CITY OF SYDNEY

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

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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

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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

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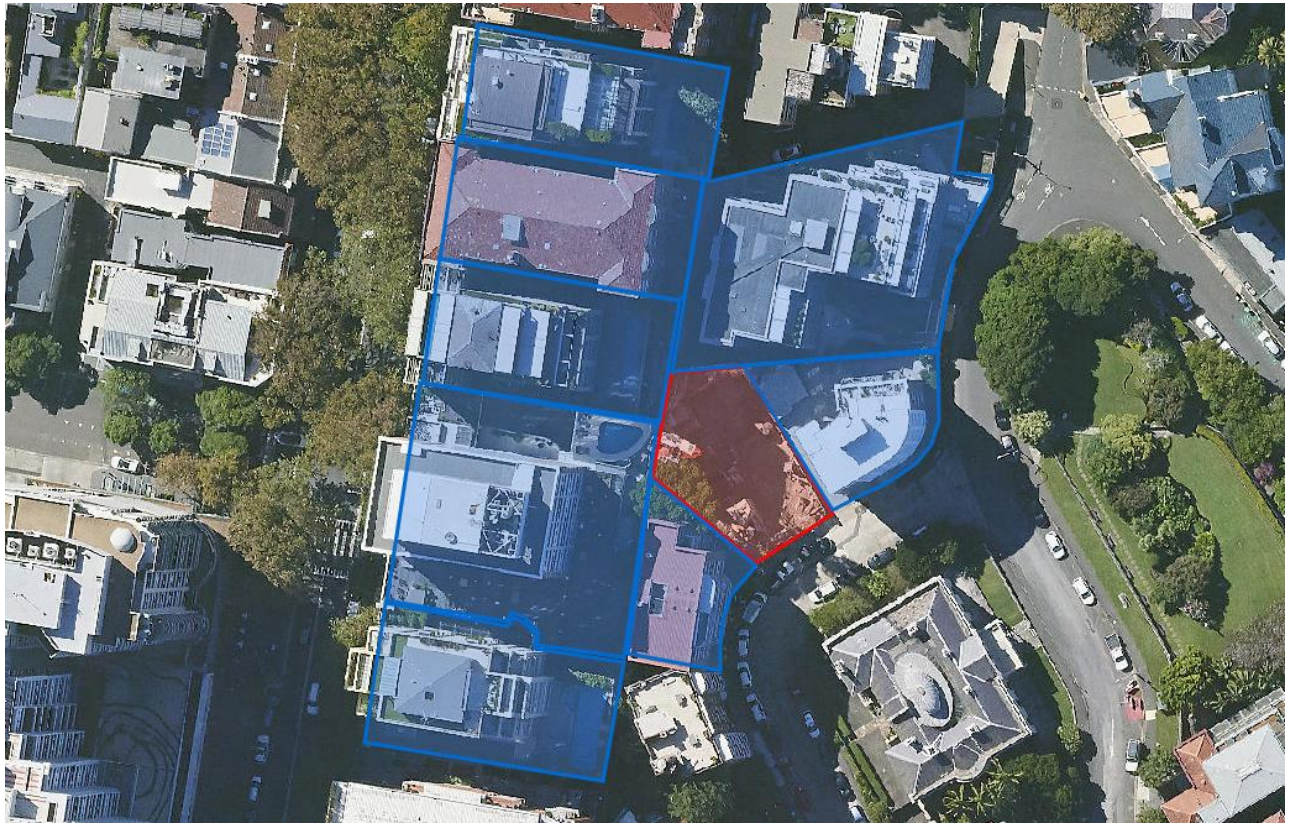
Submissions



N

subject site

submitters

Note: One submission was received from Museums of History NSW

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Site

N

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Site

Site (in foreground) and surrounds viewed from Onslow Place

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Proposal

Photomontage of development approved under D/2022/456

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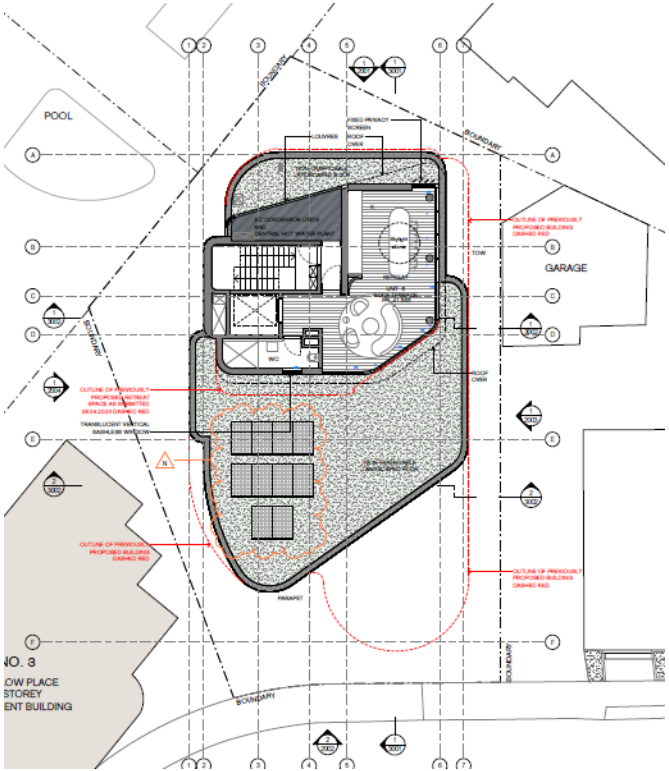
Proposal



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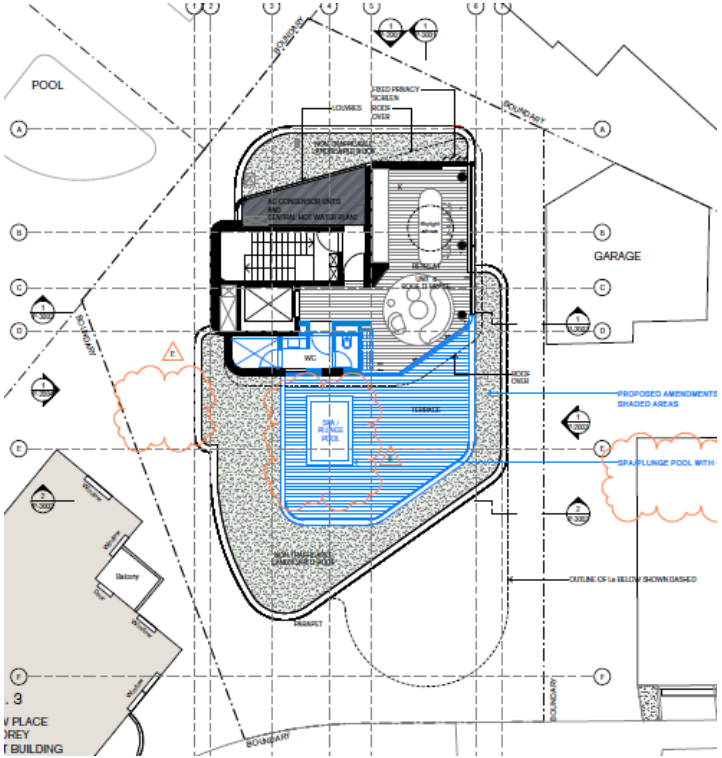

Proposed

Level 7 roof terrace plan

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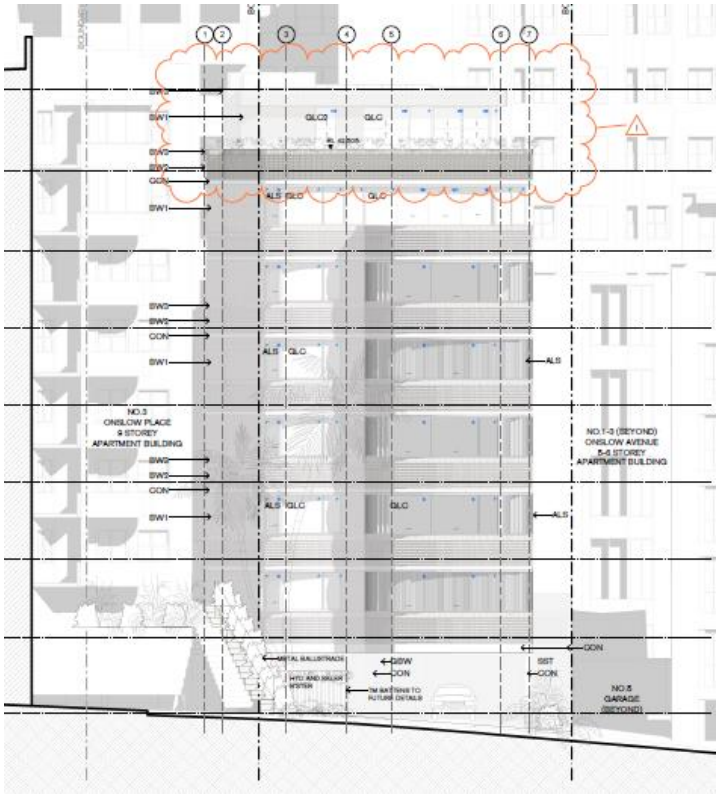
Proposal



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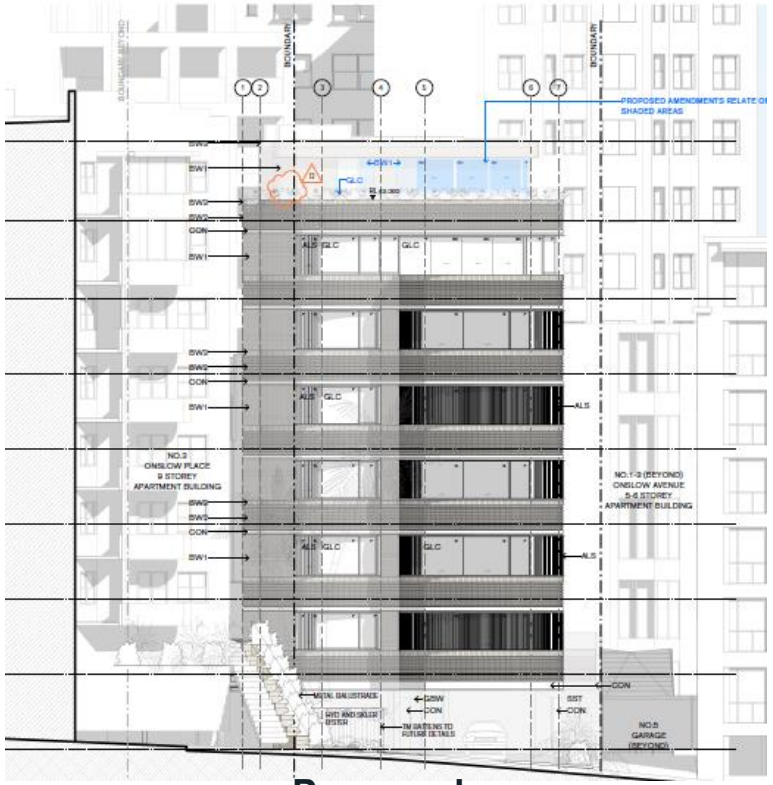

Proposed

south elevation

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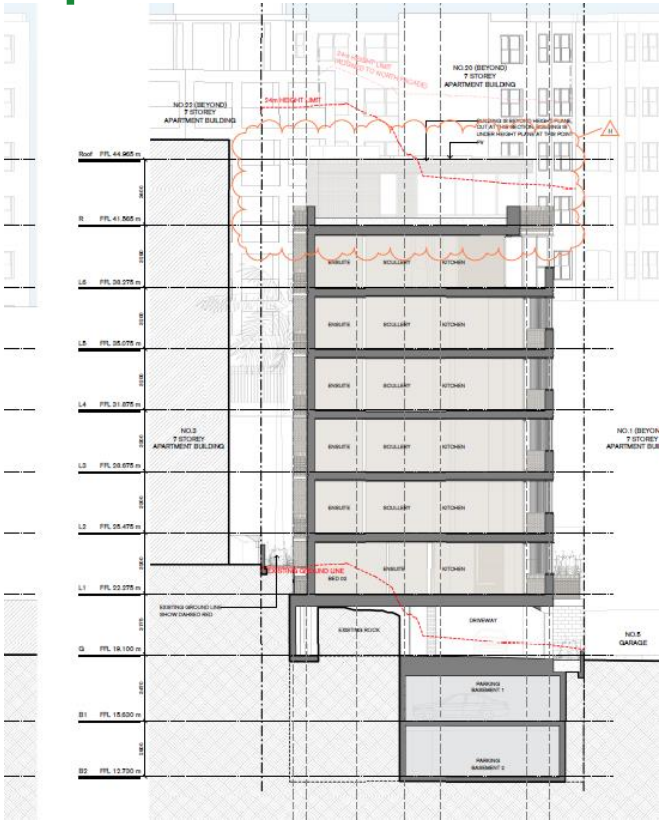
Proposal



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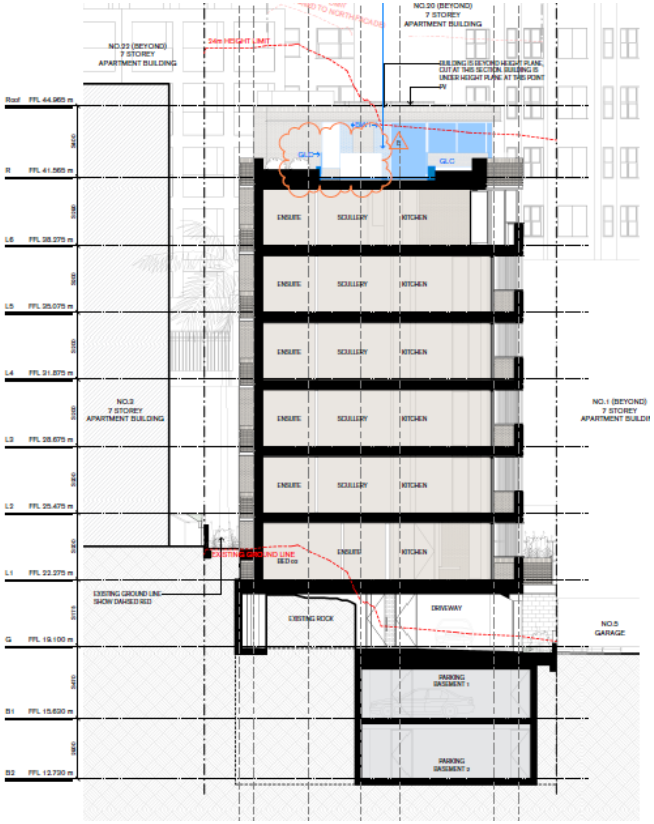

Proposed

section

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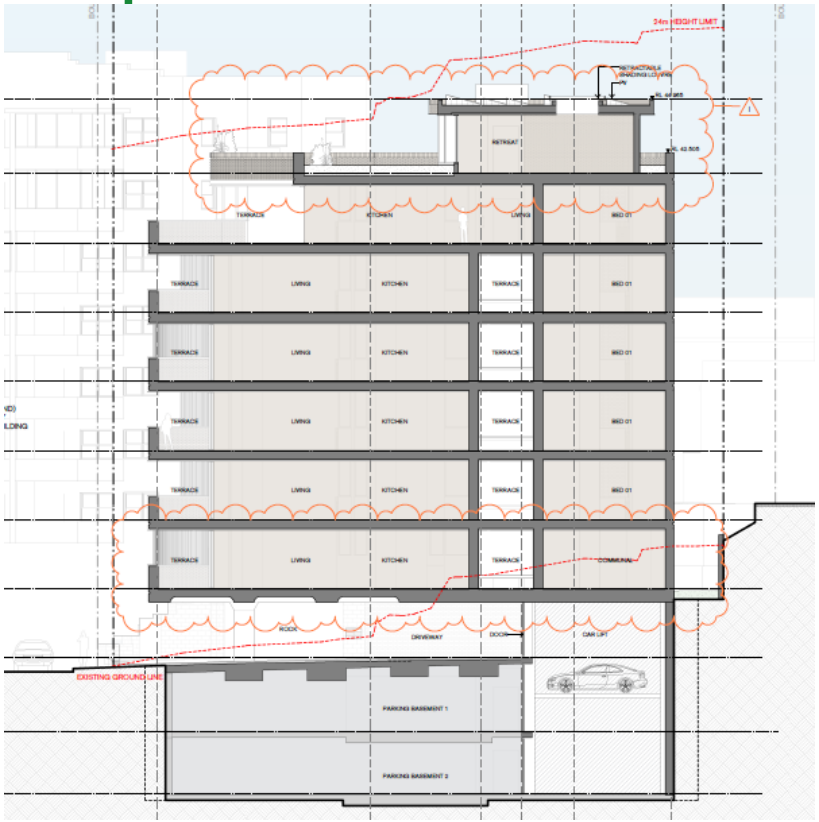
Proposal



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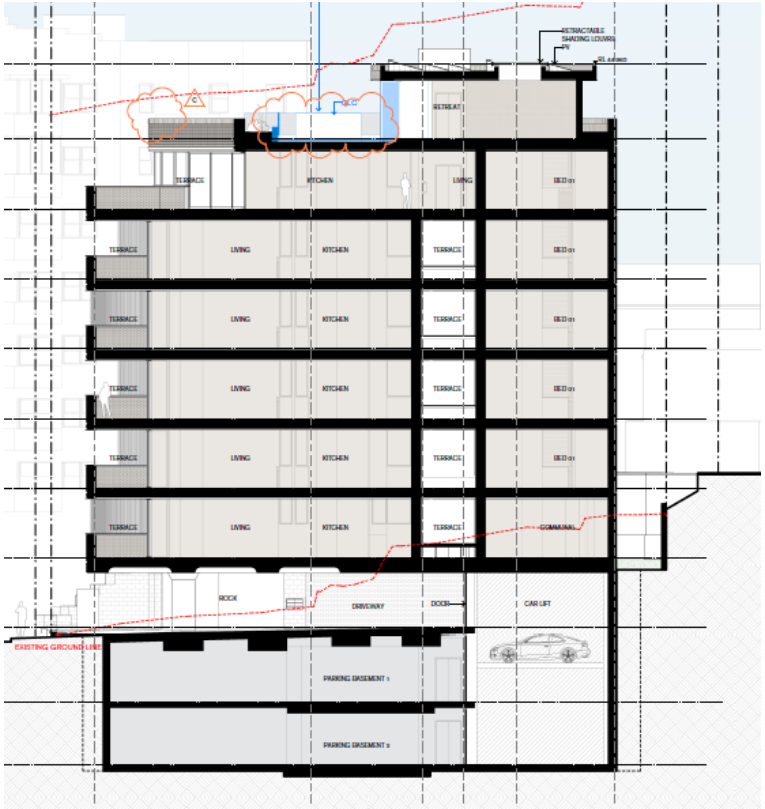

Proposed

section

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Compliance with key LEP standards

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

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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

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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

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Issues

- Acoustic impacts
- Privacy
- View loss

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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

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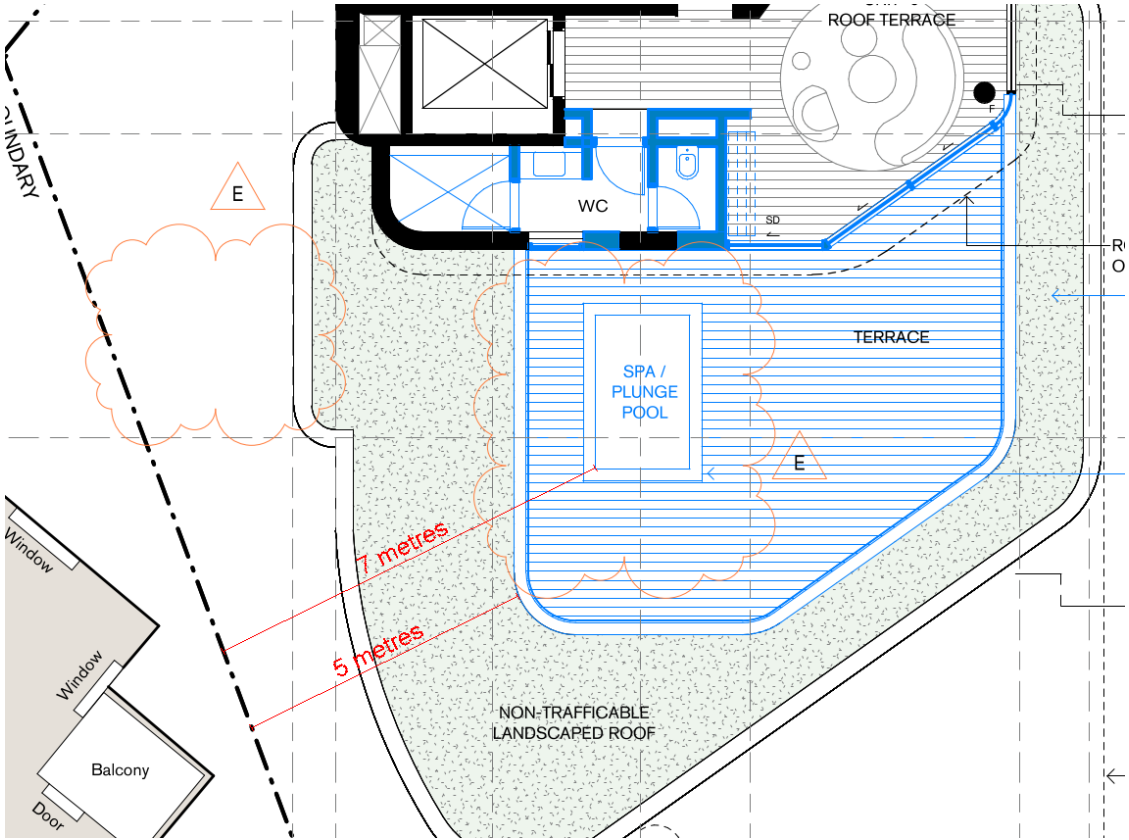
Privacy

- 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



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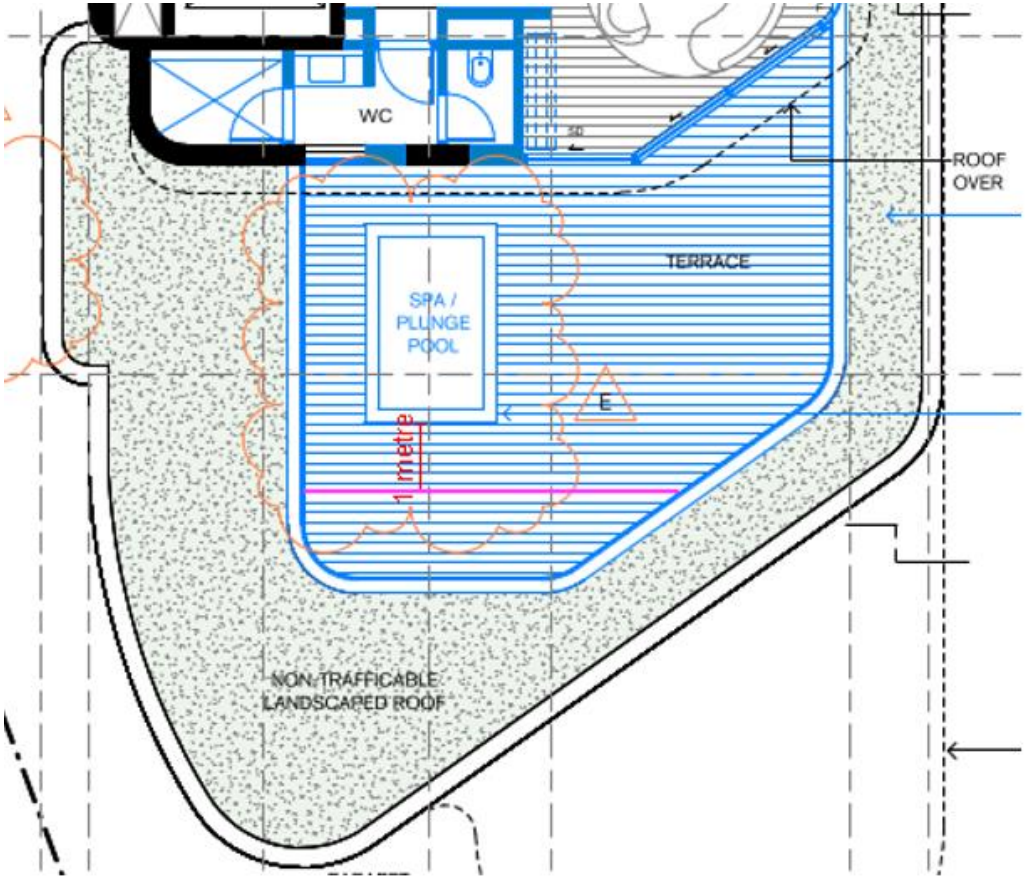
Privacy

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



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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

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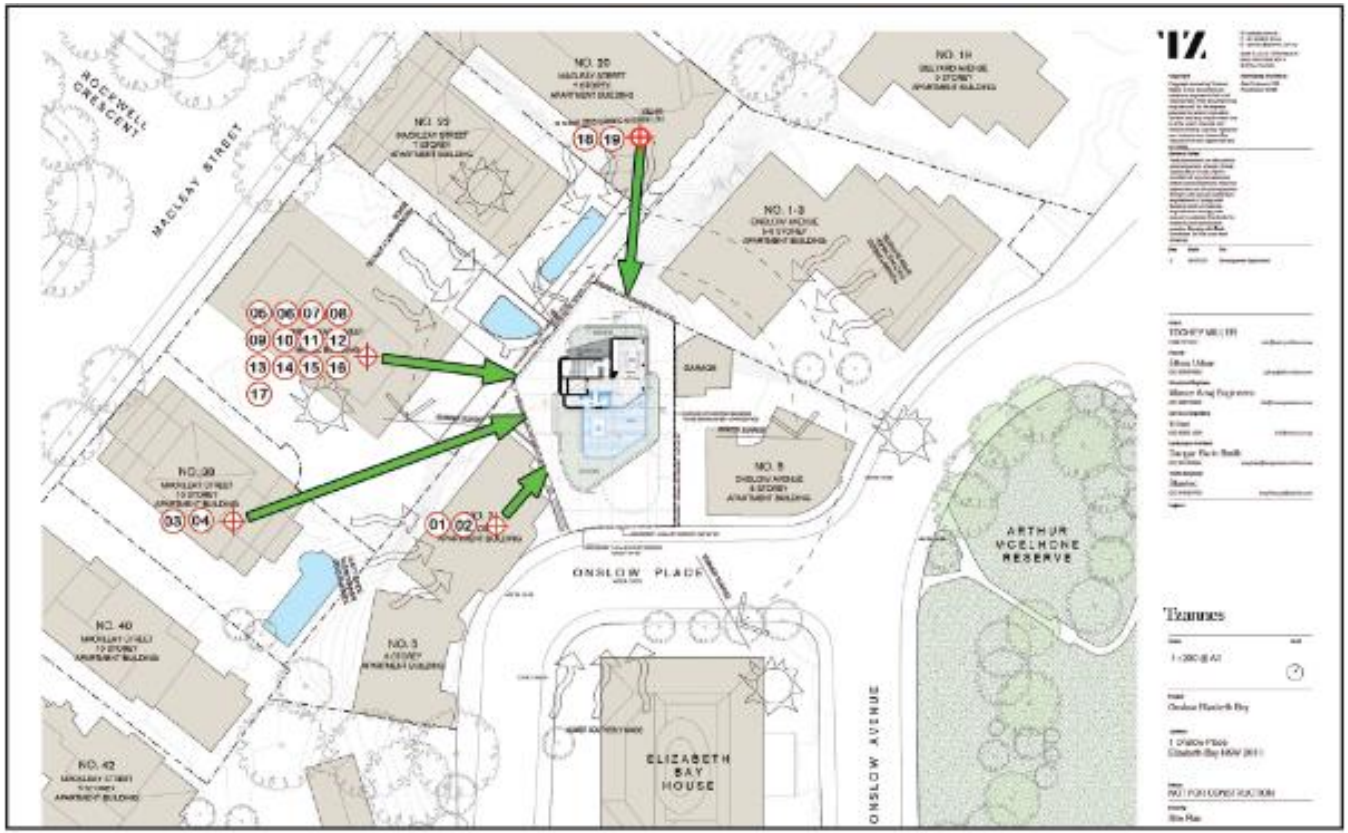
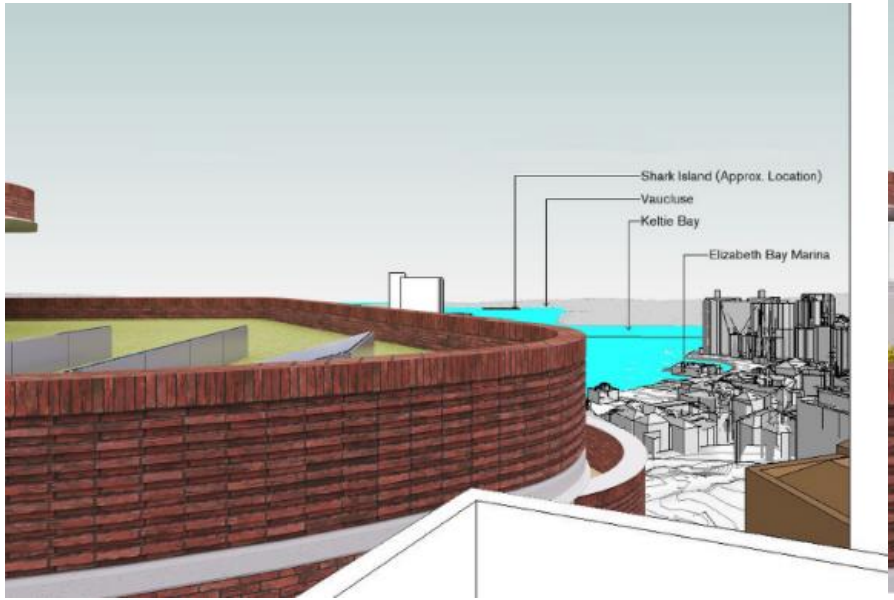
View loss


ROCKWELL CRESCENT
MACLEAY STREET
NO. 20
NO. 1-3
NO. 5
NO. 39
NO. 40
NO. 42
NO. 3
GARAGE
ONSLOW PLACE
ONSLOW AVENUE
ARTHUR MCELHONE RESERVE
ELIZABETH BAY HOUSE
01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19
Viewpoints

View loss



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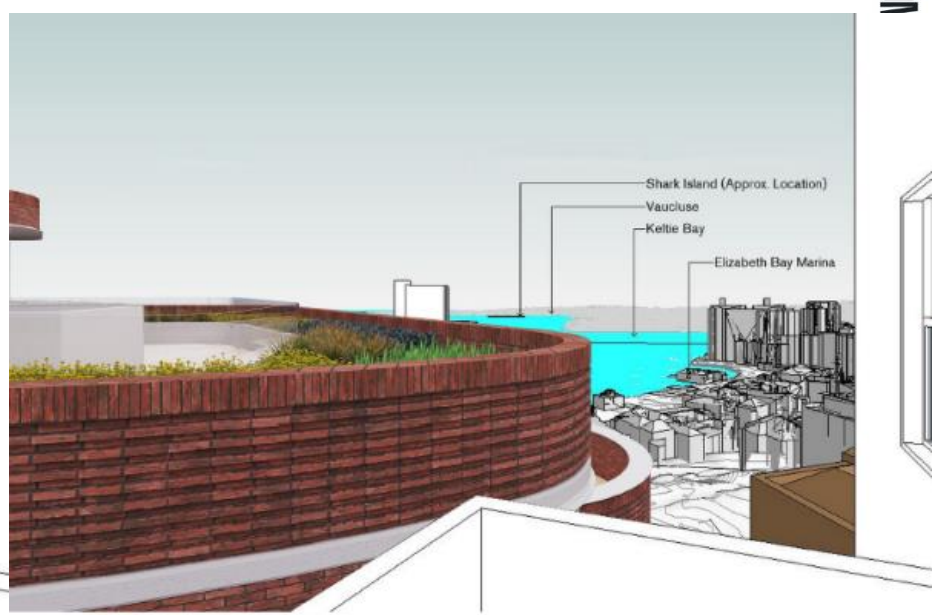
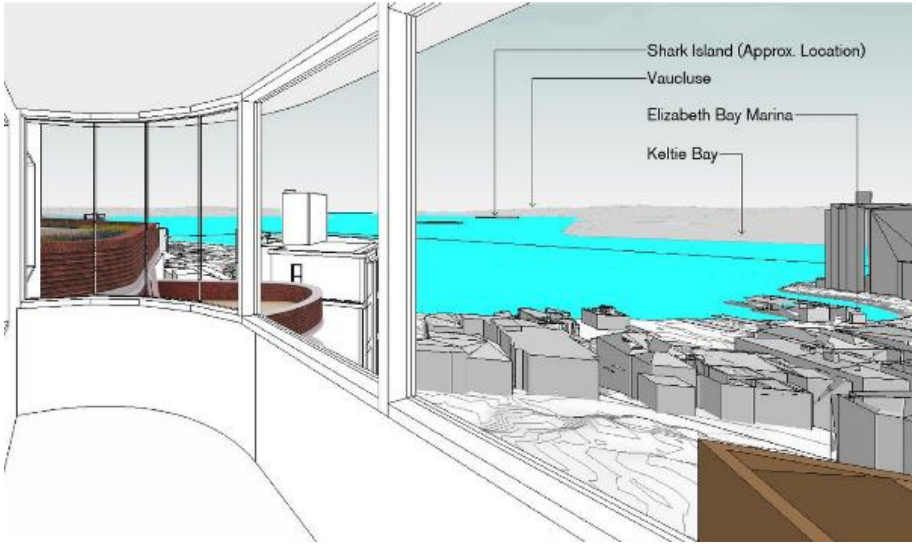


Proposed

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

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