

Local Planning Panel

23 July 2025

Application details

Address: 1 Onslow Place, Elizabeth Bay

Application: D/2025/89

Applicant: THE TRUSTEE FOR ELIZABETH BAY DEVELOPMENT
UNIT TRUST

Owner: THE OWNERS - STRATA PLAN NO 10112

Developer: Toohey Miller

Architect: Tzannes

Proposal

- Amending development application to D/2022/456 which approved a residential flat building with 2 basement levels
- Amending DA seeks consent for additional private open space to Unit 6 on Level 7 rooftop, comprising plunge pool / spa and outdoor terraced area

Recommendation

- Approval, subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination as:

- The application represents sensitive development in the form of amendments to an approved residential flat building where Chapter 4 of the State Environmental Planning Policy (Housing) 2021 applies

Notification

- exhibition period: 18 February 2025 to 19 March 2025
- renotification period for amended plans: 3 June 2025 to 18 June 2025
- 1,007 owners and occupiers notified
- 19 submissions received

Submissions

- Acoustic impacts
- Privacy impacts
- View loss impacts
- Errors and discrepancies in application material
- Contradiction of proposal with original DA

Submissions

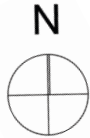
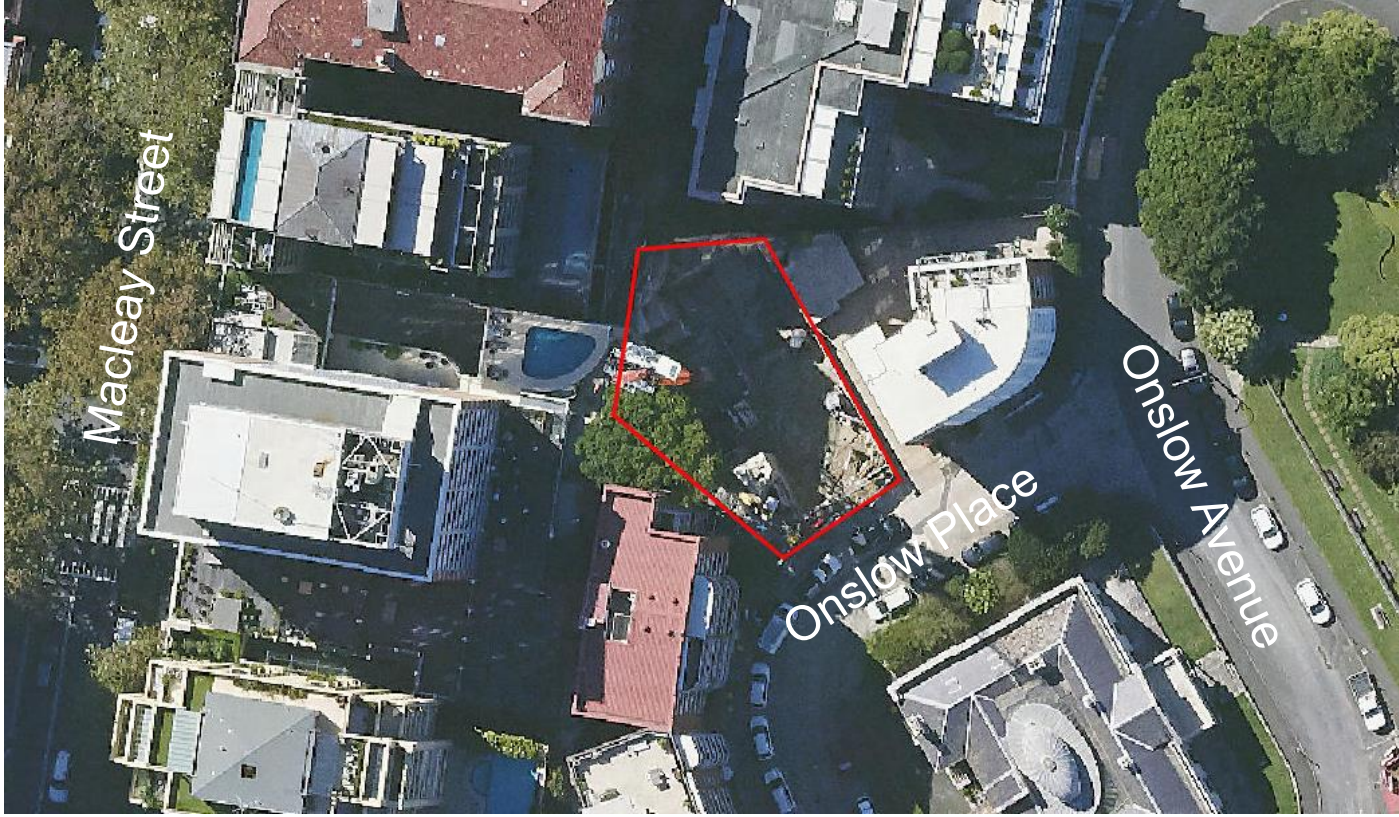


 subject site

 submitters

Note: One submission was received from Museums of History NSW

Site



Site



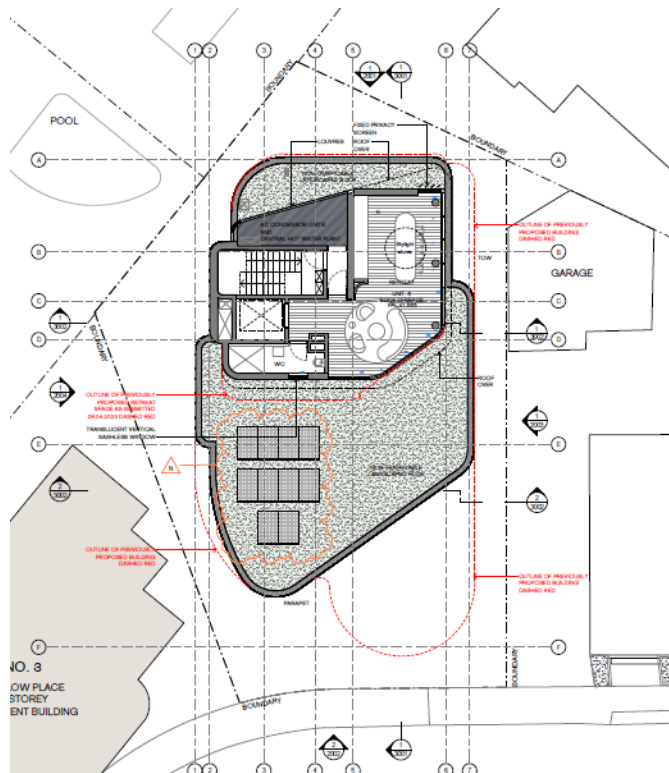
Site (in foreground) and surrounds viewed from Onslow Place

Proposal

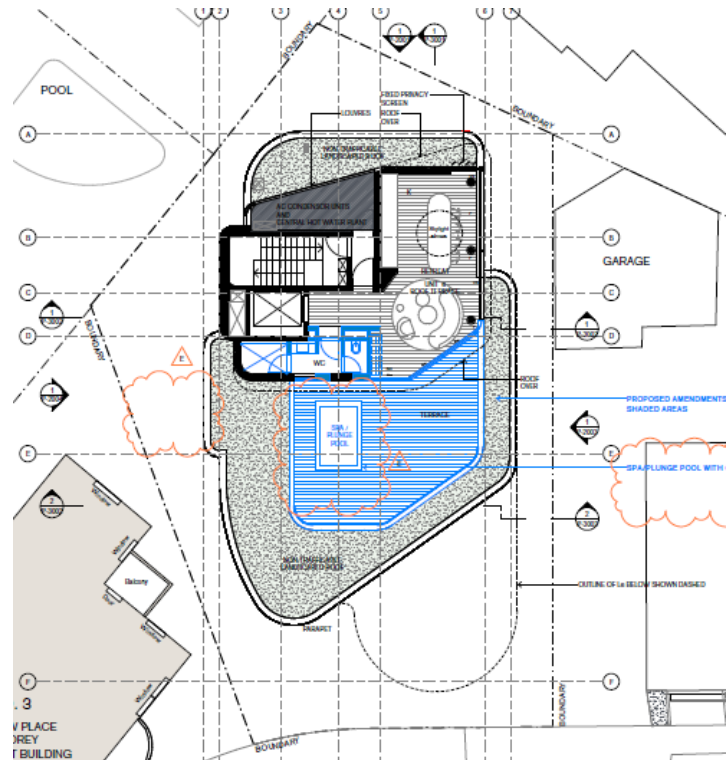


Photomontage of development approved under D/2022/456

Proposal



Approved



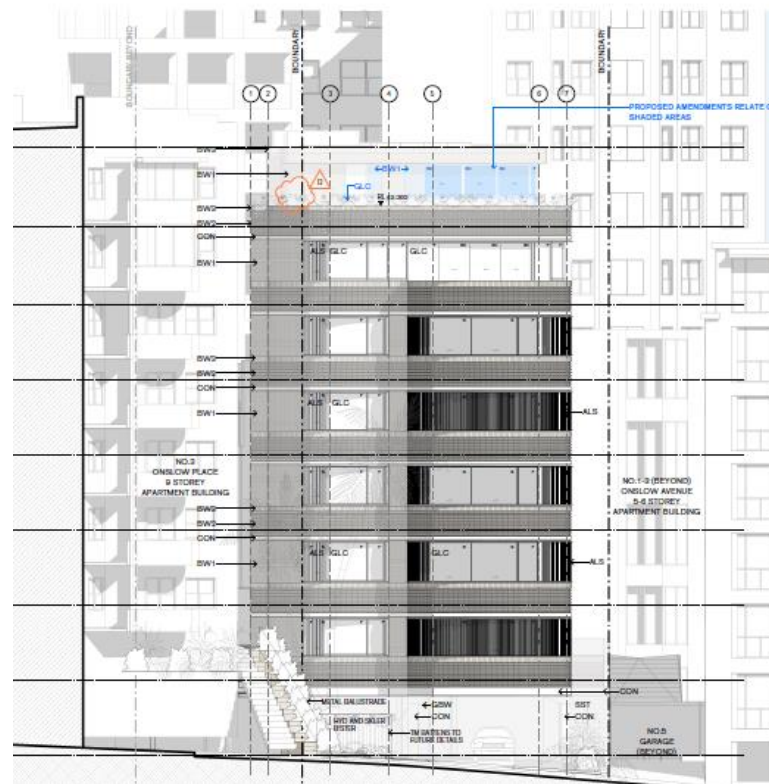
Proposed

Level 7 roof terrace plan

Proposal



Approved



Proposed

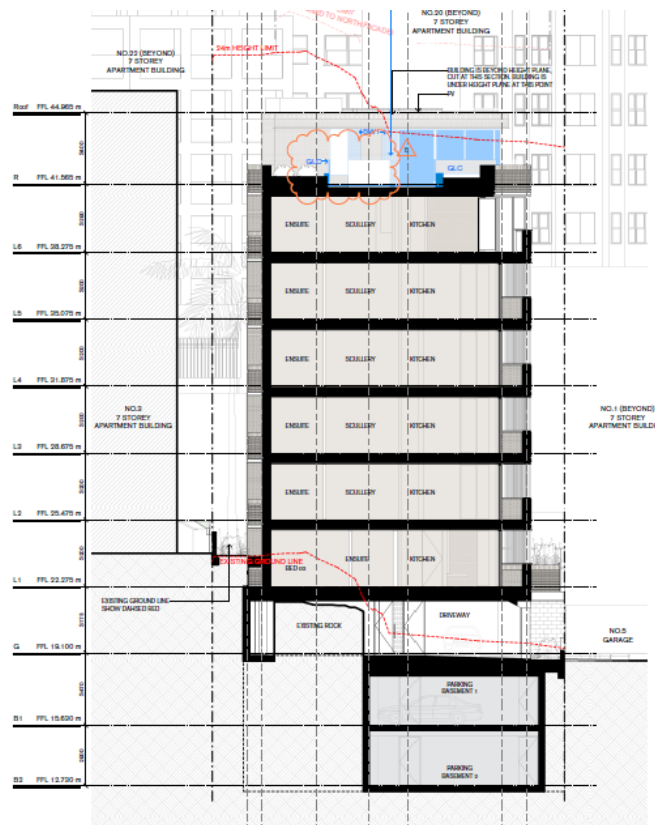
south elevation

[illegible]

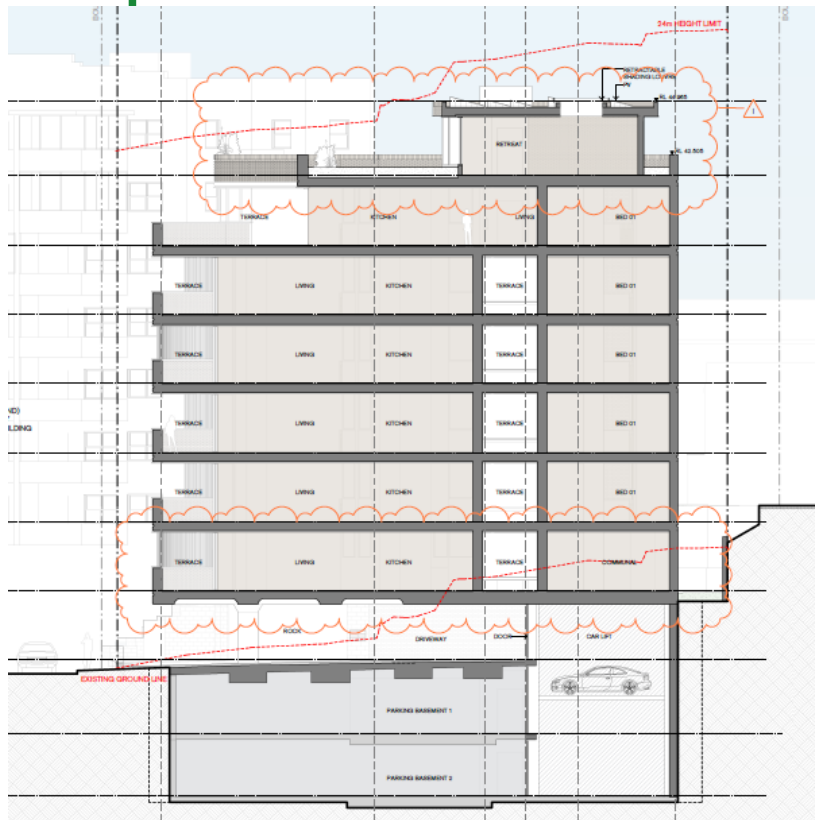
Proposed



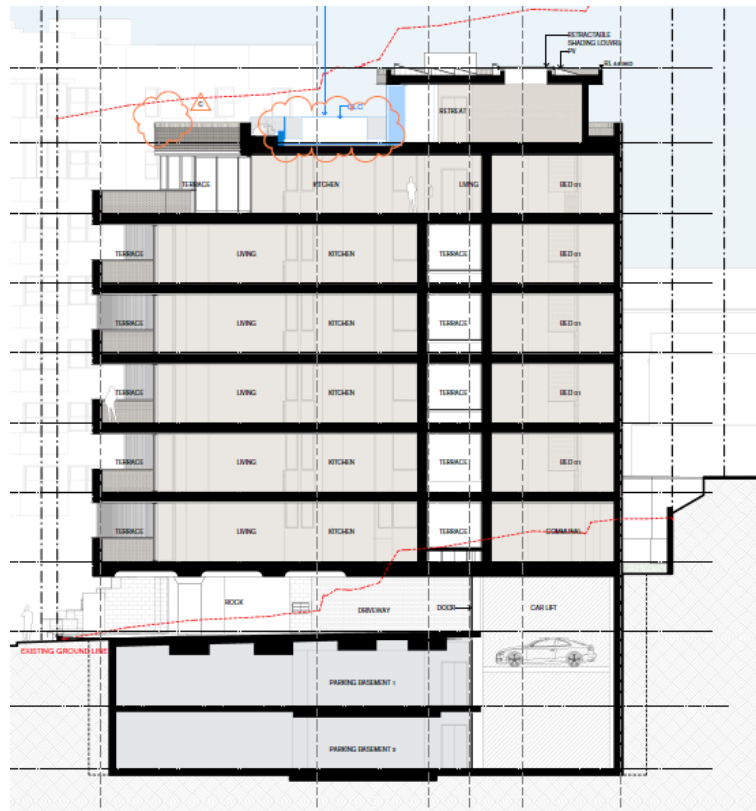
CITY OF SYDNEY



Proposal



Approved



Proposed

section

Compliance with key LEP standards

	control	proposed	compliance
height	24m	No change	yes
floor space ratio	2.5:1	No change	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	6 storeys	No change	No change
Private open space and balconies	10sqm with a min dimension of 2m for upper level units	Additional 40 sqm for Unit 6	yes

Consistency with ADG

	control	proposed	consistency with control
building separation	9m between habitable rooms / balconies	5m to south-western boundary	no
private open space and balconies	3 bed: 12sqm	Additional 40 sqm for Unit 6	yes

Issues

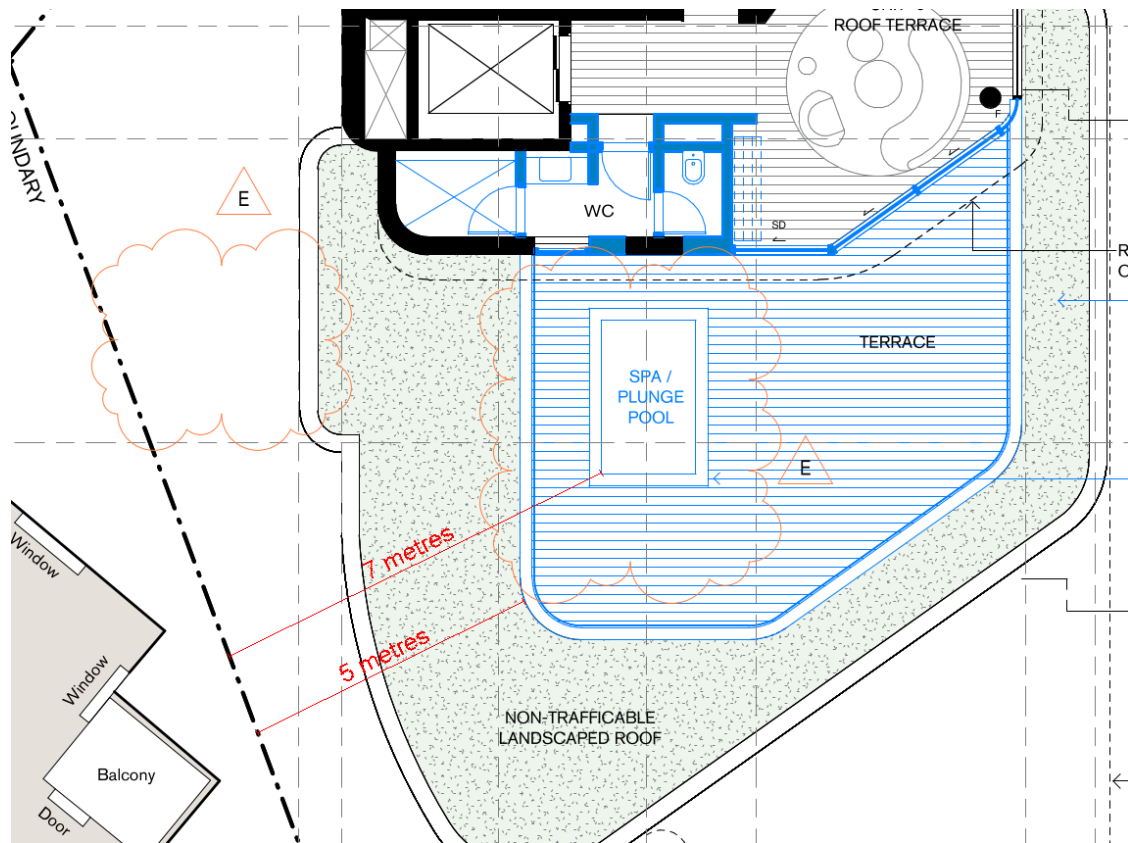
- Acoustic impacts
- Privacy
- View loss

Acoustic impacts

- Acoustic Statement has been submitted for the proposal
- noise impact from proposed development will not be greater than the approved development, noting that the proposal is for private open space rather than communal open space
- A condition of consent is recommended requiring that plant equipment be located wholly within the frame of the pool / spa

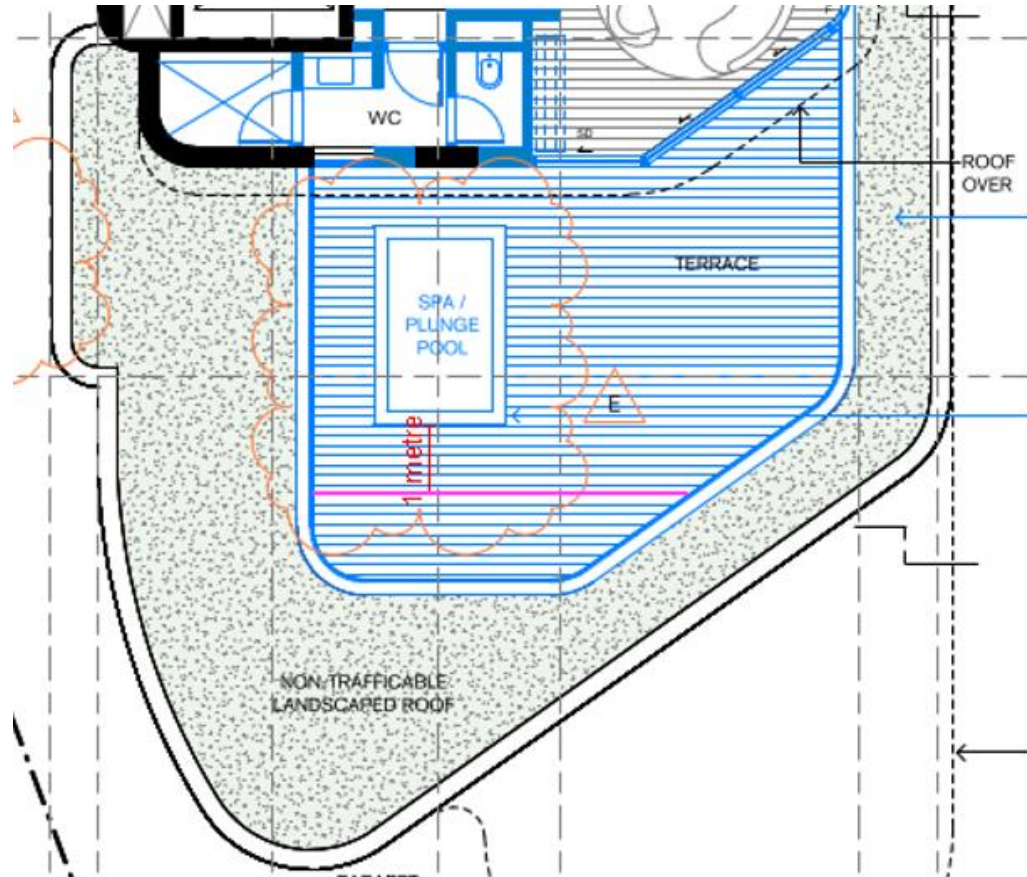
Privacy

- proposal does not achieve min. 9m building separation distance specified in Part 3F of the ADG
- trafficable roof terrace approx. 5m from the SW boundary and the pool / spa is approx. 7m from this boundary



Privacy

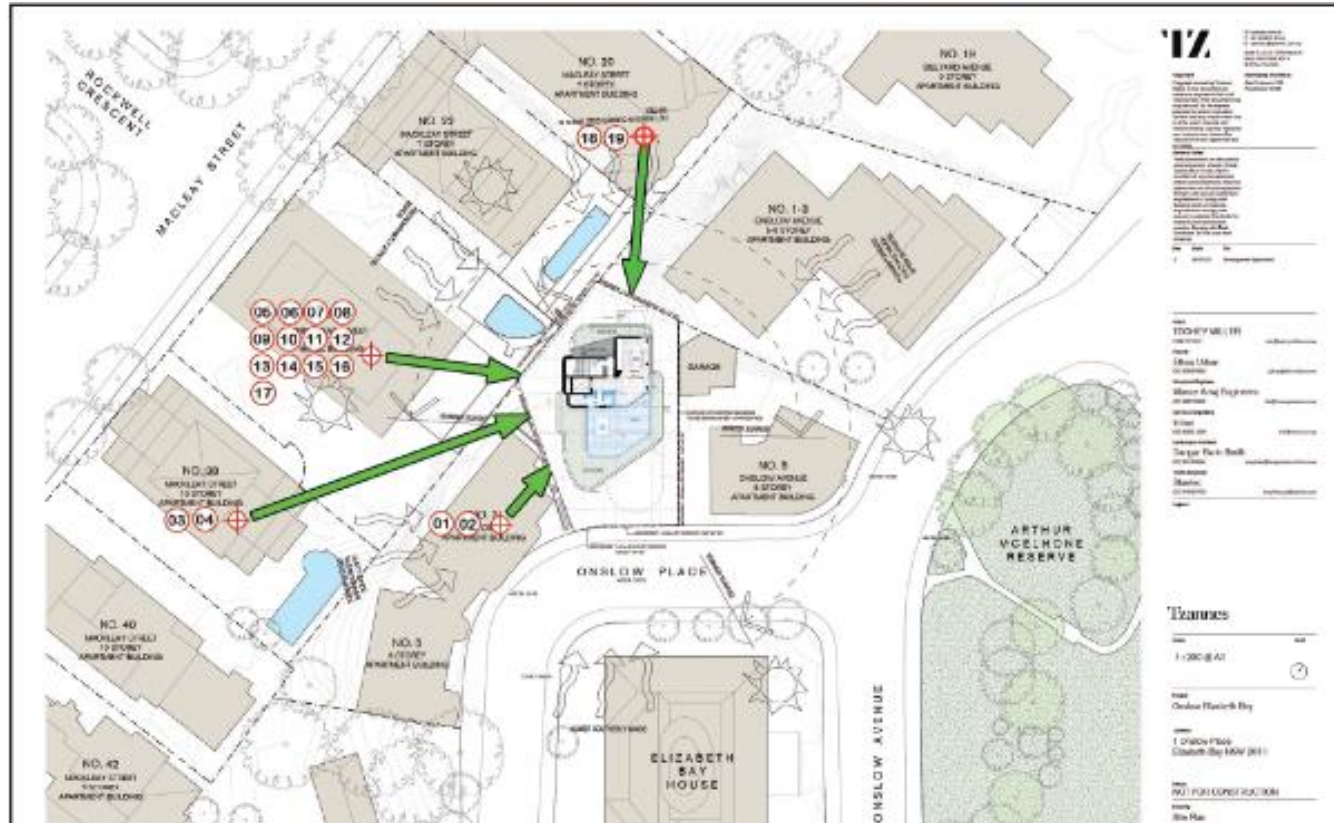
- condition recommended requiring trafficable terrace reduced to achieve acceptable visual privacy for 3 Onslow Place



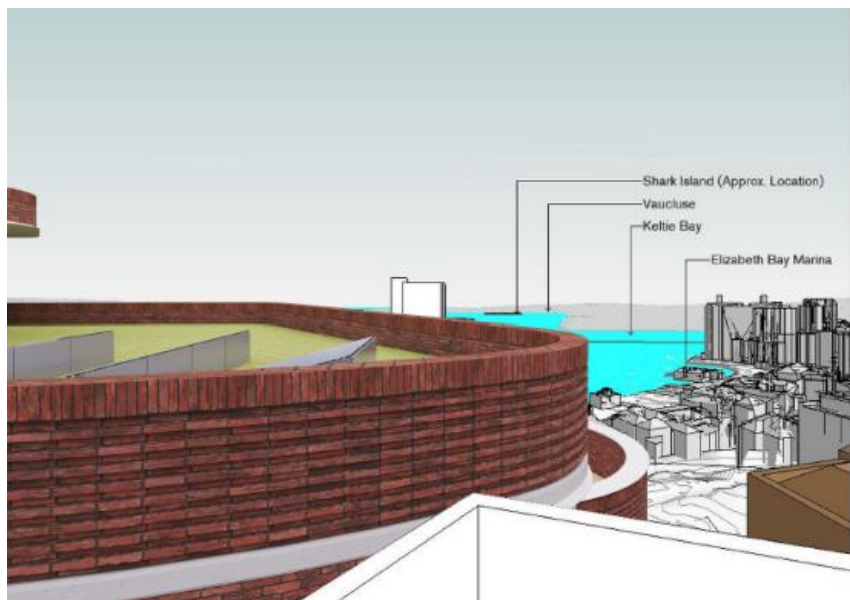
View loss

- proposal is under maximum LEP height limit
- iconic water views of Sydney Harbour are obtained from viewpoints at neighbouring properties
- a Visual Impact Assessment has been prepared which assesses the impact on 19 viewpoints
- assessment demonstrates the proposal will not result in unreasonable view loss

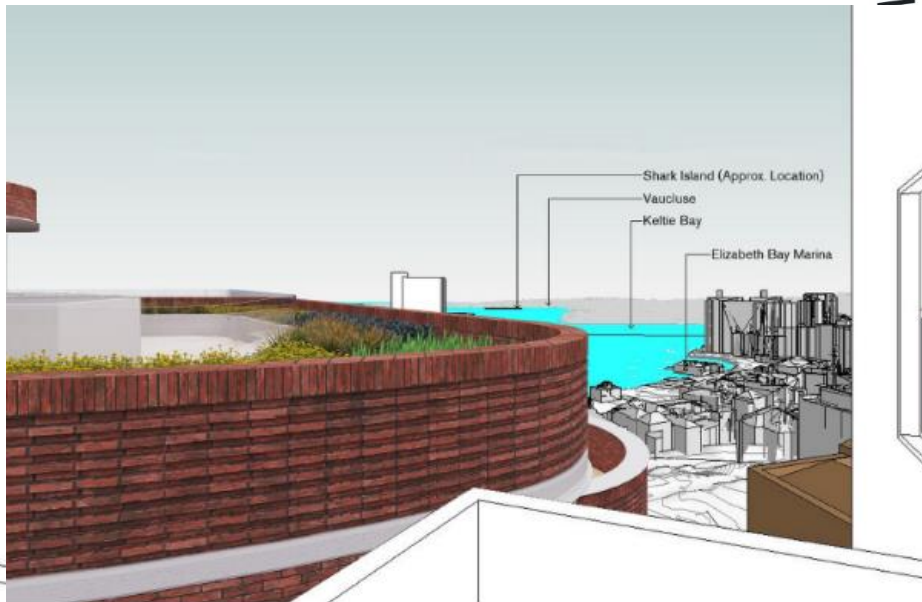
View loss



View loss



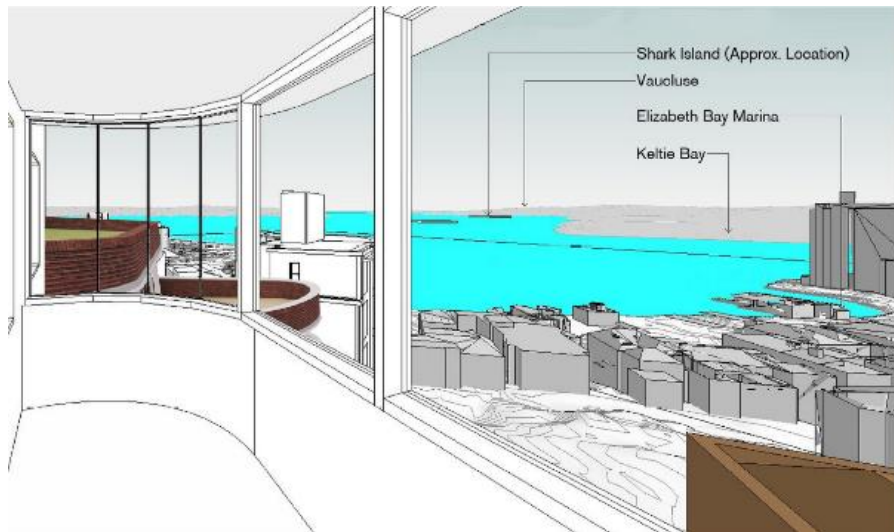
Approved



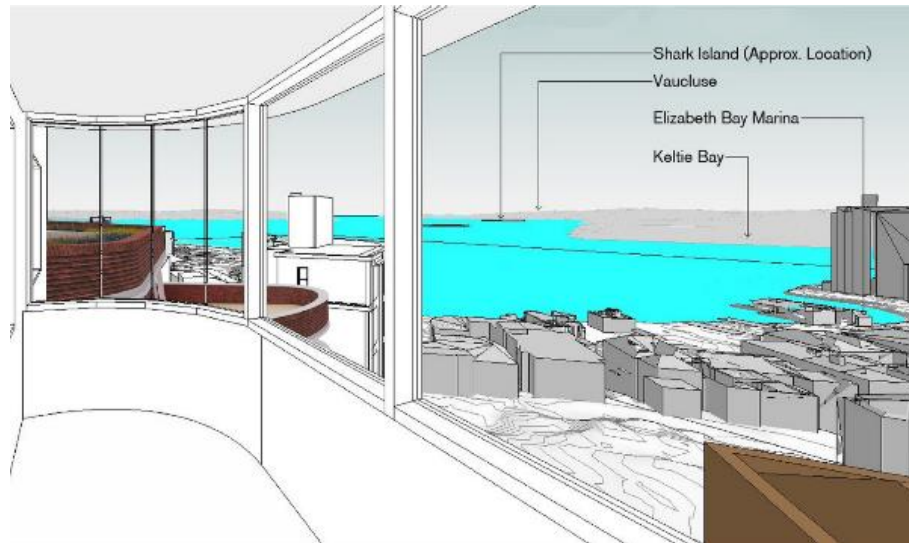
Proposed

view from bedroom balcony – Unit 61, 3 Onslow Place / 36A Macleay Street

View loss



Approved



Proposed

view from living room enclosed balcony – Unit 61, 3 Onslow Place / 36A Macleay Street

View loss



Approved



Proposed

view from east-facing balcony – Level 7, 38 Macleay Street

View loss



Approved



Proposed

view from living room / bedroom window – Unit 303, 28 Macleay Street

View loss



Approved



Proposed

view from bedroom window – Unit 304, 28 Macleay Street

View loss



Approved



Proposed

view from living room / bedroom window – Unit 305, 28 Macleay Street

View loss



Approved



Proposed

view from living room / bedroom window – Unit 403, 28 Macleay Street

View loss



Approved



Proposed

view from bedroom window – Unit 405, 28 Macleay Street

View loss



Approved



Proposed

view from bedroom window – Unit 504, 28 Macleay Street

View loss



Approved



Proposed

view from living room window – Unit 52, 20-20A Macleay Street

Recommendation

Approval, subject to conditions:

- Design modification condition for trafficable terrace to ensure acceptable visual privacy for neighbouring properties is achieved
- Condition requiring plant equipment to be located wholly within the frame of the proposed pool/spa to manage visual impacts
- Standard conditions for swimming pools