

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

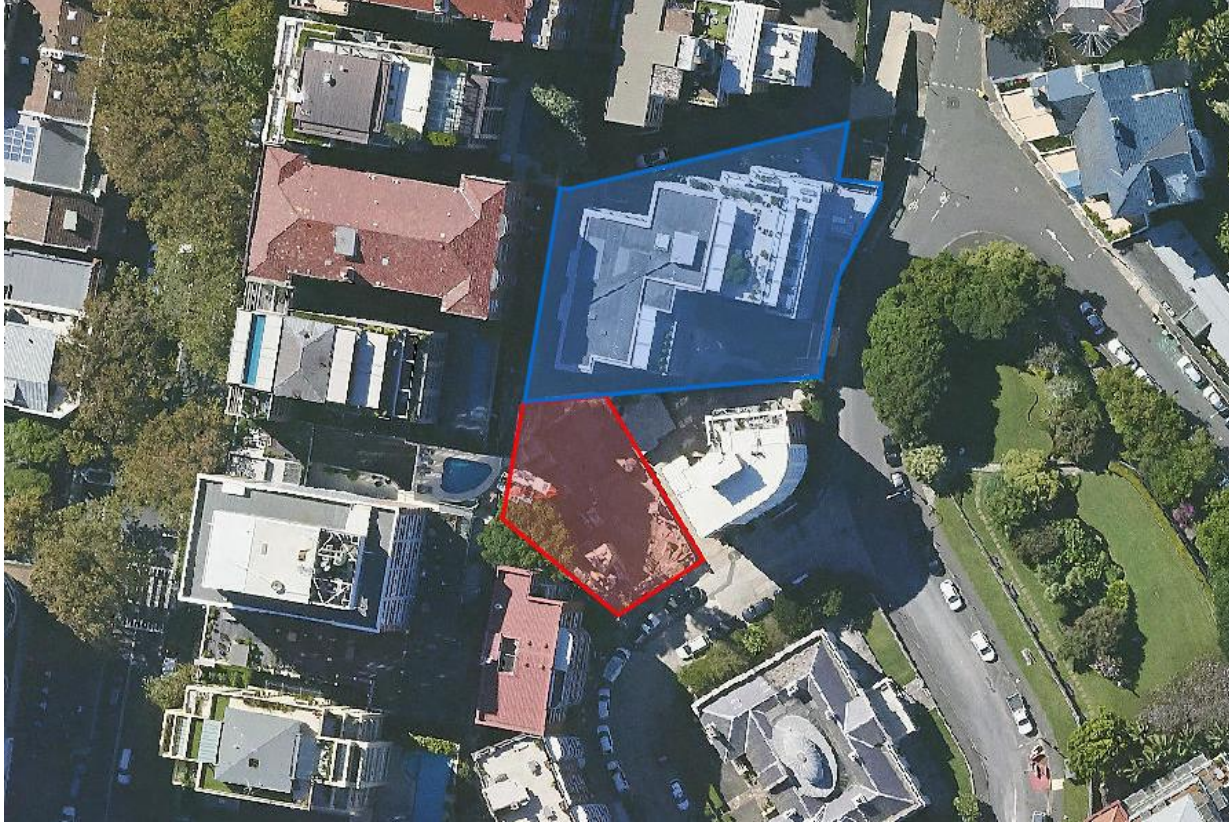
Notification

- 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.

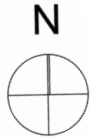
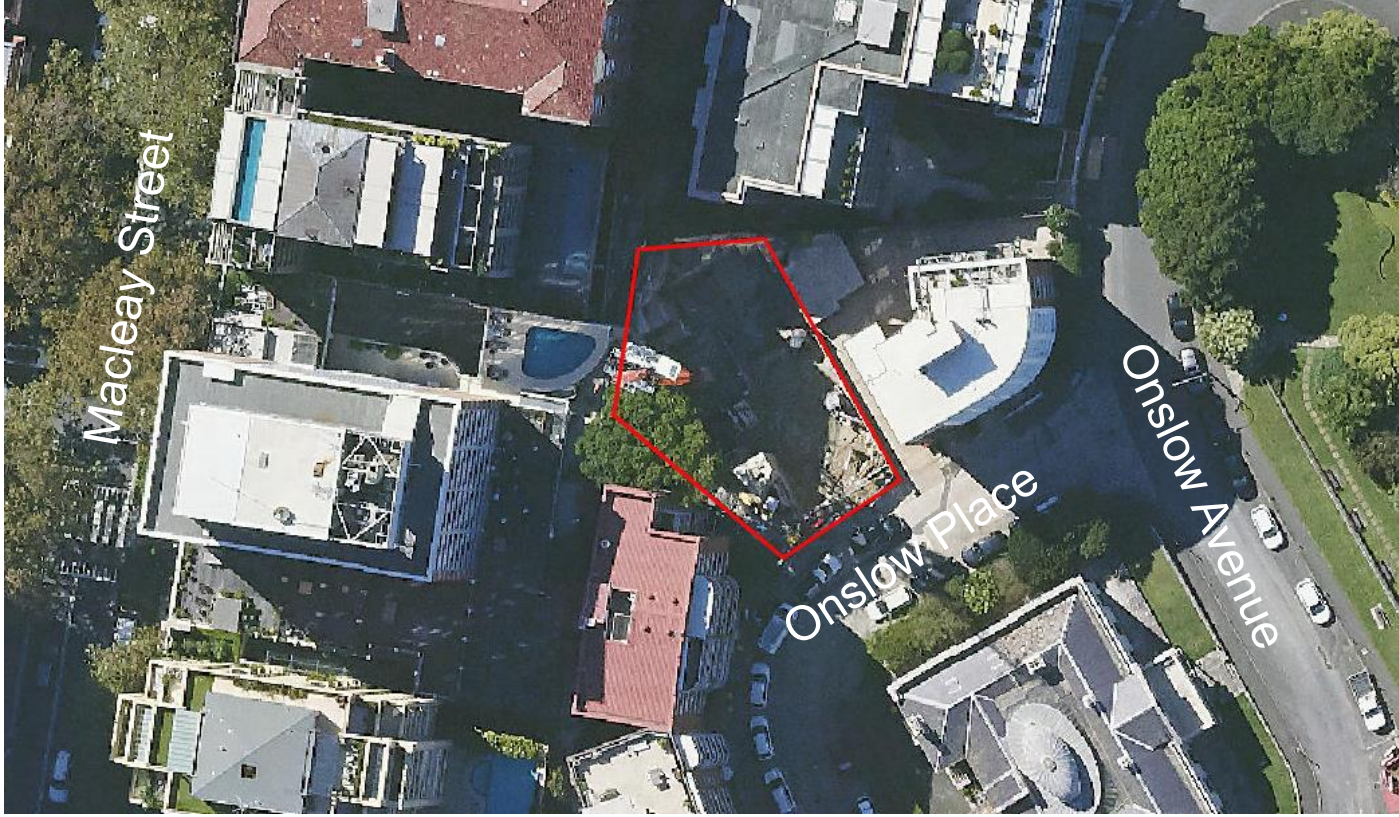
Submissions



-  subject site
-  submitters

Note: One submission was received from Museums of History NSW

Site



Site



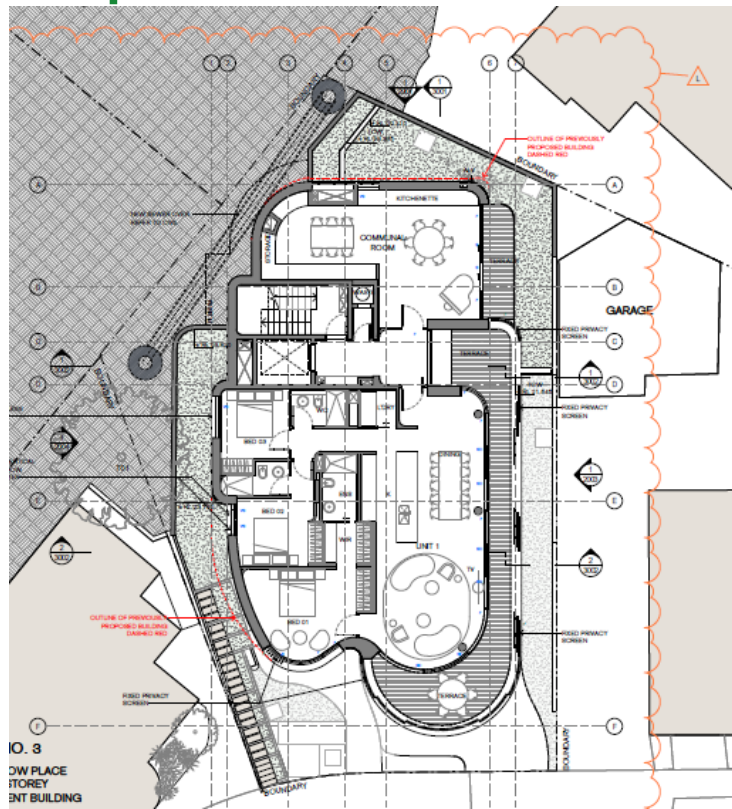
Site (in foreground) and surrounds viewed from Onslow Place

Proposal

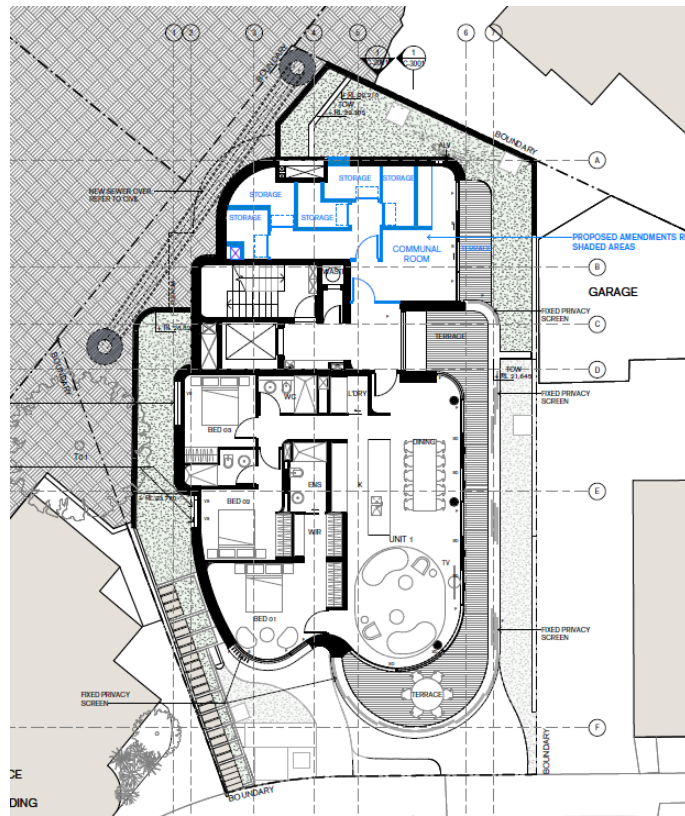


Photomontage of development approved under D/2022/456

Proposal



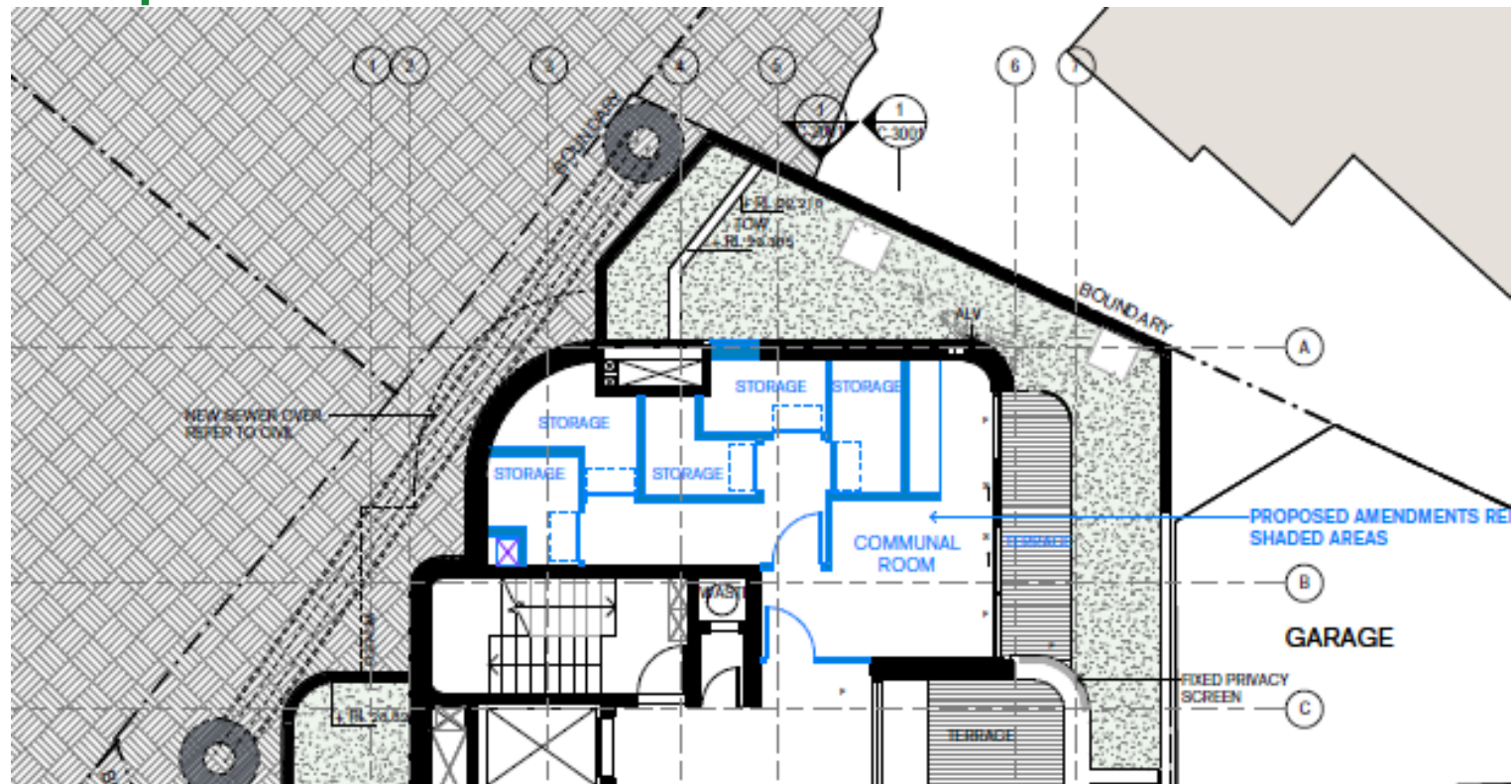
Approved



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 Objective 3D-1 of ADG 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

CITY OF SYDNEY



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