

# Attachment B

<b>Submissions</b>
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**From:** Alex Timms [redacted] on behalf of Alex Timms <[redacted]>  
**Sent on:** Friday, March 7, 2025 2:45:49 PM  
**To:** City of Sydney <council@cityofsydney.nsw.gov.au>  
**Subject:** Response to Development Application Notifications - 1 Onslow Place, Elizabeth Bay NSW (D/2025/89, D/2025/90, D/2025/91)  
**Attachments:** Letter to CoS re - 3x DAs - 1 Onslow Place.pdf (140.27 KB)

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Good afternoon,  
Please find the attached Museums of History NSW submission to the three development applications for 1 Onslow Place, Elizabeth Bay NSW, these include:

- D/2025/89
- D/2025/90
- D/2025/91

Please let me know if you need any clarifications,

Regards,



**Alex Timms**  
Heritage Advisor (Special Projects)  
Corporate Services  
**Museums of History NSW**

T [redacted] M [redacted]  
E [redacted]

The Mint, 10 Macquarie St, Sydney NSW 2000  
On Gadigal Country

Western Sydney Records Centre, 161 O'Connell St, Kingswood NSW 2747  
On Darug Country

*I acknowledge the traditional custodians of the land and pay respects to Elders past and present.*

[mhnsw.au](http://mhnsw.au)

7 March 2025  
Our Ref: D25/3511

Bill McKay  
Manager Planning Assessments  
City of Sydney  
[council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

Dear Bill,

**RE: Response to Development Application Notifications - 1 Onslow Place, Elizabeth Bay NSW (D/2025/89, D/2025/90, D/2025/91)**

Thank you for notifying Museums of History NSW (MHNSW) of the above development applications and providing us with the opportunity to review them.

Elizabeth Bay House (EBH) is a state-significant colonial era, Greek Revival villa located at 7 Onslow Avenue, Elizabeth Bay. It was constructed between 1835-1839, designed by the architect John Verge as the home of Colonial Secretary Alexander Macleay and his family. EBH is listed on the State Heritage Register ([SHR#0006](#)), and is within the City of Sydney Local Environment Plan listings [House and Grounds "Elizabeth Bay House"](#) (LEP #1594) and Conservation Area: C20 - Elizabeth and Rushcutters Bays

As the owners of the landmark heritage building Elizabeth Bay House, located across from the proposed development site at 1 Onslow Place, we have reviewed the three Development Applications (DAs) submitted for 1 Onslow Place, Elizabeth Bay (D/2025/89, D/2025/90, and D/2025/91). It is understood that these DAs relate to modifications to the approved residential development D/2022/456.

**MHNSW Review Comments:**

- **D/2025/89 (Repurposing Level 7 Roof Terrace):** MHNSW acknowledges the proposed alterations are minor and likely to have a negligible heritage impact, as stated in the Statement of Environmental Effects (SEE). However, we note the absence of an updated Statement of Heritage Impacts (SoHI) specific to these modifications.
- **D/2025/90 (Reconfiguration of Level 1 Communal Room):** MHNSW agrees with the SEE's assessment that the proposed internal alterations are minor and will not impact the external appearance or surrounding heritage items.
- **D/2025/91 (External Lighting):** While the SEE suggests negligible impact, we again note the absence of an updated SoHI.

**General Comments and Requests:**

- MHNSW requests that all future development applications or modifications for 1 Onslow Place include an updated SoHI. We note that the current DA applications (D/2025/89, D/2025/90, and D/2025/91) all refer to the 2022 SoHI submitted as part of the original development approval (D/2022/456). Consequently, the potential heritage impacts of these specific modifications have not been assessed. An updated SoHI is crucial for a thorough assessment of potential heritage impacts, even for seemingly minor changes. A brief addendum to the original 2022 SoHI would be sufficient, confirming the assessment of the new works and whether they introduce any new impacts beyond those already considered.

- MHNSW remains concerned about potential vibration impacts on Elizabeth Bay House during construction, as previously raised in our response to the original DA (D/2022/456). While we understand vibration monitors have been installed, including one on the Elizabeth Bay House property, we have observed potential vibration impacts on our site since works commenced.

Despite multiple attempts to contact the construction contractor and developer to discuss the vibration monitoring data and potential impacts, we have received no response. We respectfully request the City of Sydney Council's assistance in facilitating communication between MHNSW and the applicant to address these concerns. This may include sharing relevant contact information or facilitating a meeting to discuss mitigation measures and ensure the protection of Elizabeth Bay House during construction.

While we acknowledge the minor nature of the proposed modifications in these three DAs, we reiterate the importance of updated SoHIs for future applications and seek your assistance in addressing our concerns regarding construction vibration and communication.

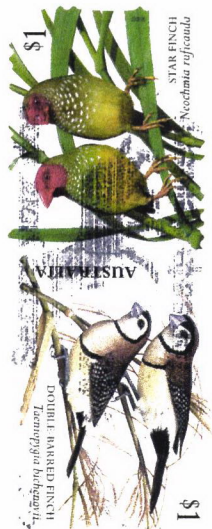
Thank you for your time and consideration. We look forward to your prompt response and a productive discussion on this matter.

Sincerely,



Amy Keighran  
Head of Heritage  
Strategy & External Relations  
Museums of History NSW





SWLF 0000 481

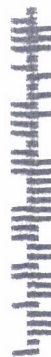
05.05.25 23:01

15/05/25

City of Sydney  
Town Hall House

456 KENZ ST.  
SYDNEY  
NSW 2000

Document Services  
- 6 MAR 2025  
City of Sydney



Joanna Merven  
8/1 ansiew ave  
Elizabeth Bay  
NSW 2011





U02

The Occupier  
Unit 8/1-3 Onslow Avenue  
ELIZABETH BAY NSW 2011

18 February 2025

*This is too vague*

**Applicant name**

THE TRUSTEE FOR ELIZABETH BAY DEVELOPMENT UNIT TRU

**Reference number:**

D/2025/90

**Site address:**

1 Onslow Place , ELIZABETH BAY NSW 2011

**Proposed development:**

Proposed amendments to the approved application - D/2022/456 (as modified by D/2022/456/A). The proposal includes reconfiguration of the approved Level 1 communal room to include five (5) secure storage spaces for the apartments within the building

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **5 March 2025**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing city.sydney/find-da in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing city.sydney/development-comment in the address bar on your browser.

For more information, contact Kerryanne Lewis on 02 9265 9333.

Bill MacKay  
Manager Planning Assessments



cityofsydney.nsw.gov.au

## Providing feedback on development proposals

1. If you would like to comment on the proposal, you can email your feedback before the closing date at ePlanning search - [city.sydney/find-da](http://city.sydney/find-da) (preferable) or by posting to City of Sydney, GPO Box 1591, Sydney NSW 2001, including the relevant application number and address. If your feedback is an objection, your reasons should be clearly given. We would like to know about the issues that are important to you.
2. City of Sydney employees assess applications against planning criteria in local planning controls and state legislation. You can view the planning controls on our website at [cityofsydney.nsw.gov.au/development-control-plans](http://cityofsydney.nsw.gov.au/development-control-plans).
3. We will send you a letter or email confirming we have received your feedback and will carefully consider it as part of the assessment.
4. Any feedback about this development will **not** be kept confidential and will be made completely available on the City of Sydney's website as explained in the terms and conditions of making a submission in ePlanning search.
5. If you want some or all identifying information about you to be private, instead of using ePlanning search send your feedback to [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au). You must include the relevant application number, and the site address in your email. Tell us what identifying information you want kept private in the first paragraph of your feedback. We will still publish your feedback but with information which may identify you withheld.
6. Feedback is routinely placed on the NSW Planning Portal. Even when your privacy is requested, personal information within these copies will be available in the portal to applicants and external agencies.
7. If amendments are made to the application before determination and City of Sydney employees consider these to be minor or to reduce impacts, you will not be notified again. However, we will contact you if significant changes are made to the current proposal.
8. The Local Planning Panel or the Central Sydney Planning Committee will directly determine more significant or contentious applications. The committee deals with applications valued over \$50 million. Applications that involve minor development or less complex issues will ordinarily be determined under delegation of Council, by the Director of City Planning, Development & Transport.
9. If the application is to be determined by the Local Planning Panel, City of Sydney employees will contact people who provided feedback, wherever possible. Due to the short timeframe from when an agenda is published to the meeting taking place, it is not always practical to post a letter to people who commented. We ask you to include a daytime phone number or email address, so we can contact you quickly.
10. The Local Planning Panel generally meets every second Wednesday. The Central Sydney Planning Committee generally meets every 3 weeks on Thursday evenings. The public is welcome to attend these meetings, which are held in the Council Chambers at Sydney Town Hall, 483 George Street. Contact Secretarial on 02 9265 9333 to find out the dates and times of the next meetings. You can ask to speak at committee meetings, and if this is possible, you will have three minutes to present your issues.
11. Agendas and reports for committee are generally available one week before the meeting on the City of Sydney's website, [meetings.cityofsydney.nsw.gov.au](http://meetings.cityofsydney.nsw.gov.au). Copies are also available free of charge from our customer service centre at Town Hall House and our neighbourhood service centres in Glebe, Green Square and Kings Cross.
12. When a final decision is made about an application, we will inform everyone who gave feedback about the outcome. For development proposals determined by the Local Planning Panel or Central Sydney Planning Committee, the minutes of meetings will be available on the City of Sydney's website.
13. Should you provide feedback, if you have given a gift or made a donation to a councillor, employee or approved contractor of the City of Sydney in the past 2 years, you must include a disclosure statement with your feedback ([city.sydney/disclose-donation-gift](http://city.sydney/disclose-donation-gift)). Failure to disclose relevant information is an offence under the *Environmental Planning and Assessment Act 1979*. It is also an offence to make a false disclosure statement.
14. City of Sydney employees are available to assist you. You can talk with City of Sydney planner dealing with the application about its progress, planning controls, the possible timing of consideration by committee (if applicable) and further information on anything that is not clear from the application documents.