CITY OF SYDNEY

Local Planning Panel

4 November 2026

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application details

address: 163 Victoria Street, Potts Point

application: D/2026/ 650

applicant/architect: Peter Rush Architects

owner: Weida Sun

planning consultant: PCN Urban

heritage consultant: Weir Phillips Heritage



proposal

- alterations and additions to existing terrace
- internal demolition
- change of use to a single dwelling

reason for reporting to LPP

departure from development standards

recommendation

refusal

site & submissions

- area: 149.6m^2
- zoned: MU1
- exhibition 8/7/26 to 6/8/26
- 20 submissions received (5 received outside notification period)



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background

D/2008/2137 – consent granted 20 March 2009 for alterations to terrace building including new floors, ceilings and joinery, new concrete slab to basement, reinstatement of the front facade, new rear wall and windows/doors and new internal fit-out for the reinstatement of the three residential units.

D/2022/686 – consent granted 9 June 2023 for alterations and additions and change of use to a residential dwelling.

PDA/2025/182 – pre-lodgement advice provided on 2 October 2025 for alterations and additions of a similar nature to the subject application. The proposal was not supported.

site photos



Victoria Street



Hourigan Lane

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neighbouring windows - 165-167 Victoria Street

submissions

- height, bulk and scale
- overshadowing, loss of sunlight, natural light and outlook
- privacy and overlooking (from roof terrace)
- overdevelopment of the site
- loss of housing supply
- impacts on property value
- airflow, dampness and mould (as a result of loss of sunlight)
- construction noise, dust and disruption, structural impacts on adjoining properties and access to side boundaries

discussion

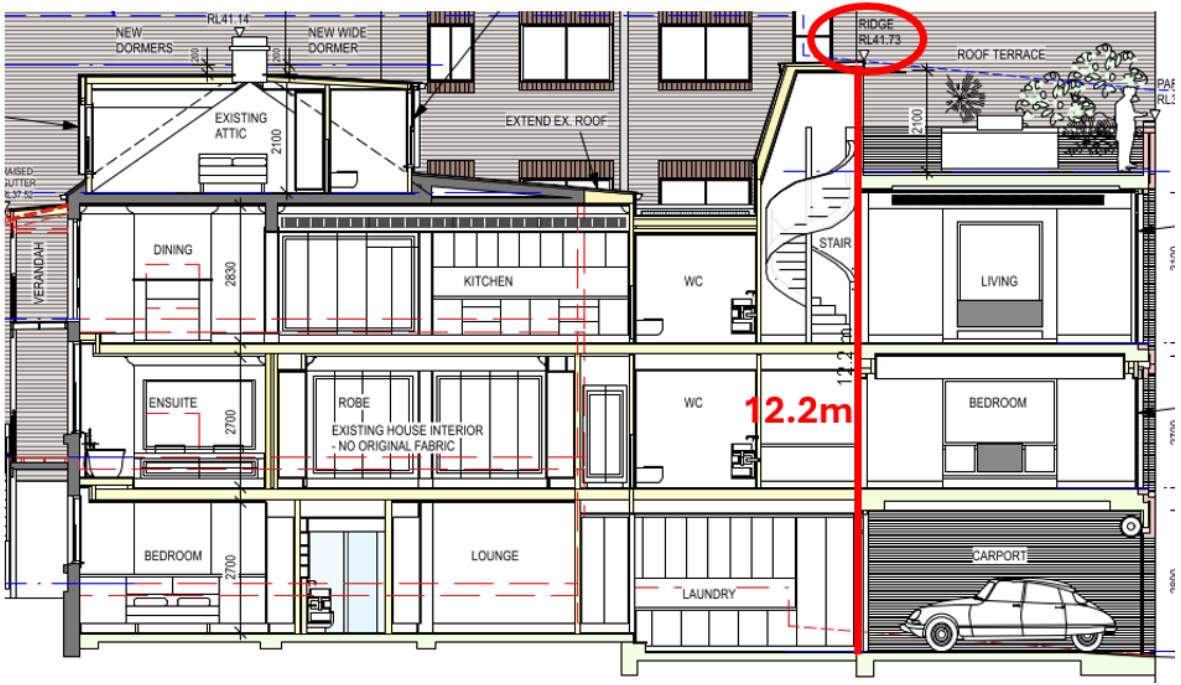
- FSR and height exceedance
- amenity impacts to neighbors
- internal demolition of a heritage item
- dwelling retention and loss of affordable housing
- insufficient information

floor space ratio

- 1.5:1 or 223.5m^2 permitted
- 1.86:1 or 275m^2 proposed
- variation of 51.5m^2 / 26%
- Clause 4.6 not supported

height of building

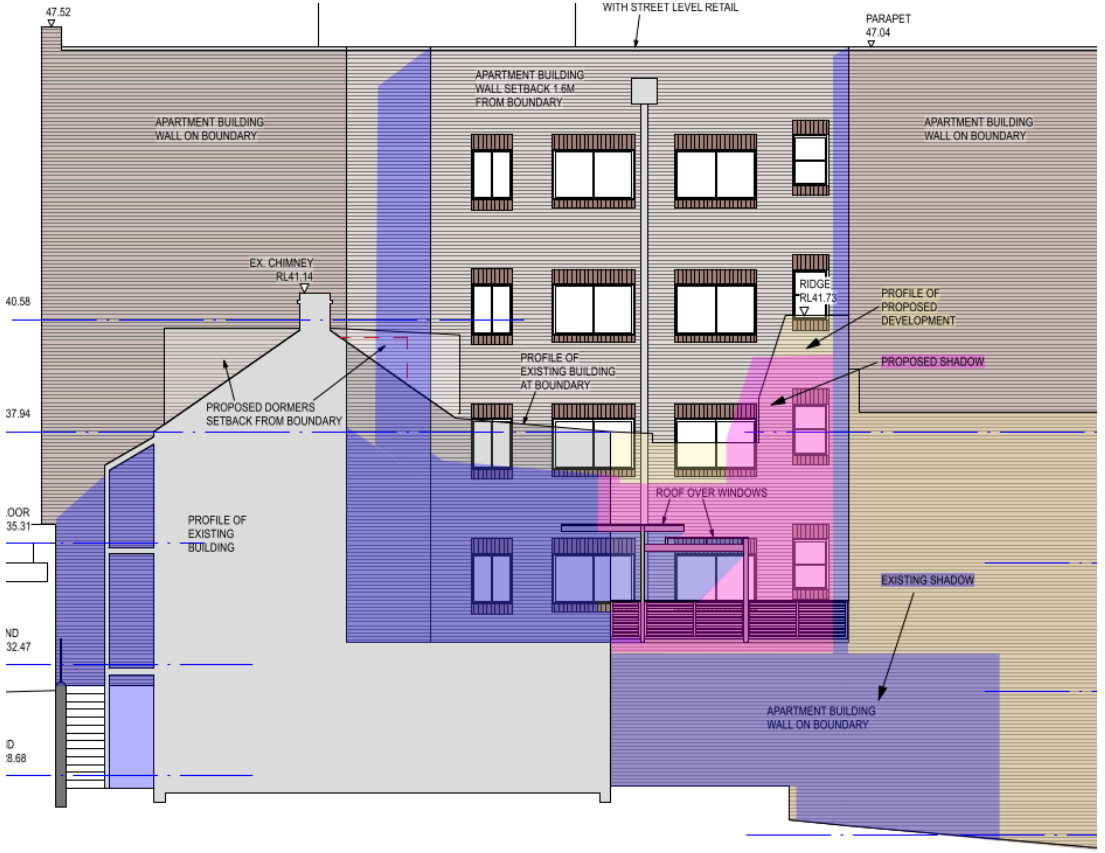
- 12m permitted
- 13.14m proposed
- variation of 1.14m / 9.5%
- Clause 4.6 not submitted



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amenity impacts

- overshadowing



shadow impacts at 12pm (noon)

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amenity impacts

- loss of outlook



existing view/outlook of unit 4/165-167 Victoria Street

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amenity impacts

- loss of view

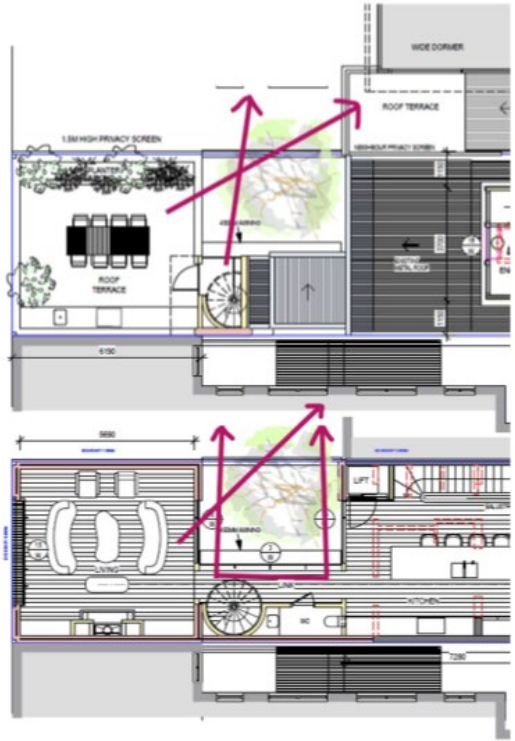


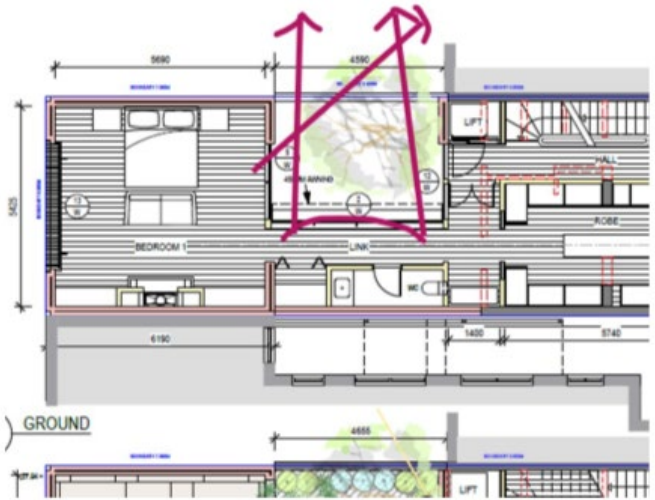
existing view/outlook of unit 8/165-167 Victoria Street

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amenity impacts

- privacy impacts



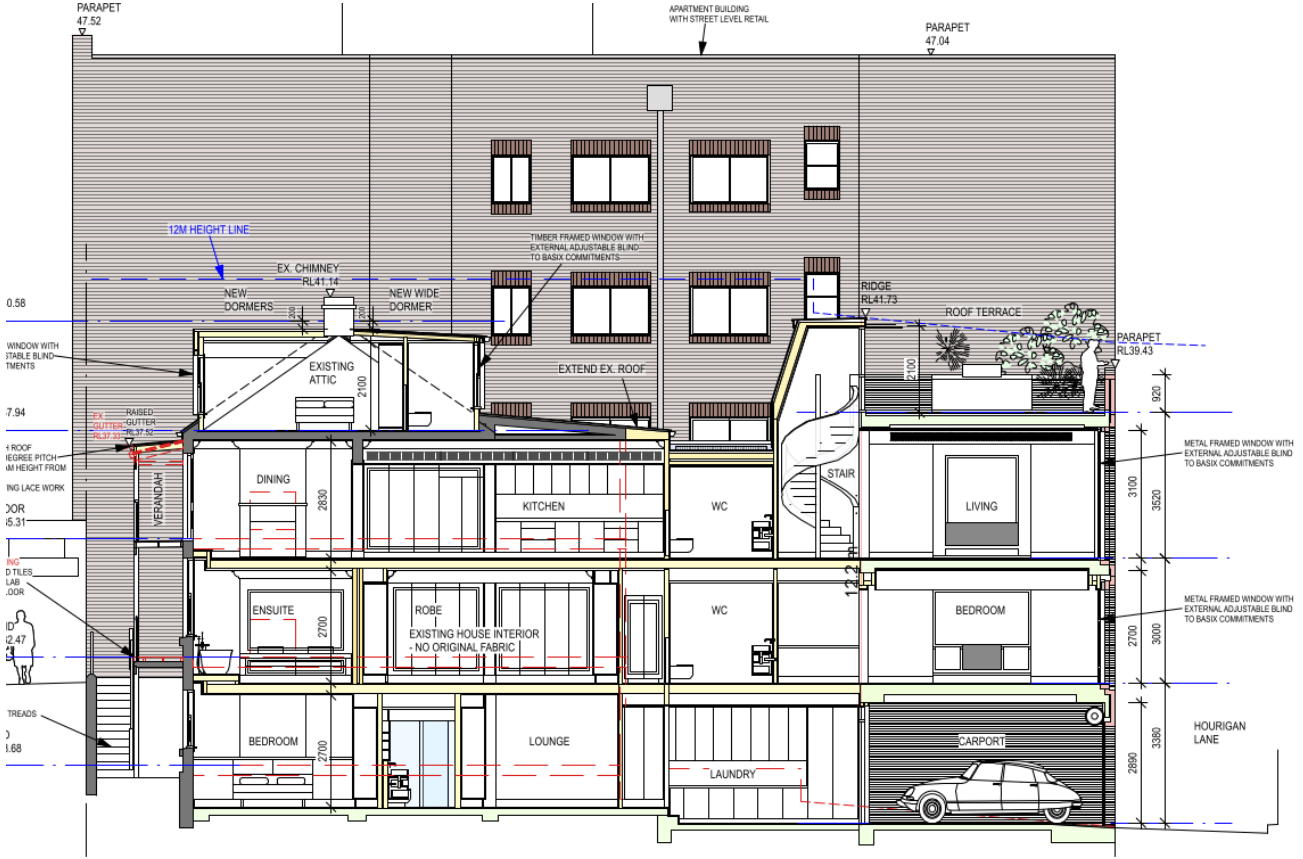


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heritage

original

new



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dwelling retention

- 3 separate units into 1 single dwelling
- variation of 100%

7.36 Dwelling retention

(1) The objective of this clause is to maximise dwelling retention.

(2) Development consent must not be granted for the following development in relation to a residential flat building or a building containing 3 or more dwellings if the development would reduce the number of dwellings on the site of the building by more than the greater of 15%, rounded to the nearest whole number of dwellings, or 1 dwelling—

(a) making alterations to the building,

(b) enlarging or extending the building,

(c) demolishing the building and erecting a new building.

Example—

For a building containing 30 dwellings, development consent must not be granted if the development would reduce the number of dwellings by more than 5, being 15% of 30 (4.5) rounded to the nearest whole number of dwellings.

(3) For development specified in subclause (2)(a) or (b), if, as part of the development, a dwelling will be converted to a land use other than residential accommodation, the dwelling must be deducted from the original number of dwellings before making the calculation set out in subclause (2).

Example—

For a building containing 30 dwellings, if 8 dwellings will be converted to a non-residential use, the number of dwellings that must not be reduced by more than the greater of 15% or 1 dwelling is 22 dwellings.

(4) This clause does not apply to development comprising the demolition of a building and the erection of a new building that contains no floor space that will be used for the purposes of residential accommodation.

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insufficient information

- inaccurate survey plan
- no flood report
- BASIX requirements not shown on plans
- inadequate materials and finishes schedule
- no view loss assessment
- no assessment of low rental dwelling under the Housing SEPP

recommendation

- Clause 4.6 – height, floor space, dwelling retention - not supported
- refusal

questions

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