

## Resolution of Local Planning Panel

**16 October 2024**

### Item 3

#### Development Application: 1 Challis Avenue, Potts Point - D/2023/878

The Panel granted consent to Development Application Number D/2023/878 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

#### (1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2023/878 dated 27 September 2023 and the following drawings prepared by Leaf Architecture:

Drawing Number	Drawing Name	Date
DA301 Issue 11	DEMOLITION FLOOR PLAN LEVEL 1	04/09/2024
DA302 Issue 11	DEMOLITION FLOOR PLAN LEVEL 2	04/09/2024
DA303 Issue 11	DEMOLITION FLOOR PLAN LEVEL 3	04/09/2024
DA304 Issue 11	DEMOLITION FLOOR PLAN LEVEL 4	04/09/2024
DA305 Issue 11	DEMOLITION FLOOR PLAN LEVEL 5	04/09/2024
DA306 Issue 11	DEMOLITION FLOOR PLAN LEVEL 6	04/09/2024
DA307 Issue 11	DEMOLITION ROOF PLAN	04/09/2024

<b>Drawing Number</b>	<b>Drawing Name</b>	<b>Date</b>
DA400 Issue 17	PROPOSED FLOOR PLAN BASEMENT	04/09/2024
DA401 Issue 19	PROPOSED FLOOR PLAN LEVEL 1	04/09/2024
DA402 Issue 19	PROPOSED FLOOR PLAN LEVEL 2	04/09/2024
DA403 Issue 19	PROPOSED FLOOR PLAN LEVEL 3	04/09/2024
DA404 Issue 20	PROPOSED FLOOR PLAN LEVEL 4	04/09/2024
DA405 Issue 19	PROPOSED FLOOR PLAN LEVEL 5	04/09/2024
DA406 Issue 18	PROPOSED FLOOR PLAN LEVEL 6	04/09/2024
DA407 Issue 9	PROPOSED ROOF PLAN	04/09/2024
DA510 Issue 15	STREETSCAPE (ROCKWALL LANE)	04/09/2024
DA520 Issue 16	STREETSCAPE (VICTORIA STREET)	04/09/2024
DA530 Issue 17	STREETSCAPE (CHALLIS AVENUE)	04/09/2024
DA540 Issue 8	STREETSCAPE (EASTERN ELEVATION)	04/09/2024
DA550 Issue 18	PROPOSED SECTIONS	04/09/2024
DA551 Issue 18	PROPOSED SECTIONS	04/09/2024
DA552 Issue 16	PROPOSED SECTIONS	04/09/2024
DA560 Issue 14	MATERIAL ELEVATION	04/09/2024
DA570 Issue 8 <b>9</b>	ELEVATION - ROCKWALL LANE	04/09/2024

Drawing Number	Drawing Name	Date
DA571 Issue 8 <b>9</b>	ELEVATION - VICTORIA STREET	04/09/2024
DA572 Issue 7	ELEVATION - CHALLIS AVENUE	04/09/2024
DA580 Issue 6	SECTIONS - ROCKWALL LANE	04/09/2024
DA585 Issue 6	SECTIONS - CHALLIS AVENUE	04/09/2024
DA586 Issue 7	SECTIONS - CHALLIS AVENUE	04/09/2024
DA601 Issue 11	PROPOSED STAGING SUMMARY REFURBISHED AREAS	04/09/2024
DA702 Issue 7	PROPOSED SIGNAGE PLANS	04/09/2024

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

### Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

## (2) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) The height of the brick and palisade fence to Rockwall Lane is to match the height and design of the existing fence. An elevation at 1:50 is required and is to detail materials, colours and finishes.
- (b) Proposed signage is to be a solid non transparent material such as metal, with any illumination limited to a backlit halo effect.
- (c) Sports netting **and** poles on roof ~~are to be Woodland Grey colour to match overall metal colour for the buildings~~ **colour is to be revised to a lighter colour.**

The modifications are to be submitted to and approved by Council's Area Coordinator Planning Assessments | Area Planning Manager prior to the issue of a Construction Certificate.

### Reason

To require amendments to the approved plans and supporting documentation following assessment of the development.

## **(7A) SITES IN THE VICINITY OF A HERITAGE ITEM**

A protection strategy for the duration of the construction works, is to be submitted to and approved by Council's Area Planning Manager prior to the issue of any Construction Certificate. The Strategy is to detail how the proposed works will ensure that the Hotel Challis building is to be suitably protected and stabilized during the construction process including from any construction waste, dust, damp, water runoff, vibration or structural disturbance or damage.

### **Reason**

To ensure the protection of adjacent/nearby heritage items.

### **Reasons for Decision**

The application was approved for the following reasons:

- (A) The site is located in the Zone R1 General Residential. The proposed development comprises alterations and additions to an educational establishment (school) which is permitted with consent in the zone.
- (B) The proposed development complies with the maximum Height and Floor Space Ratio development standards contained within Clause 4.3 and 4.4 of the Sydney Local Environmental Plan 2012.
- (C) The proposed development provides an appropriate contribution that is suitable in terms of its context, scale and built form and is consistent with the policy aims and design quality principles set out in Chapter 3 and Schedule 8 of State Environmental Planning Policy (Transport and Infrastructure) 2021.
- (D) The design of the proposed structures minimise the extent of view loss and maintains view corridors where possible and protects the setting of heritage items on the site and within the surrounding Potts Point Heritage Conservation Area.
- (E) The proposed development will not unreasonably impact the existing amenity of surrounding residential properties.
- (F) Suitable conditions of consent are recommended, and the proposed development is considered to be in the public interest.
- (G) Condition 1 was amended to reflect the correct reference to selected drawings.
- (H) Condition 2(c) was amended to ensure the proposed colour of the poles and sports netting is not too dark.
- (I) Condition 7A was added to ensure the protection of nearby heritage buildings during excavation.

Carried unanimously.

D/2023/878