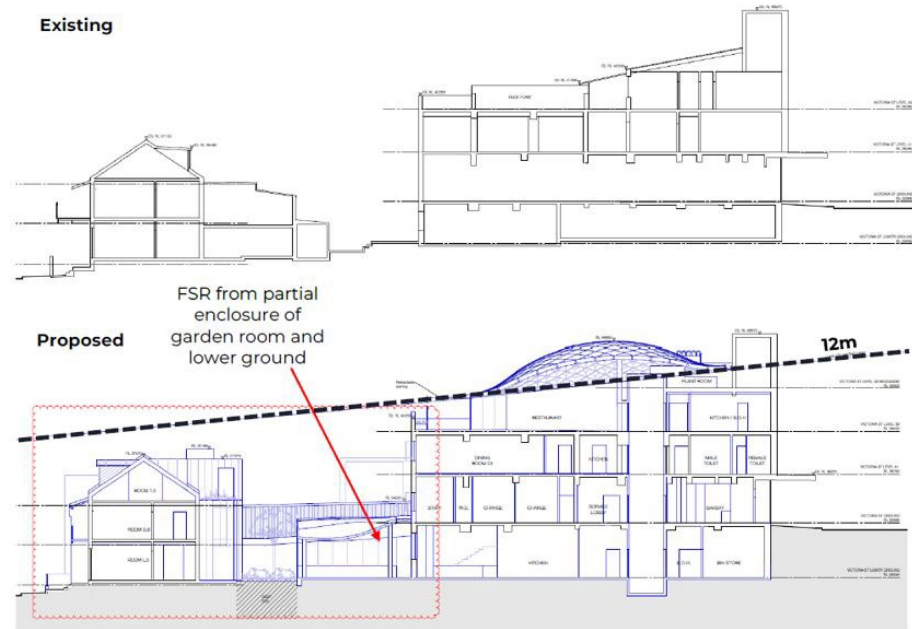
Proposed



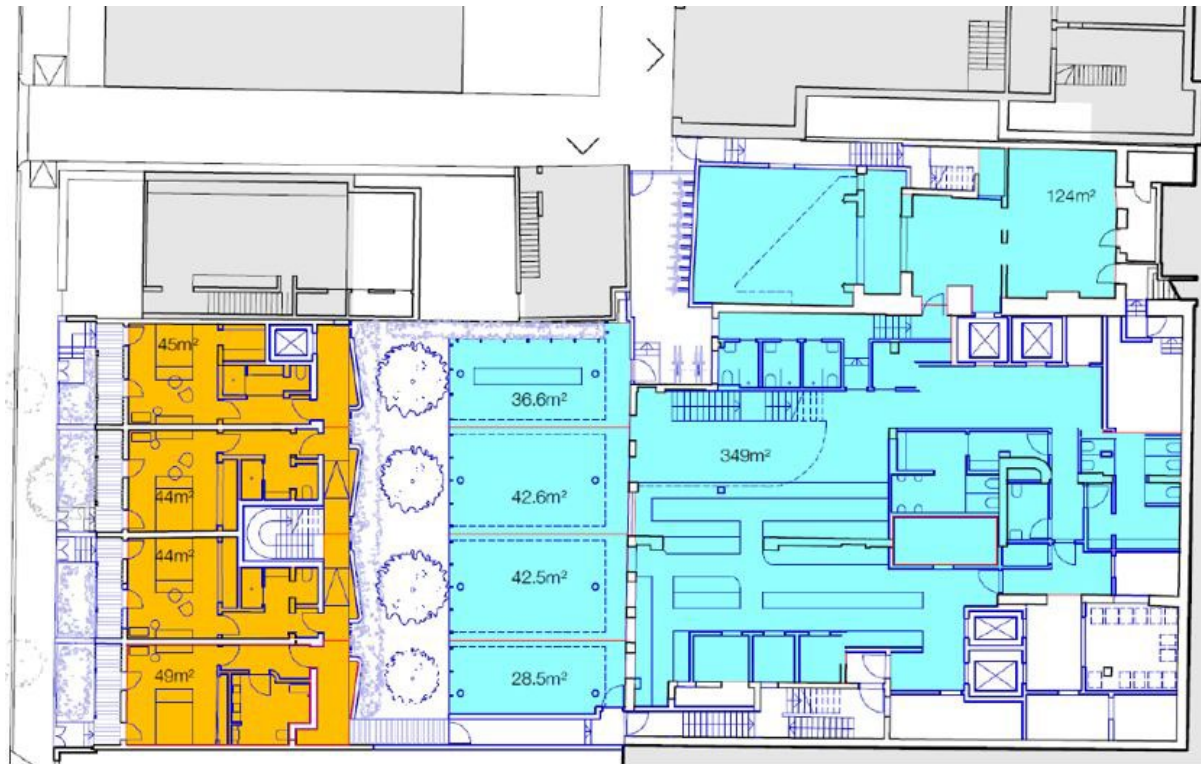
- no significant environmental impacts arising from non compliance
- clause 4.6 variation request supported



# Floor Space Ratio



- non-compliance with floor space ratio results from adaptive reuse of existing buildings, conversion of basement space and partial enclosure of garden area



- no significant environmental impacts arising from non compliance
- clause 4.6 variation request supported

# Heritage



1939 image of the Piccadilly Hotel, taken soon after the Tooth's remodelling



EXISTING



PROPOSED



Moderne style detailing reinstated and celebrated



Street level re-tiled, with inspiration taken from original tiles preserved internally



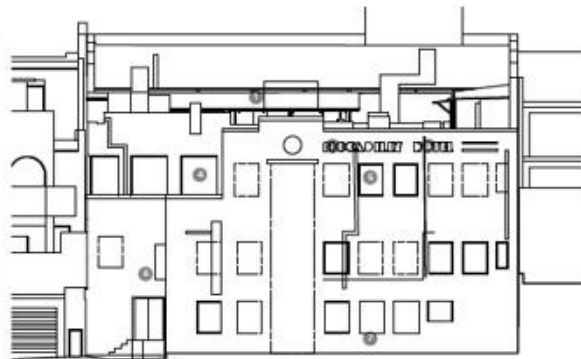
## Key

1. Detailing added to facade extrusion, taking inspiration from original drawings
2. Chrome detailing above facade restored
3. Signage repainted
4. Repair original window frames
5. Replace awning with heritage appropriate pattern
6. Planting added to balconies
7. Brickwork and detailing repaired where necessary
8. Street awning repainted, with soffit restored and lights installed underneath
9. Street level tiles replaced, using colours from original interior stair as inspiration
10. Return street level doors and windows to original proportions, including returning the arrangement of openings. Glass signage panelling to become windows
11. Entrance sunken to street level for DDA access

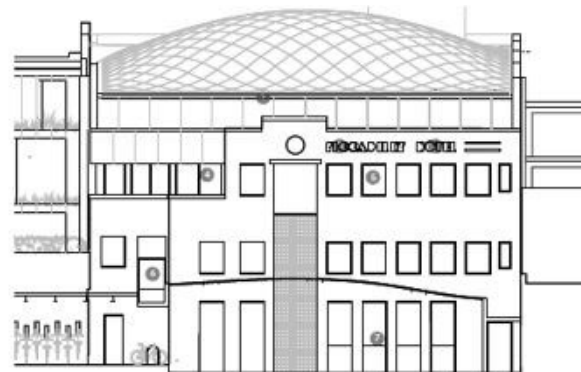
conservation works to Piccadilly Hotel building facade



Current image of the west facing Piccadilly facade, showing signage, bricked in windows and roof plant



EXISTING



PROPOSED



Filled in windows reopened with original facade openings restored, and signage repaired



Roof plant units removed and replaced with a covered timber diagrid



Soho club extension removed and replaced with modern loggia

**Key**

1. Remove flues and AC units from the roof, with new diagrid roof housing restaurant and concealing plant
2. Signage repainted and restored
3. Rear facade repaired, with pipe and add ons removed and bricks replaced
4. Soho club addition removed and replaced
5. Original windows reopened where they have been bricked up over time
6. Connections to Brougham Street terraces added
7. Ground level excavated

# conservation works to rear of Piccadilly Hotel building



## 169 Victoria Street

### 19th Century The Grand Townhouse

- The original building was a simple well-proportioned sandstone terrace, with two rooms per floor and a generous stair.
- Photo opposite is from 1930 - some balcony space has already been filled in



### Early 20th Century Multi Unit Occupancy

- From the 1940s to the 1960s the rest of the balconies are claimed as internal spaces, with structure built out to the street boundary
- Bathrooms and kitchens likely installed in the filled in balconies



### Late 20th Century The Brothel

- In 1980, alterations were made to the terrace, reinstating the balconies and splitting the terrace into four units
- The terrace was developed into the Golden Apple brothel in 1985, with additions added to the rear



### Victoria Street Facade

1. Original Victorian detailing restored and celebrated
2. Second floor windows replaced, with view onto Victoria Street reinstated
3. Exterior walls repainted in a light cream and eau de nil
4. Original ironwork stripped back and repainted
5. Any non-original doors and windows to be replaced to match original proportions, with access to the balcony from the interior restored
6. Facade cleared of later works, including plumbing and electrical wiring



EXISTING

PROPOSED



Facade cleaned of later works and insertions



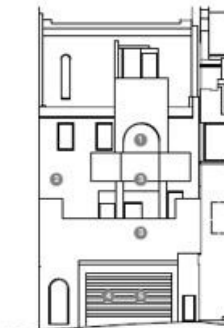
Preserved Victorian detailed to be restored and celebrated



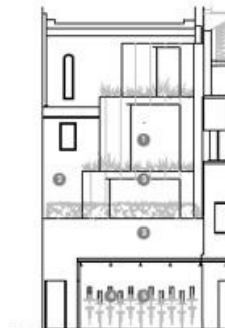
1980s additions removed

### Hourigan Lane Facade

1. Facade cleared of non original elements, with extensions replaced with new metal and glass insertion
2. Existing exterior wall repainted in a light cream and eau de nil
3. West elevation re-wilded, with planting added to new insertion and to western terrace on the ground floor
4. Garage door removed
5. Staff bicycle parking installed



EXISTING



PROPOSED

conservation works to former Golden Apple building



Image of 96 Brougham Street, showing the 1930s brick renovation which will be removed



EXISTING

PROPOSED



Later dormer additions removed, with smaller, more traditional dormers installed

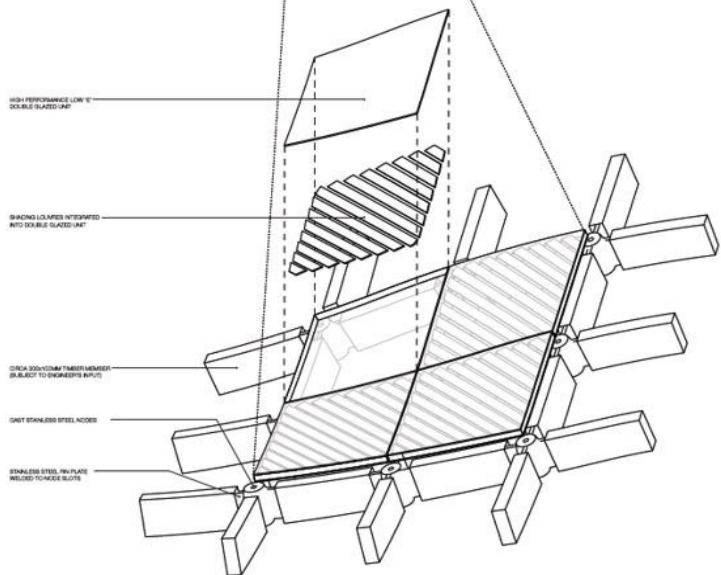
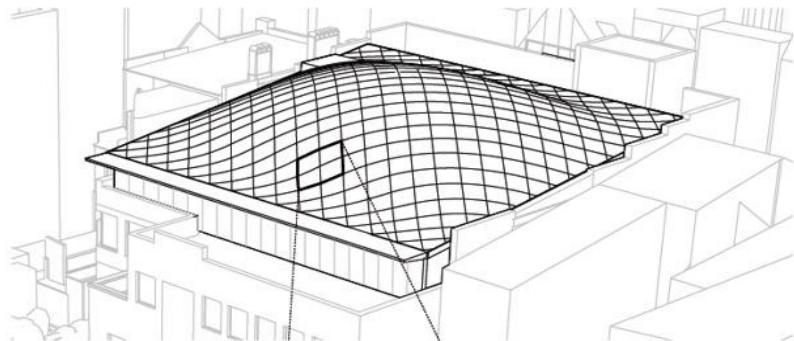


Original detailing restored and repainted

Key

1. Party walls reinstated. Ensure flashings and details match heritage dimensions
2. Large dormers removed to be replaced with smaller DCP compliant dormers. Dormers to be pushed further back
3. 1936/36 brick alteration to be removed from 96, with the terrace to be restored to its original height and proportions
4. Ridge height to be raised by 440-530mm to create usable space. Also includes ridge height reduction by 890mm to 96
5. Roof cladding replaced
6. Crude 98 balcony demolished and restored to original condition
7. Front brick walls removed and replaced with picket fencing
8. Remaining original details restored, including ironwork and door frames
9. Ground floor windows to be maintained (DA showed proposed extension to create doors)
10. Exterior walls repainted
11. Gardens to be uniquely and individually planted with native flora, reinforcing the separate character of each terrace
12. Additional detail to match existing to gable ends

## reinstatement of Brougham Street terrace row

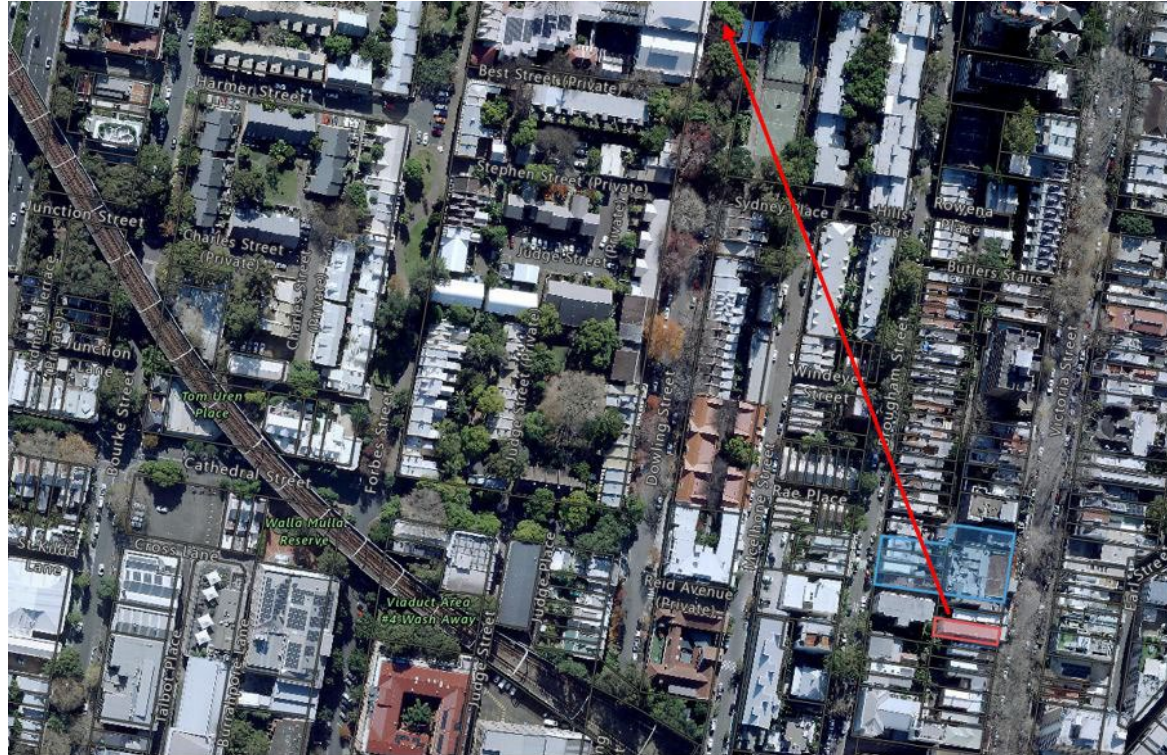


## new roof over Piccadilly Hotel supported:

- no significant impacts on heritage building fabric
- no unacceptable visual impacts to appearance of heritage item from the public domain



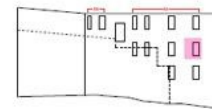
# Views



no significant view impacts from submitter's property



View Analysis - 181-183 Victoria Street



North Elevation of 181-183 Victoria Street



existing



existing



existing views



proposed



proposed

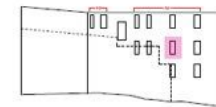
Unit 4 - Window 1

Unit 4 - Window 1 - rotated to show iconic view

comparative view study images demonstrate retention of iconic views from sunroom

- comparative view study images demonstrate retention of iconic views from lounge

View Analysis - 181-183 Victoria Street



North Elevation of 181-183 Victoria Street



existing



existing



existing view



proposed

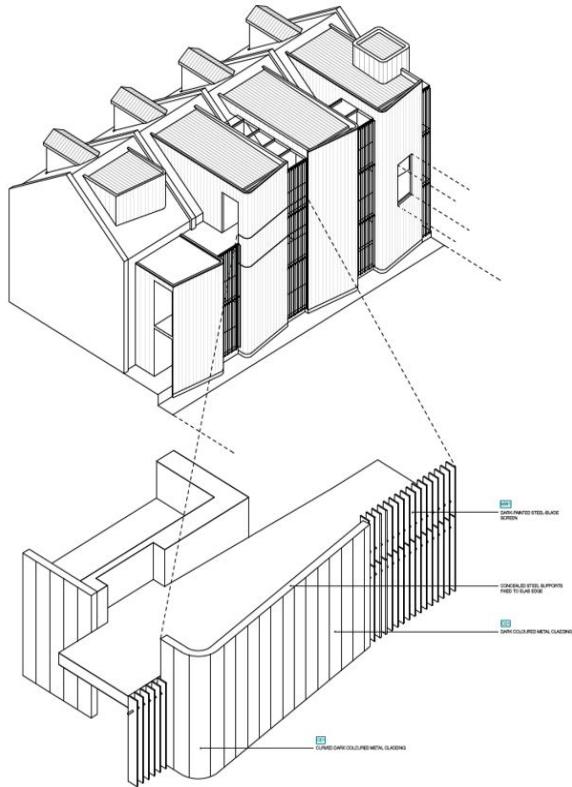


proposed

Unit 4 - Window 2

Unit 4 - Window 2 - rotated to show iconic view

# Height in storeys



non-compliance with two storey height control supported:

- terrace row to be restored
- terrace row presents as two storeys to street
- form of additions does not result in significant impacts



# Future Use and Operation

- indicative food and drink premises proposed
- conditions recommended to require a separate application or applications for detailed fit out and use, including patron capacity and hours of operation

# Recommendation

deferred commencement consent - subject to conditions including requirements for:

- structural design and details
- public art
- fire hydrant design modification and details
- rooftop photovoltaic system design modification and details