

# Local Planning Panel

1 May 2024

# Application details

Address: 61-63 Macleay Street, Potts Point

Application Number: D/2022/1363

Applicant: White House Developments Pty Ltd

Owner: White House Developments Pty Ltd

Architect: SJB Architecture (NSW) Pty Ltd

Planning Consultant: SJB Planning (NSW) Pty Ltd

Heritage Consultant: Paul Davies Pty Ltd

# Proposal

- demolition of portions of the existing heritage item and excavation and construction of a new basement level
- alterations and additions including:
  - two additional floors
  - ground floor restaurant and bar with hours of operation between 7am and 1am daily and patron capacity of 106 persons
  - hotel accommodation use with 18 rooms

# Recommendation

Approval subject to conditions



Proposal – Macleay Street



# Notification

## original application

- exhibition period 9 January 2023 to 9 February 2023
- 1,342 owners and occupiers notified
- 46 submissions received

## amended application

- exhibition period 17 November 2023 to 2 December 2023
- 32 submissions received

# Submissions



- height, bulk, scale and density
- heritage
- excavation and structure
- views
- privacy
- construction management
- traffic
- noise, odour and ventilation

# Submissions

- overshadowing and daylight
- security
- owner's consent
- street trees
- waste management
- drawing errors
- loss of property value
- anti-social behaviour and links to other buildings

# Submissions

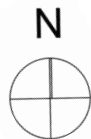
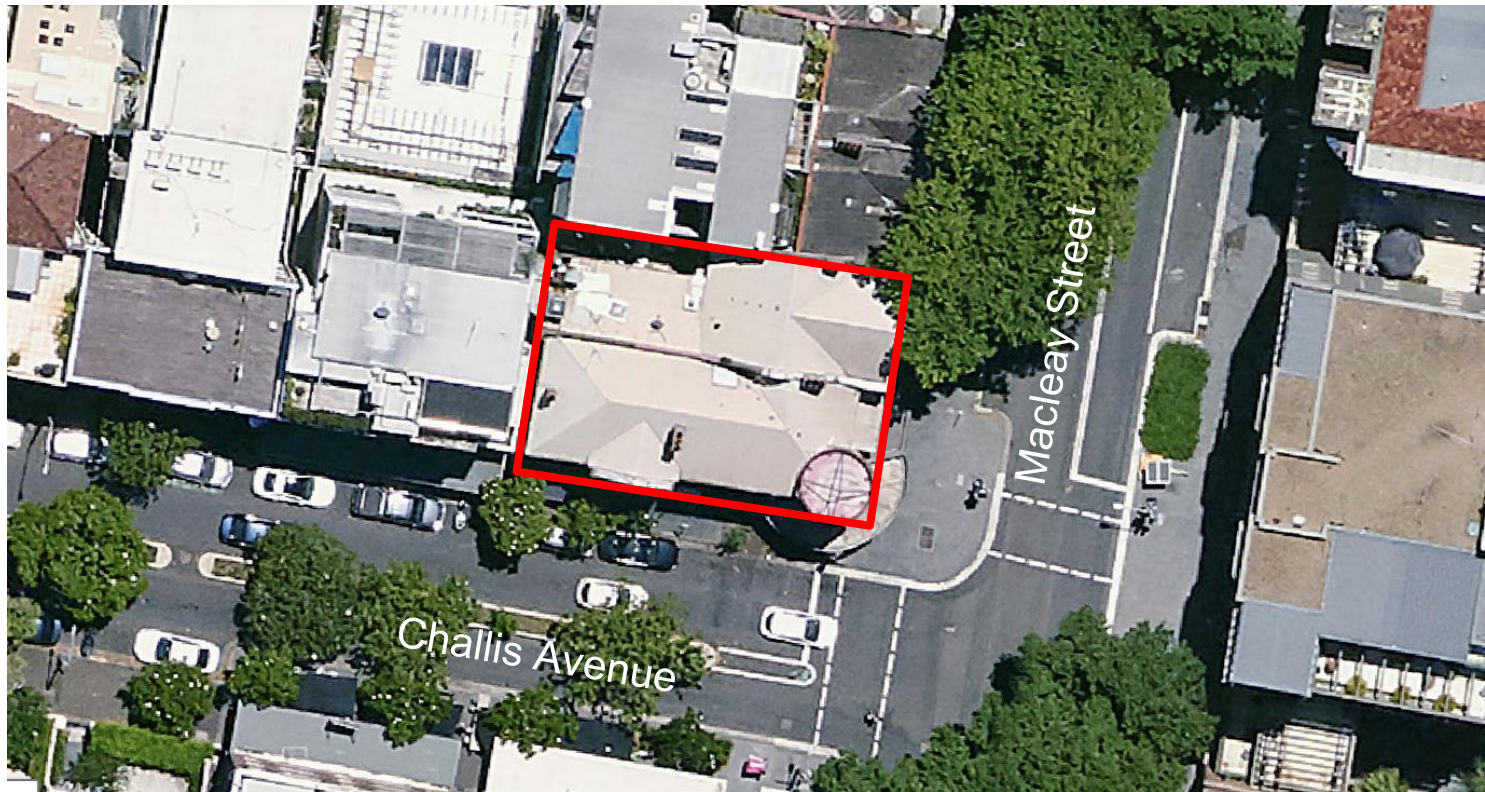


-  subject site
-  submitters\*

\* not all submitter's properties shown due to map scale

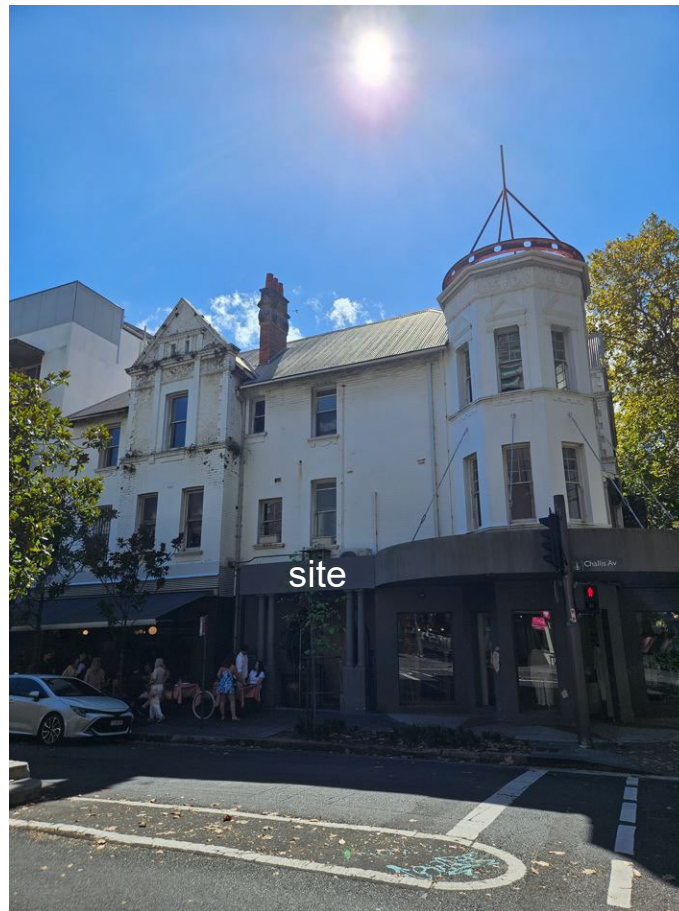


# Site





Macleay Street



Challis Avenue





adjoining site to west - 12-16 Challis Avenue



adjoining sites to north – 57-59 Macleay Street (left) & 55 Macleay Street (right)





north side of Challis Avenue



south side of Challis Avenue





65-65B Macleay Street



31 Challis Avenue

Opposite site – south side of Challis Avenue





east side of Macleay Street



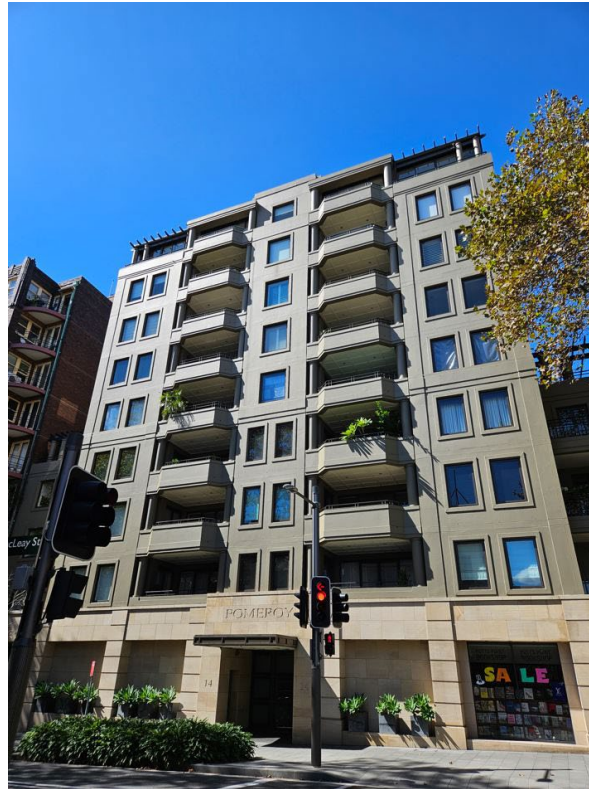
west side of Macleay Street

Development to south





10-12 Macleay Street



14 Macleay Street

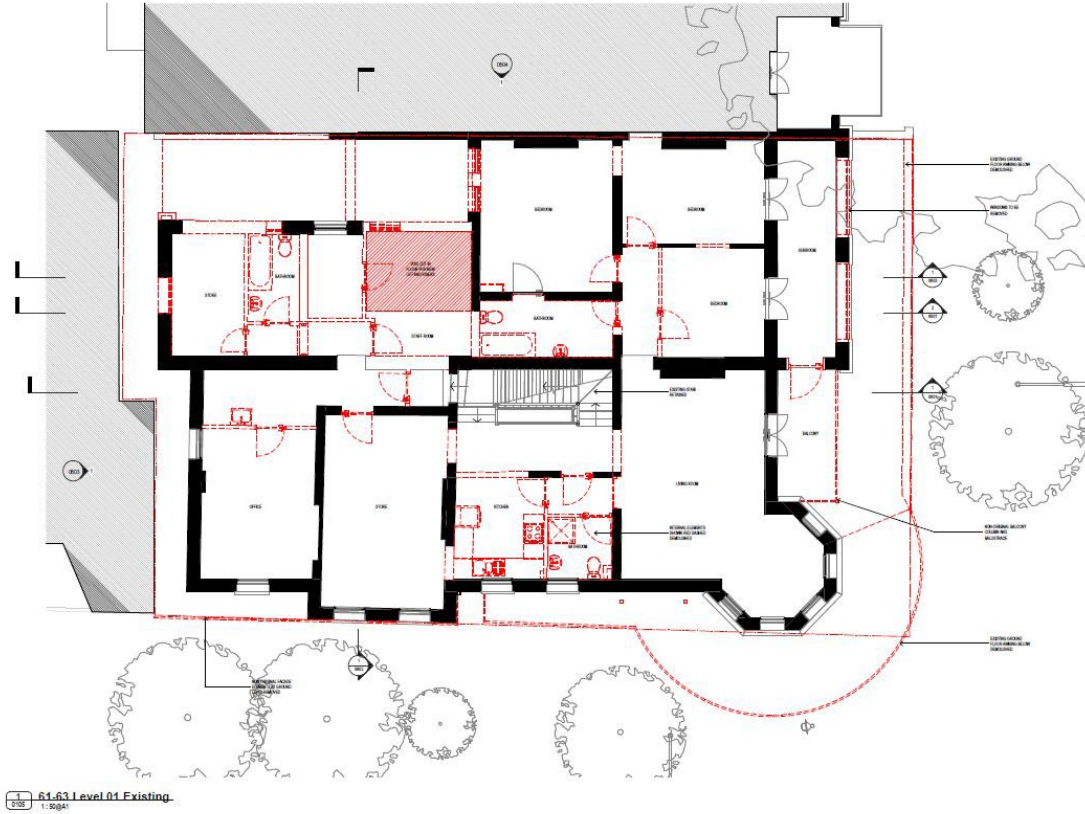


16 Macleay Street

Opposite site – east side of Macleay Street

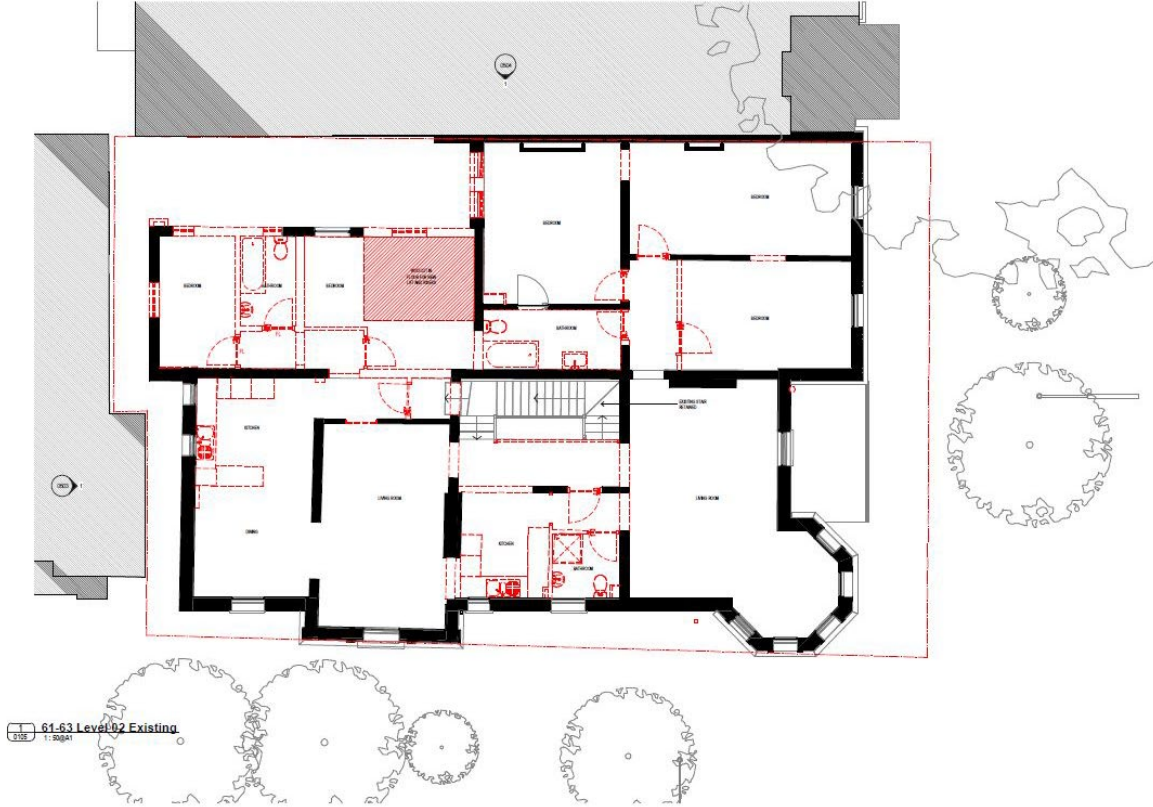




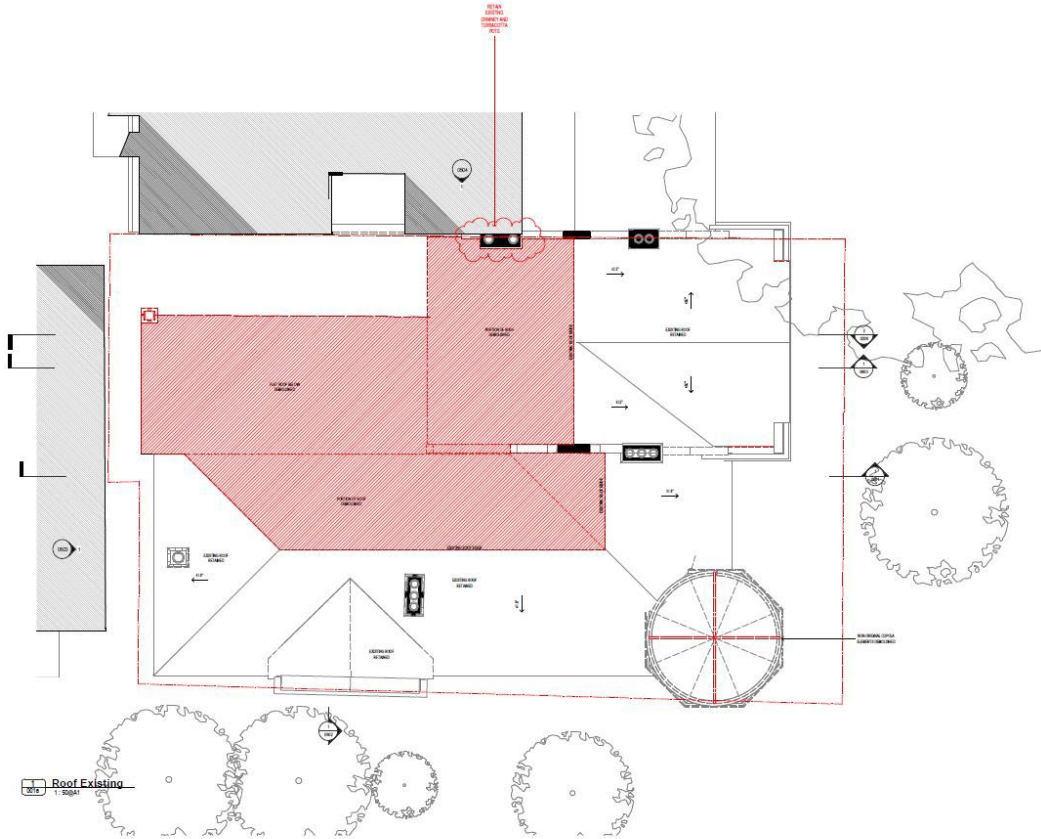


61.63 Level 01 Existing  
1:50@1

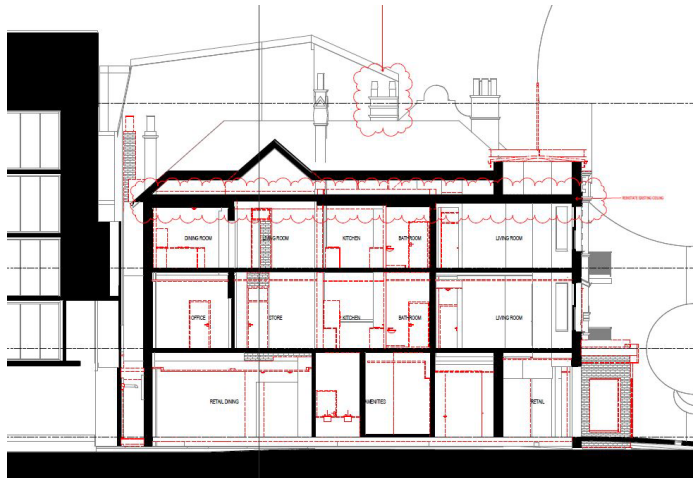
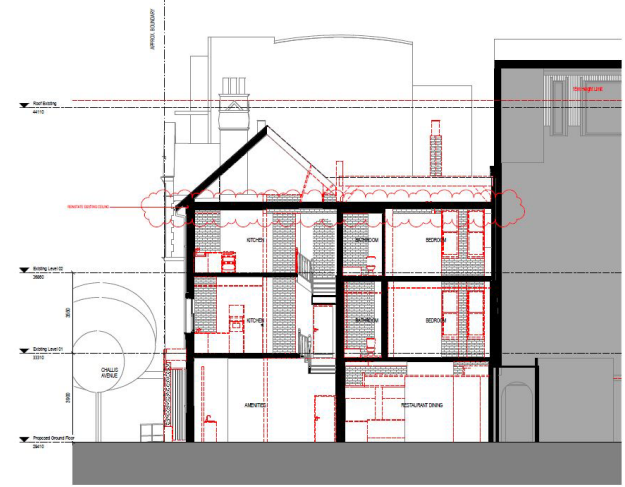
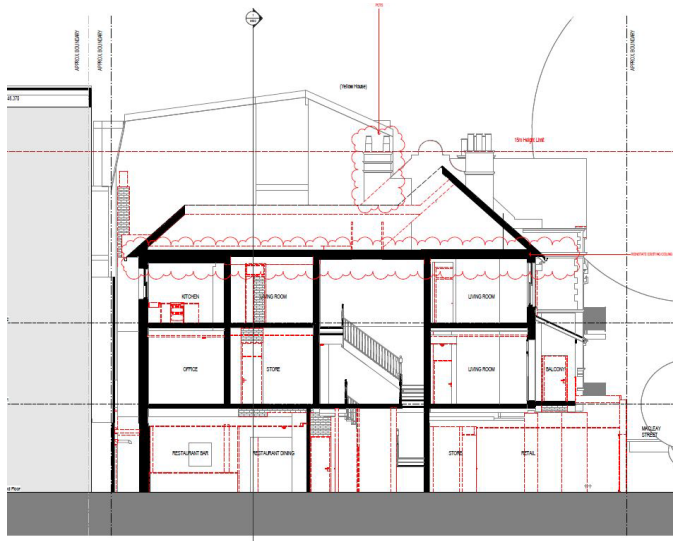
Level 1 demolition plan



Level 2 demolition plan



Roof demolition plan

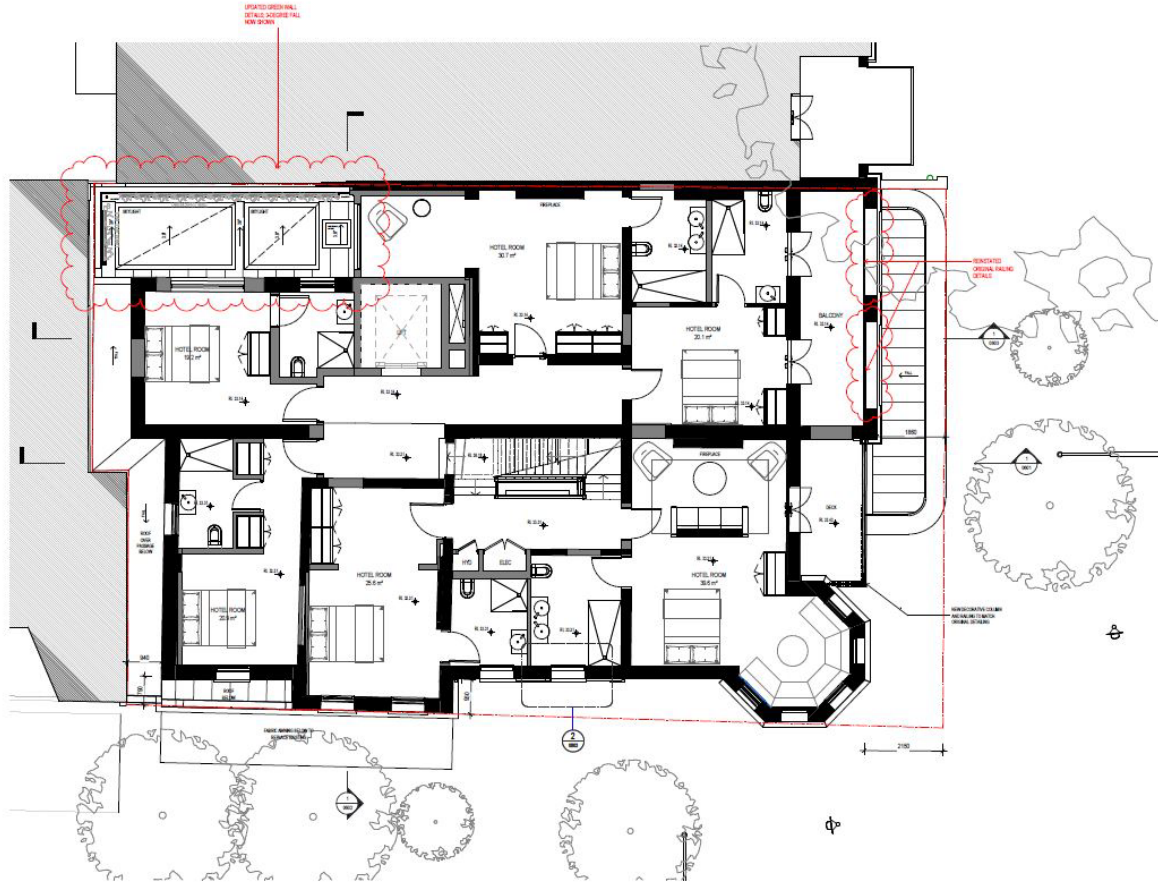


Demolition sections

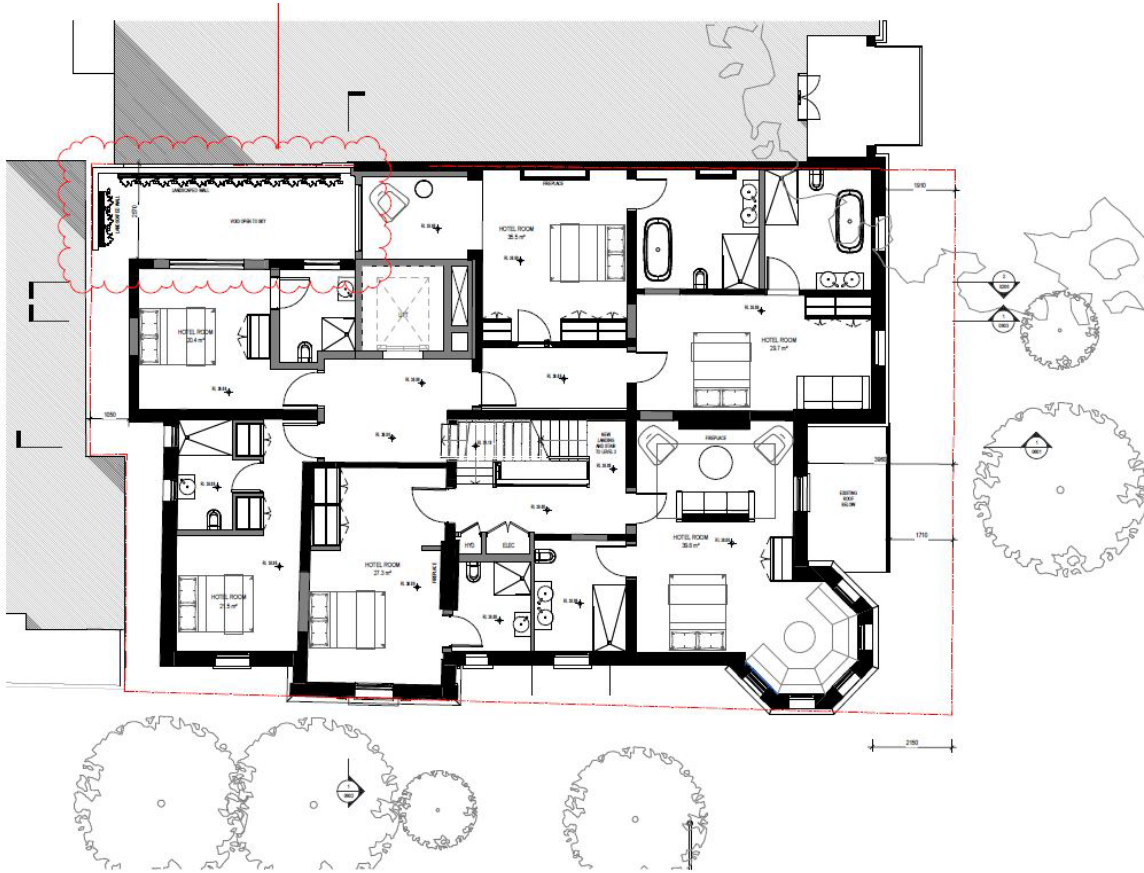








Level 1 floor plan



Level 2 floor plan











1 East Elevation  
1:50/A1



Macleay Street - east elevation

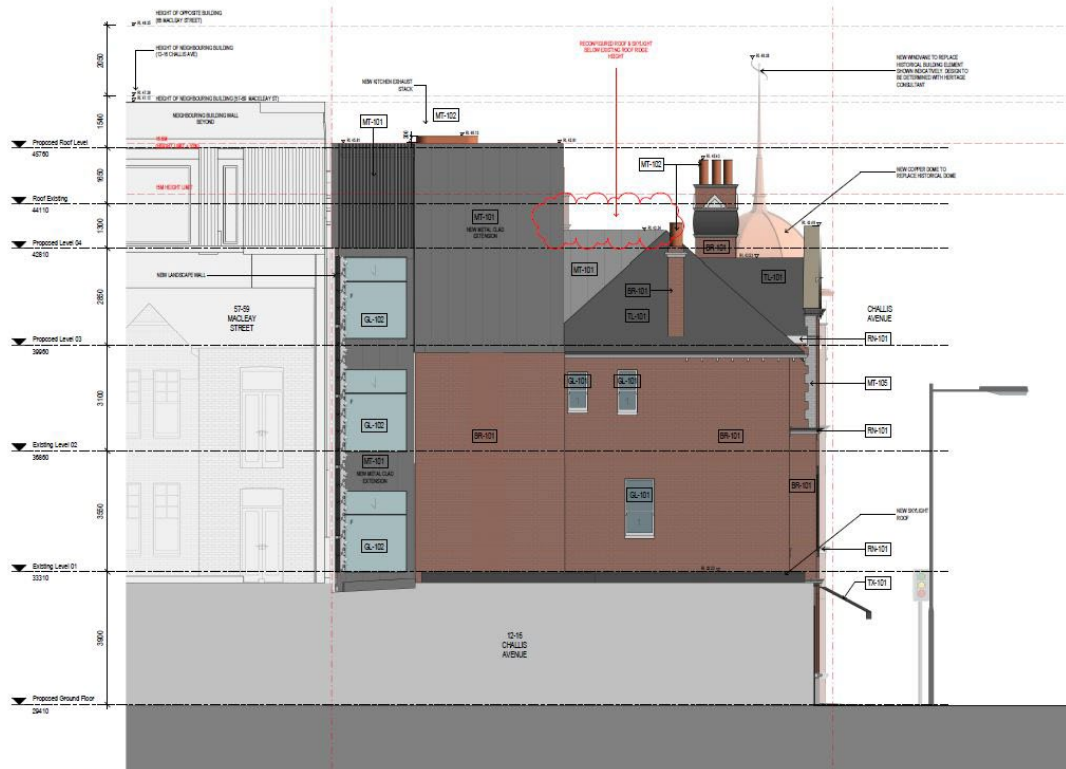




South Elevation  
1:500



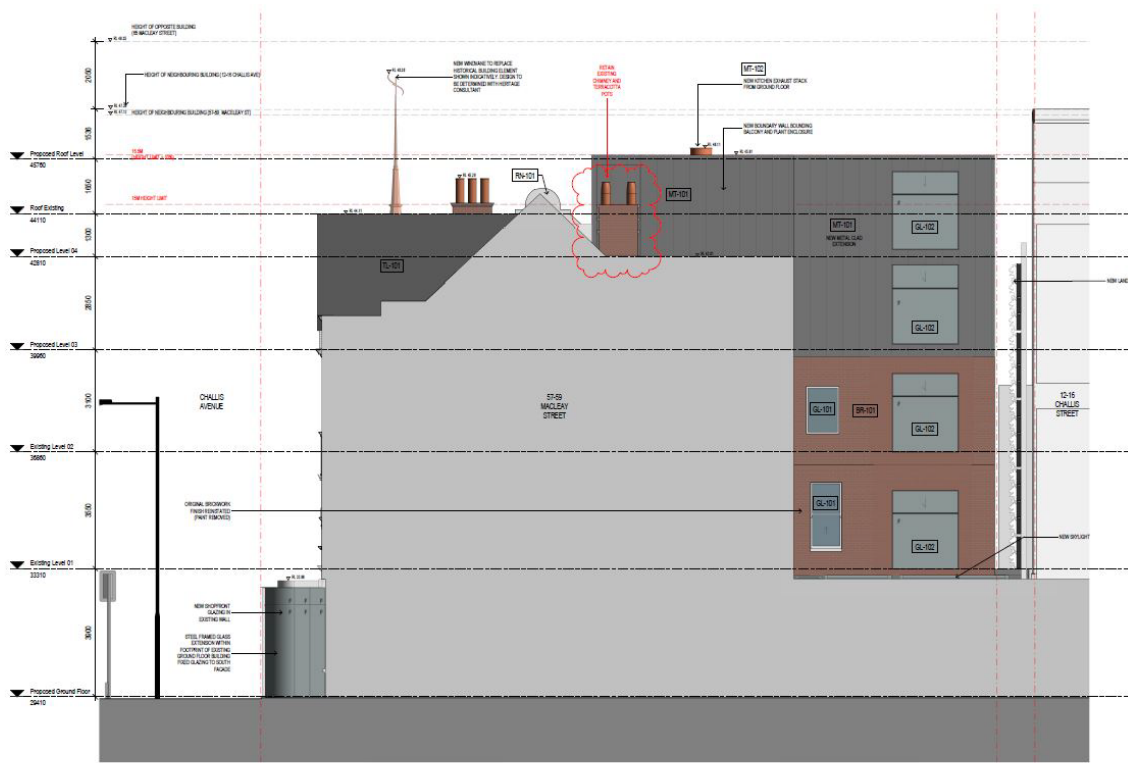
Challis Avenue – south elevation



West Elevation  
1:500A1

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  - 
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  -
- BR-101 STANDING SQUARE ZINC CLADDING (SEE SECTION 1.1 FOR DETAILS)  
 BR-102 COPPER ROOFING  
 GL-103 GREEN CORRUGATED METAL (MATCH ORIGINAL TO DECIDE IF STU)  
 BR-104 WHITE STEEL FRAMING SUPPORT BUILDING  
 BR-105 WHITE BRICK  
 BR-106 ALUMINIUM PAINTED CLADDING (MATCH ORIGINAL TO DECIDE IF STU)  
 SL-101 SLATE TILE ROOF (MATCH ORIGINAL TO DECIDE IF STU)  
 BR-107 ORIGINAL BRICKWORK (MATCH ORIGINAL TO DECIDE IF STU)  
 BR-108 ORIGINAL RENDER & MASONRY (MATCH ORIGINAL TO DECIDE IF STU)  
 SL-102 SLATE FABRIC AWNING (MATCH ORIGINAL TO DECIDE IF STU)  
 BR-109 WHITE THREE-PANE WINDOW (MATCH ORIGINAL TO DECIDE IF STU)  
 GL-101 CLEAR GLAZING  
 GL-102 CLEAR OR TINTED GLASS (MATCH ORIGINAL TO DECIDE IF STU)  
 GL-103 GLASS PANELING (MATCH ORIGINAL TO DECIDE IF STU)  
 GL-104 GLASS PANELING (MATCH ORIGINAL TO DECIDE IF STU)

West elevation



North Elevation  
1:50 (A1)

- 

WF-01  
WINDOW FRAME AND GLAZING  
EXISTING WINDOW FRAME TO REMAIN  
GLAZING TO BE REPLACED WITH  
GLAZING TO MATCH
- 

RF-01  
COPPER ROOF CLADDING  
EXISTING COPPER ROOF CLADDING TO REMAIN  
GLAZING TO MATCH
- 

WF-02  
WHITE STEEL FRAMING  
EXISTING WINDOW FRAME  
GLAZING TO MATCH
- 

WP-01  
WHITE PAINT  
EXISTING WINDOW FRAME  
GLAZING TO MATCH
- 

WF-03  
ALUMINIUM WINDOW FRAME  
EXISTING WINDOW FRAME TO REMAIN  
GLAZING TO MATCH
- 

RT-01  
SLATE TILE ROOF  
EXISTING SLATE TILE ROOF TO REMAIN  
GLAZING TO MATCH
- 

BR-01  
ORIGINAL BRICKWORK  
EXISTING BRICKWORK TO REMAIN  
GLAZING TO MATCH
- 

OR-01  
ORIGINAL RENDER AND MASONRY  
EXISTING ORIGINAL RENDER AND MASONRY  
GLAZING TO MATCH
- 

GF-01  
GLASS WINDOW FRAME  
EXISTING WINDOW FRAME TO REMAIN  
GLAZING TO MATCH
- 

WT-01  
WHITE TIMBER FRAMED WINDOWS  
EXISTING WINDOW FRAME TO REMAIN  
GLAZING TO MATCH
- 

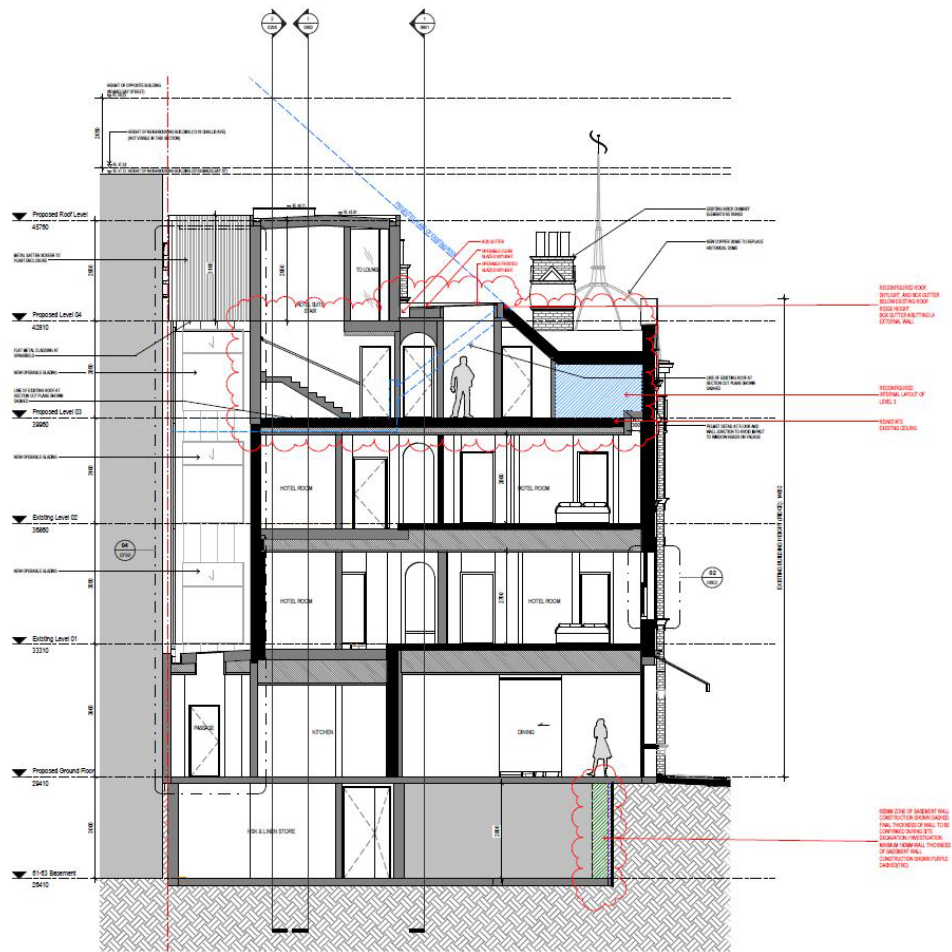
GC-01  
GLASS CLADDING  
EXISTING GLASS CLADDING TO REMAIN  
GLAZING TO MATCH
- 

GC-02  
GLASS CLADDING  
EXISTING GLASS CLADDING TO REMAIN  
GLAZING TO MATCH
- 

GC-03  
GLASS CLADDING  
EXISTING GLASS CLADDING TO REMAIN  
GLAZING TO MATCH
- 

GC-04  
GLASS CLADDING  
EXISTING GLASS CLADDING TO REMAIN  
GLAZING TO MATCH

North elevation



north-south section





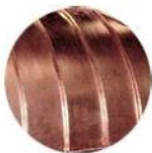


Original brick finish to be reinstated - paint finish stripped and bricks replaced where necessary.

Existing render and mouldings to be retained (and replaced where necessary).



Natural grey slate tile roofs in style of original to replace corrugated metal roofs.



Copper finish to new domed and flared cupola in style of original - allowed to naturally oxidise in-situ.



Standing seam zinc cladding with Monument window framing to Level 4 roof extension and level 3 dormer windows.



Black/charcoal fabric awning to Challis Avenue shopfront.



White steel framed shopfront glazing to ground floor extension.



White coloured concrete with fluted profile (integral or applied colour finish with sealant) - to new shopfront extension below window sills.



Clear glazing generally to windows throughout - pending thermal and acoustic requirements.



Fluted obscure glazing to low level at Macleay Street shopfront.



Natural brass door handle and kickplate to Challis Avenue entry door.



Clear and yellow cathedral glass to Challis Avenue Entry.



Perspective – Macleay Street



Perspective – corner of Macleay Street and Challis Avenue





Perspective – Challis Avenue

# Compliance with key LEP standards

	Control	Proposed	Compliance
Height	15m	16.5m	No Clause 4.6 variation request supported
Floor space ratio	3:1	2.73:1	Yes

# Compliance with DCP controls

	Control	Proposed	Compliance
Height in storeys	3	5	No
Street frontage height in storeys	4	3	Yes
Floor to floor heights	4.5m - ground floor 3.6m - upper floors	3.9m 2.85 - 3.55m	No

# Compliance with DCP controls

	Control	Proposed	Compliance
Bicycle parking	3	10	Yes
Deep soil	10%	0%	No
Future tree canopy cover	15%	0%	No

# Hours of operation

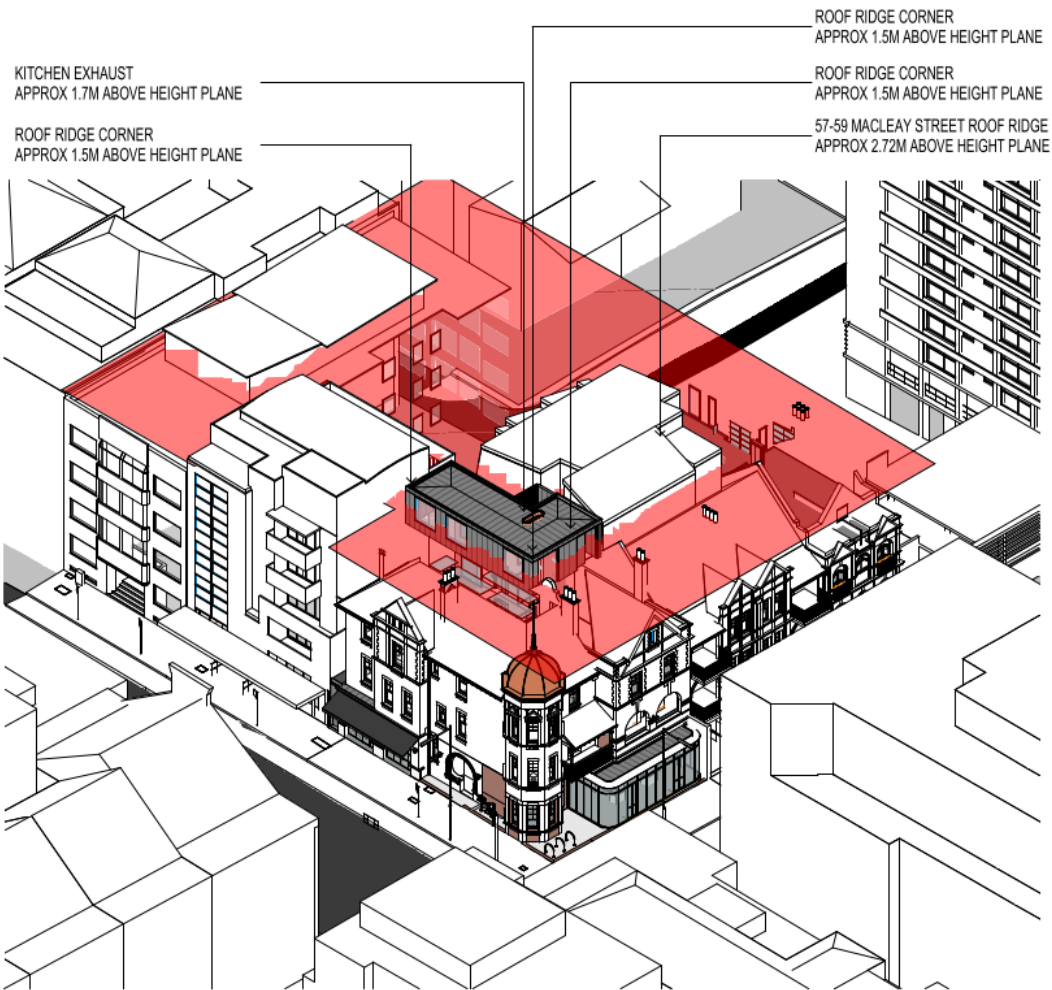
	Base hours & extended hours	Proposed hours	Recommended hours
Monday to Sunday	7am to 11.00pm extended trading until 12 midnight	Restaurant proposed 7am to 1am	7am to 11.0pm extended trading until 12 midnight 1 year trial



# Issues

- non-compliance with height standard
- height in storeys
- heritage conservation
- view loss and view sharing
- late night trading

# Height



1 15m Height Plane View - South-East  
@A1

height non-compliance

# Height

- 1.5m non-compliance with height control
- Clause 4.6 variation request supported
- addition is set back and visually recessive
- consistent with scale of neighbouring buildings
- development includes significant range of heritage conservation, reinstatement & restoration works
- no significant adverse view, overshadowing, heritage, privacy or other environmental impacts arising from non-compliance

# Height in storeys

- proposal reinforces desired future character for west side Macleay Street
- 4<sup>th</sup> storey is set within roof form, 5<sup>th</sup> storey visually recessive being set back behind existing ridge
- restored roof and cupola will be visually dominant
- rear additions allow appreciation of main roof form, provide equitable access and additional seismic and structural bracing
- height consistent with adjoining development
- building presents as predominantly three storeys from the street

# Heritage

- excavation for basement beneath existing building supported by detailed geotechnical and structural reports and drawings
- excavation acceptable subject to conditions requiring:
  - deletion of basement beyond existing building footprint
  - final structural design and solutions
  - detailed construction methodology
  - construction and protection management plans
  - engagement of geotechnical and structural engineers



# Heritage

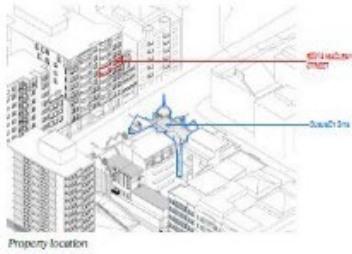
- removal of existing unsympathetic additions and construction of new shopfronts to Macleay Street and Challis Avenue supported subject to conditions
- retention of significant internal and external fabric - including joinery and main chimneys
- restoration of cupola, slate roof, face brick and balcony



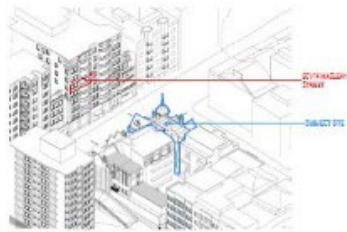
# View loss and view sharing

- view analysis provided
- minor to no impact from proposal on views to Sydney CBD skyline

# View loss and view sharing



# View loss and view sharing



Property location



Approximate view position



Existing view analysis

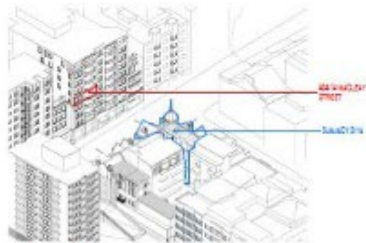


Proposed view analysis





# View loss and view sharing



Property location



Approximate view position

Richardson & Wrench Elizabeth Bay

VIEW ANALYSIS LEGEND	
Blue outline	EXISTING
Green outline	PROPOSED

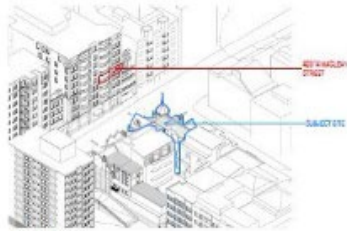


Existing view analysis



Proposed view analysis

# View loss and view sharing



Property location



Approximate view position



Existing view analysis



Proposed view analysis

VIEW ANALYSIS LEGEND	
	TO SCALE
	EXISTING
	PROPOSED

# Late night trading management

- restaurant trading until 1am proposed based on existing historic restaurant consent
- historic consent does not apply to the entirety of the existing ground floor of the site
- controls allow base internal trading between 7am and 11pm with with extended trading until 12am midnight
- 7am to 12am midnight recommended subject to a 1 year trial (11.00pm to 12 midnight)

# Recommendation

Approval subject to conditions