

# Local Planning Panel

23 July 2025

# Application details

Address: 1 Onslow Place, Elizabeth Bay

Application: D/2025/90

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 reconfiguration of approved Level 1 communal room to include 5 secure storage spaces for apartments in the building

# Recommendation

- Refusal

# 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

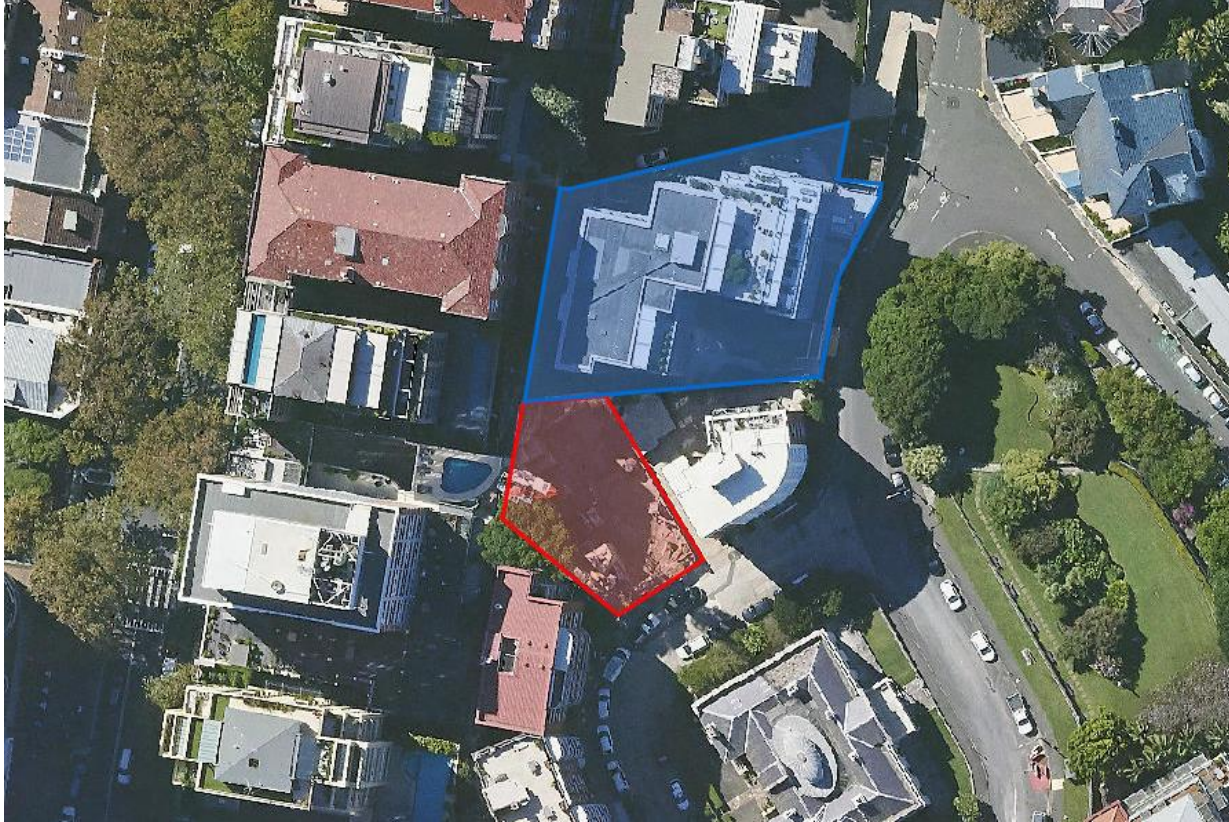
# Notification



- exhibition period: 18 February 2025 to 5 March 2025
- 321 owners and occupiers notified
- 2 submissions received

# Submissions

- Submissions made comments only. No issues with respect to the proposal were raised.

# Submissions

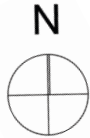
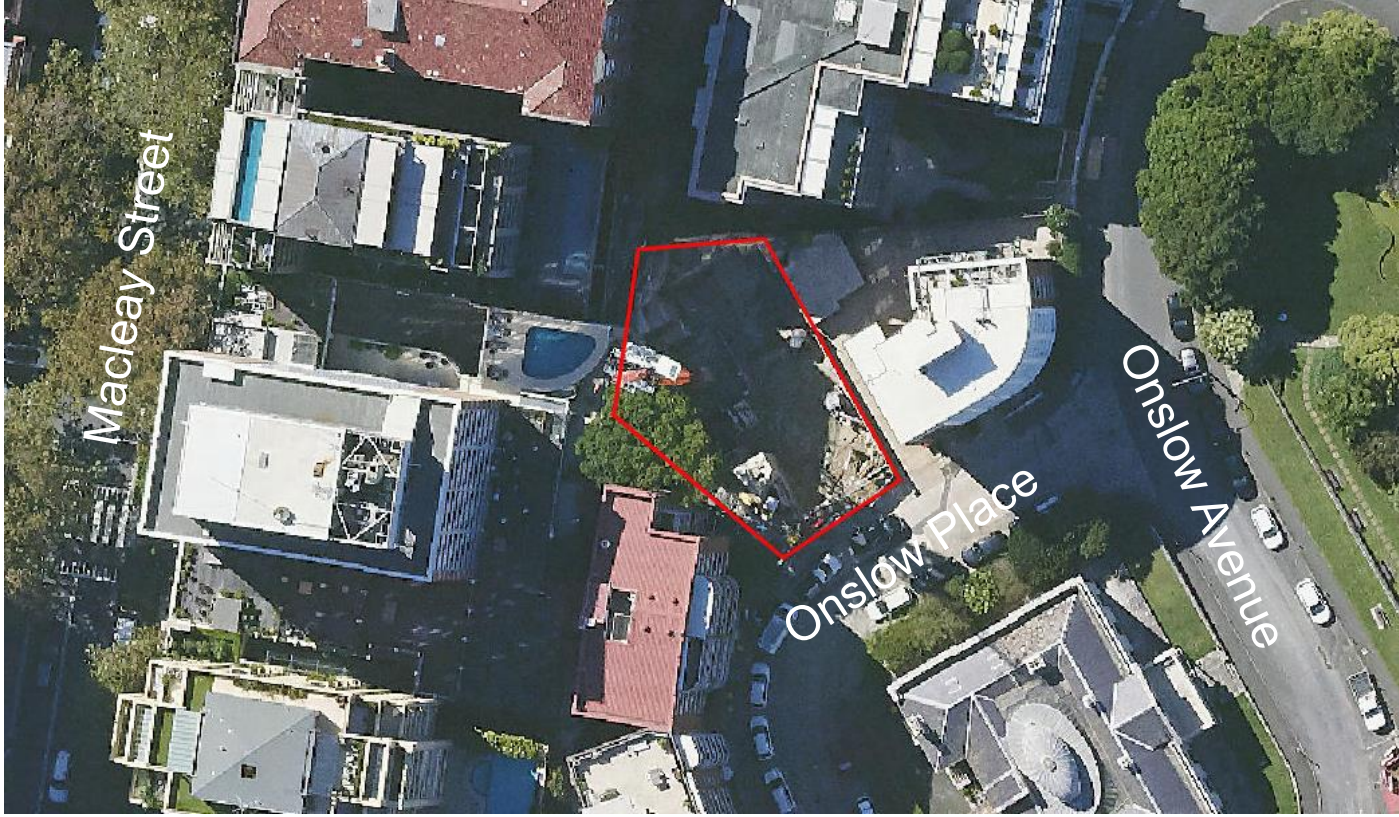


-  subject site
-  submitters

Note: One submission was received from Museums of History NSW



# Site





# Site



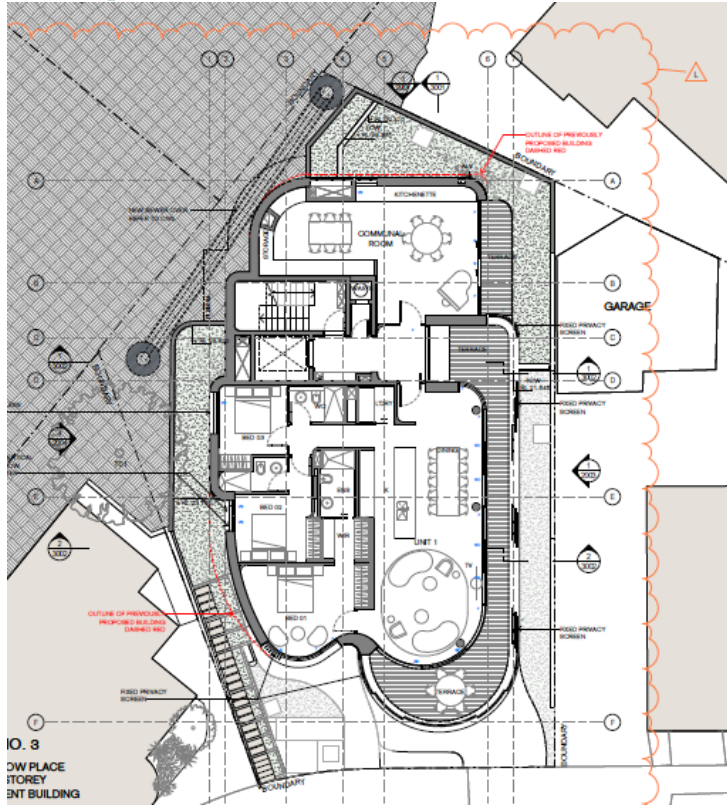
Site (in foreground) and surrounds viewed from Onslow Place

# Proposal

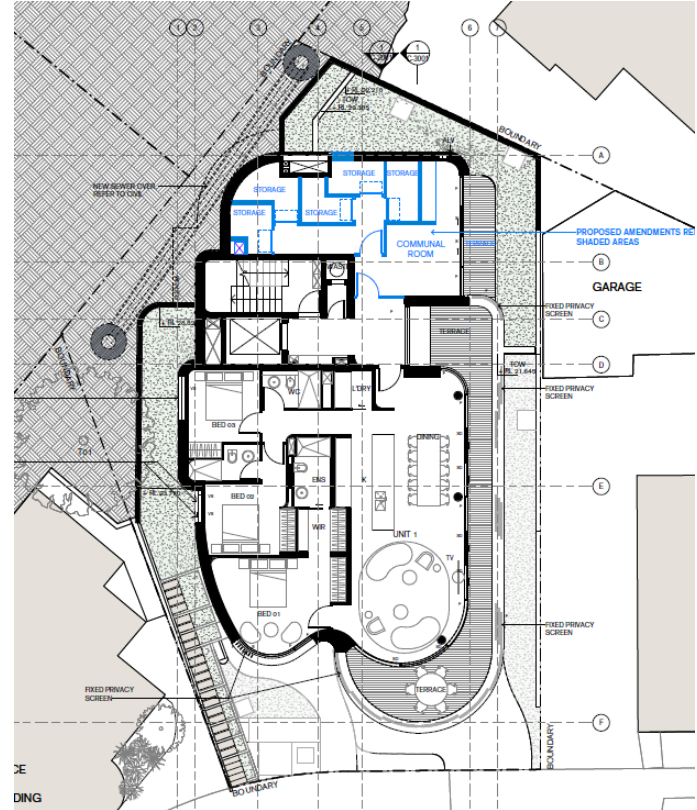


Photomontage of development approved under D/2022/456

# Proposal



Approved

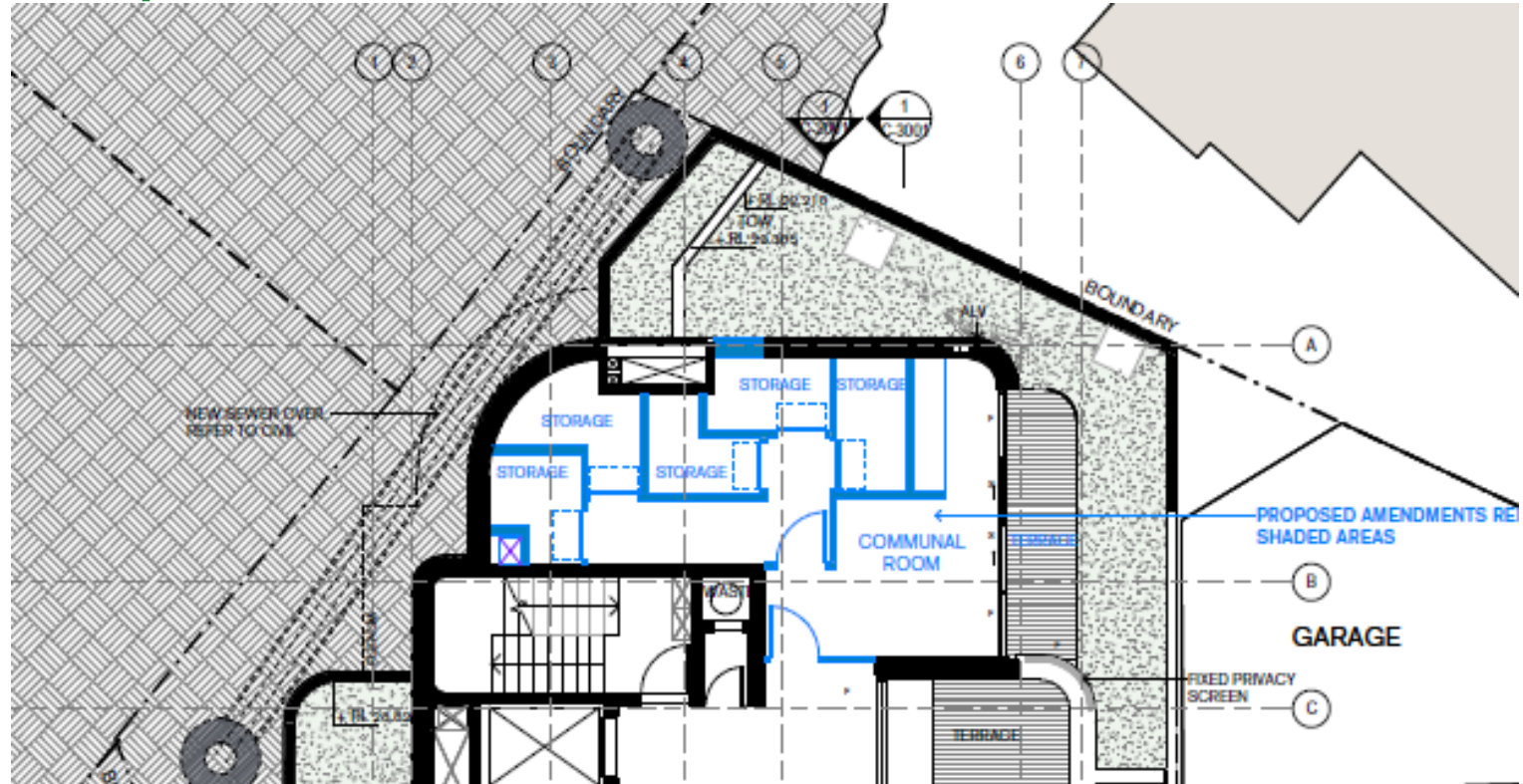


Proposed

Level 1 floor plan



# Proposal



Proposed Level 1 floor plan

# Compliance with key LEP standards

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

# Compliance with ADG & DCP controls

|  | control          | proposed   | compliance |
|--|------------------|--|------------|
| Common open space<br><br>Objective 3D-1 of ADG<br><br>Section 4.2.3.8 of DCP | 25% of site area | Approx. 4.8% of site area – including internal and external communal space | no         |



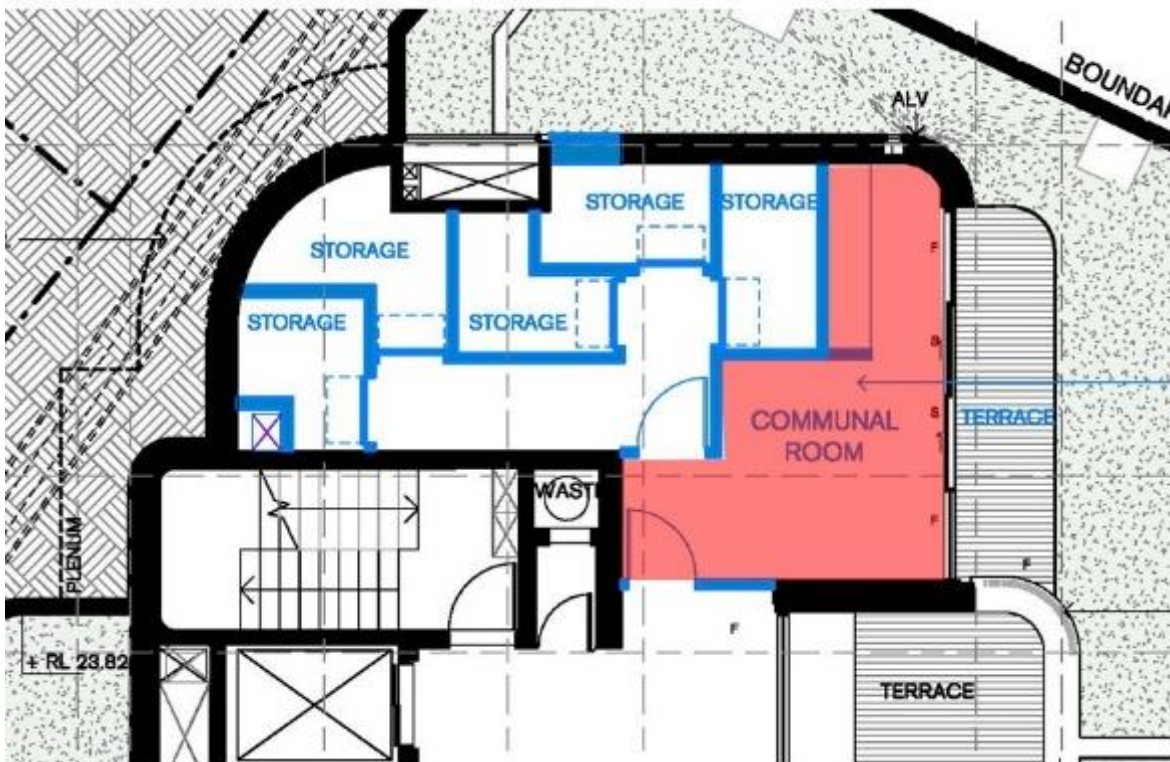
# Issues

- Residential amenity and communal space
- Inadequate and insufficient information

# Residential amenity and communal space

- Adequate communal open space is not achieved in line with Objective 3D-1 of the ADG
- Proposed size, shape and layout of the communal room is not functional
- Reduction in size and functionality diminishes the residential amenity of the development
- Approved apartments meet ADG storage requirements. Additional storage is not required
- By providing communal space onsite, pressure on high demand public spaces in the area will be reduced

## Residential amenity and communal space



proposed communal room

# Residential amenity and communal space

- Potential uses of the communal room include:
  - Music room / podcasting studio
  - Workshop
  - Art studio for pottery / painting / photography
  - Gym
  - Cinema space
  - Wellness room with yoga space / sauna / ice bath

# Inadequate and insufficient information

- No design statement has been submitted, as required by Clause 29 of the EP&A Regulation 2021
- No BASIX certificate has been submitted, as required to meet the requirements of the Sustainable Buildings SEPP

# Recommendation

The application is recommended for refusal