

Local Planning Panel

29 April 2026

application details

Address: 183-187 Harris Street, Pyrmont

Application: D/2025/1163

Applicant: BBF Planners

Owner: Woon Hong Chung

Architect: COSO Architecture

Proposal

- alterations and additions to create shop top housing development
- 1-storey addition containing 4 apartments
- 3 commercial tenancies across ground and level 1
- car parking (7 spaces) at lower ground / basement level
- alterations including replacement of front facade and lift relocation

Recommendation

Refusal

Reason reported to LPP

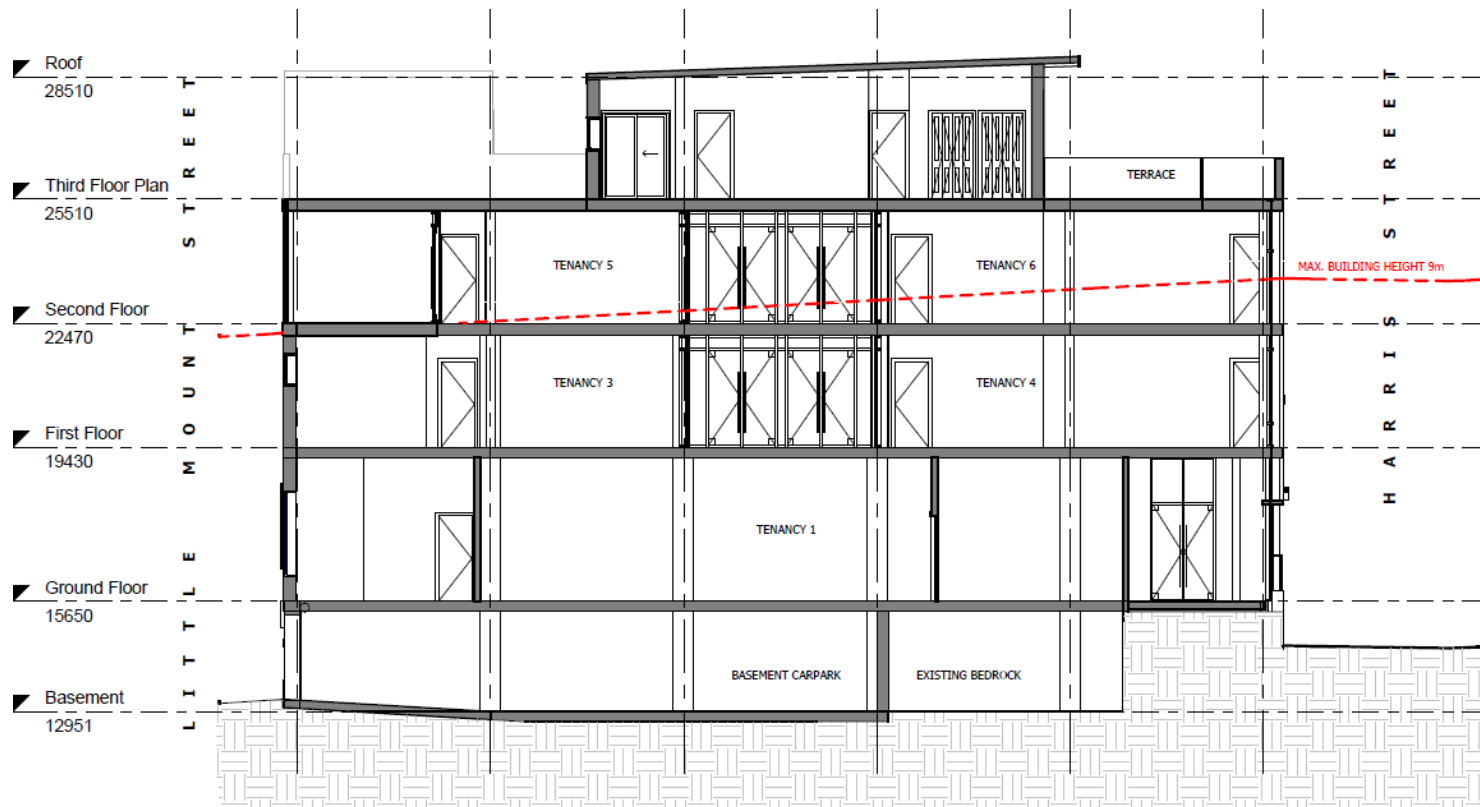
application reported to LPP for determination as:

- departure from development standards by more than 25%
 - height of buildings
 - floor space ratio
- sensitive development
 - 4 storeys in height, containing 4 new apartments
 - subject to the Housing SEPP and Apartment Design Guide

Background

PDA/2023/99 –

- 1 June 2023 - advised that pre-DA proposal not supported
- 2 - storey addition to construct 4 to 5-storey building
- 3 commercial levels and 1 penthouse apartment
- breaches to height of buildings, FSR, height in storeys controls
- existing building already achieves maximum development potential of the site
- adverse impacts to heritage conservation area and streetscapes



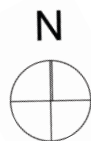
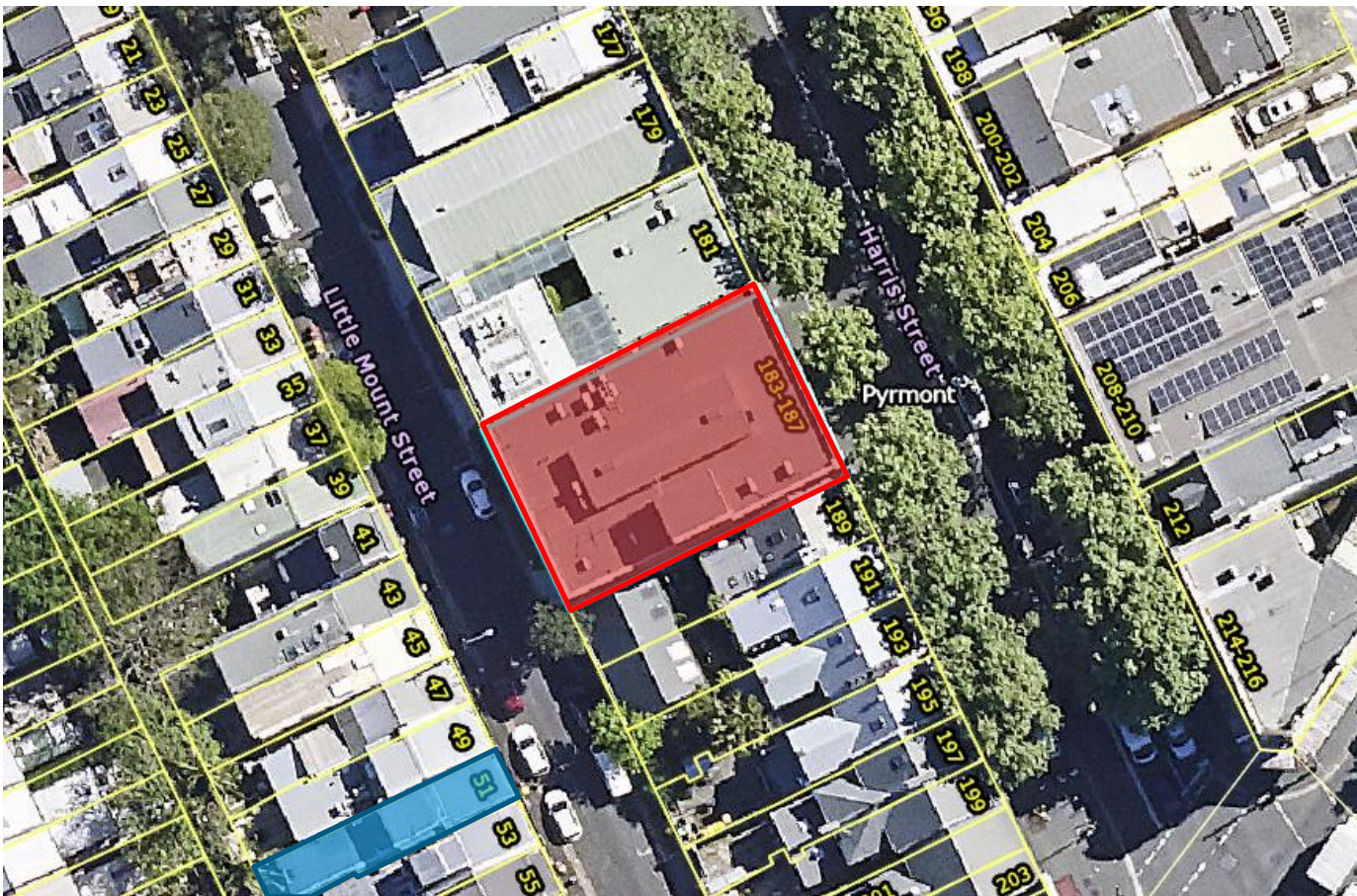
Background

D/2024/135 -

- 9 October 2024 - development application withdrawn
- 1 - storey addition to construct 4 - storey building
- mixed use building comprising commercial and 15 co-living rooms
- breaches to height of buildings, FSR, height in storeys controls
- existing building already achieves maximum development potential of the site
- adverse impacts to heritage conservation area and streetscapes
- insufficient information

Notification

- exhibition period 1 December 2025 to 17 January 2026
- 142 owners and occupiers notified
- 1 objection received



 subject site

 submitters

Objection

- breach of height and height in storeys controls
- breach of floor space ratio control
- subsequent overshadowing of residential property at 51 Little Mount Street

Site



aerial view



Harris Street



rear facade - Little Mount Street



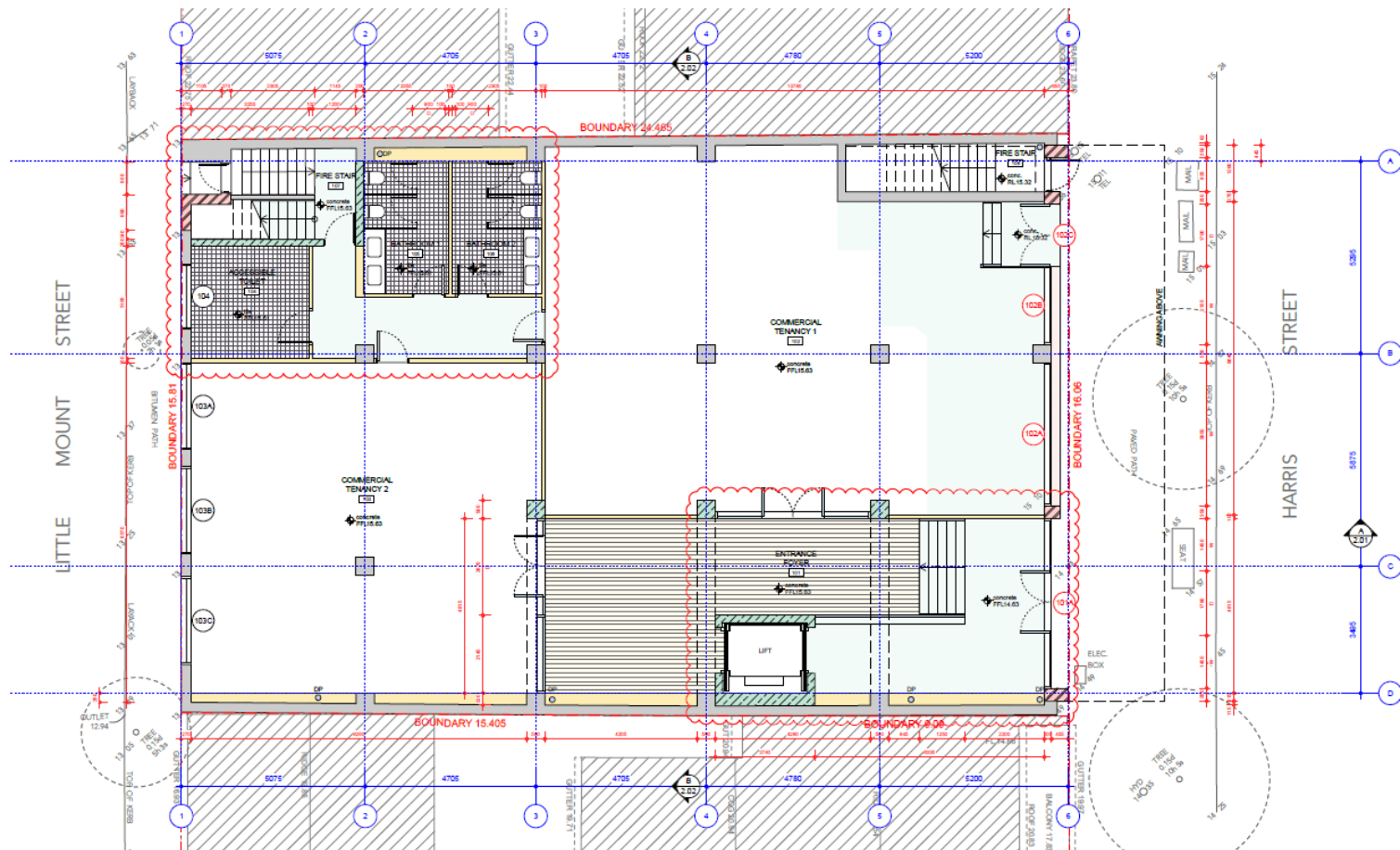
dwelling across Little Mount Street

Proposal

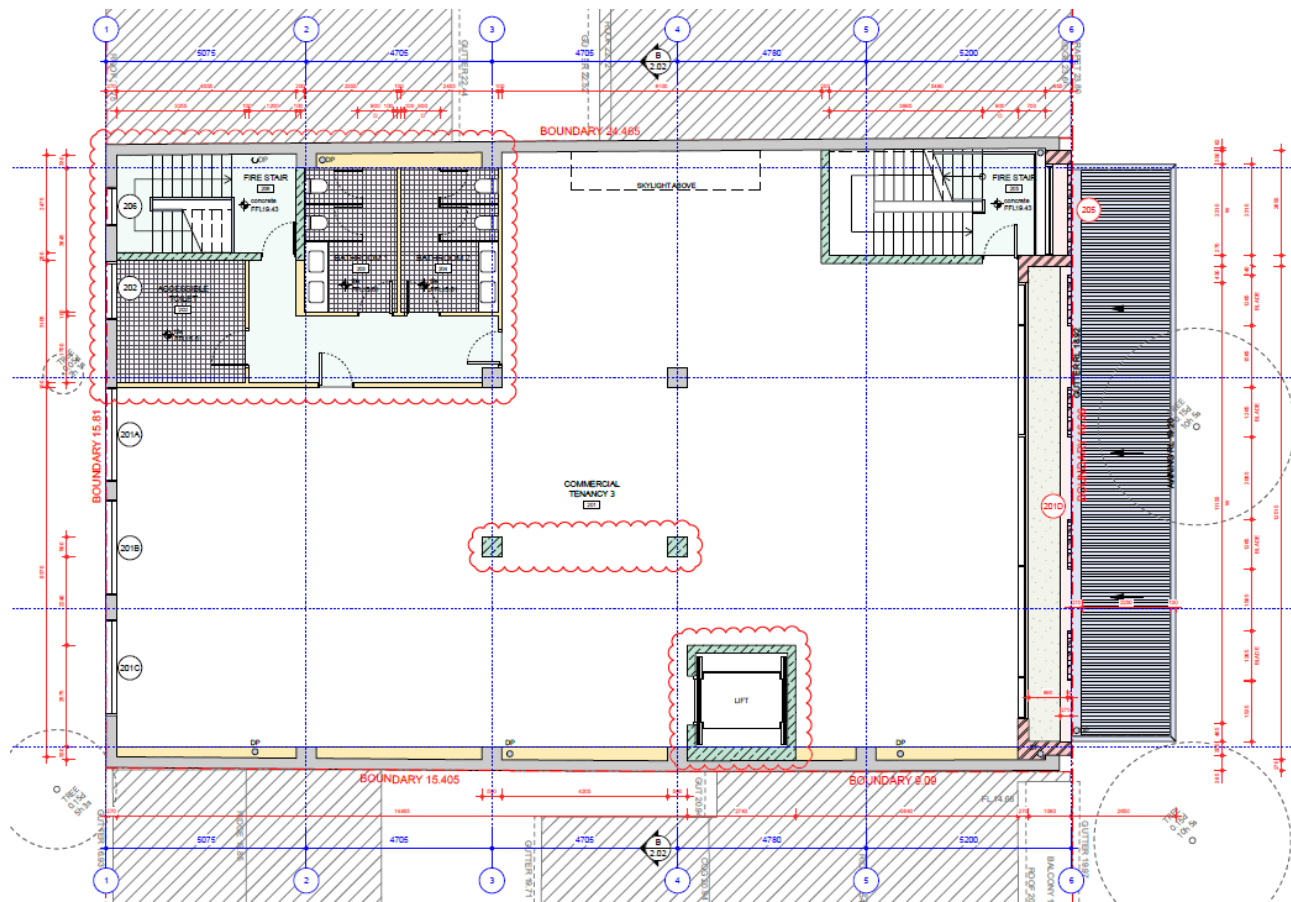


photomontage - Harris Street



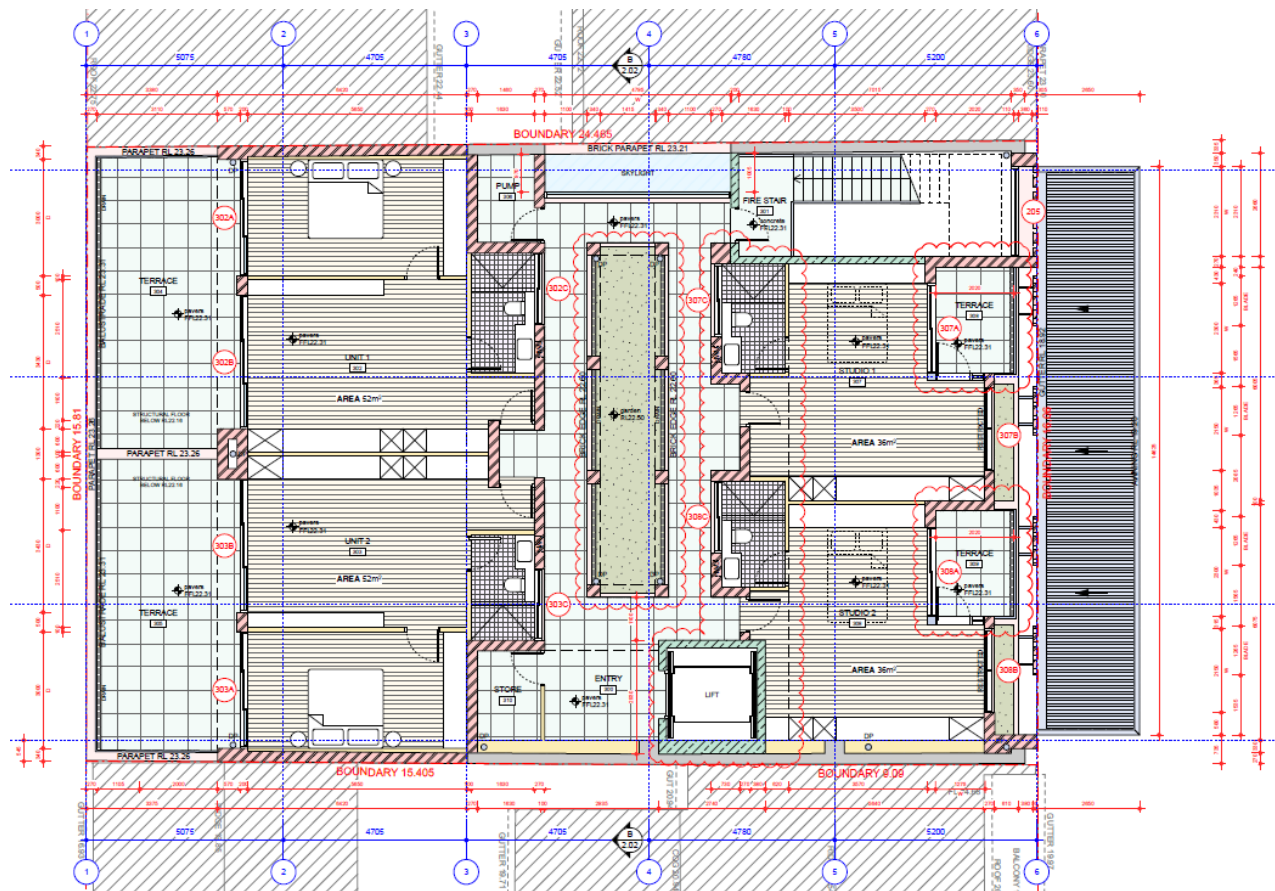


proposed ground floor plan



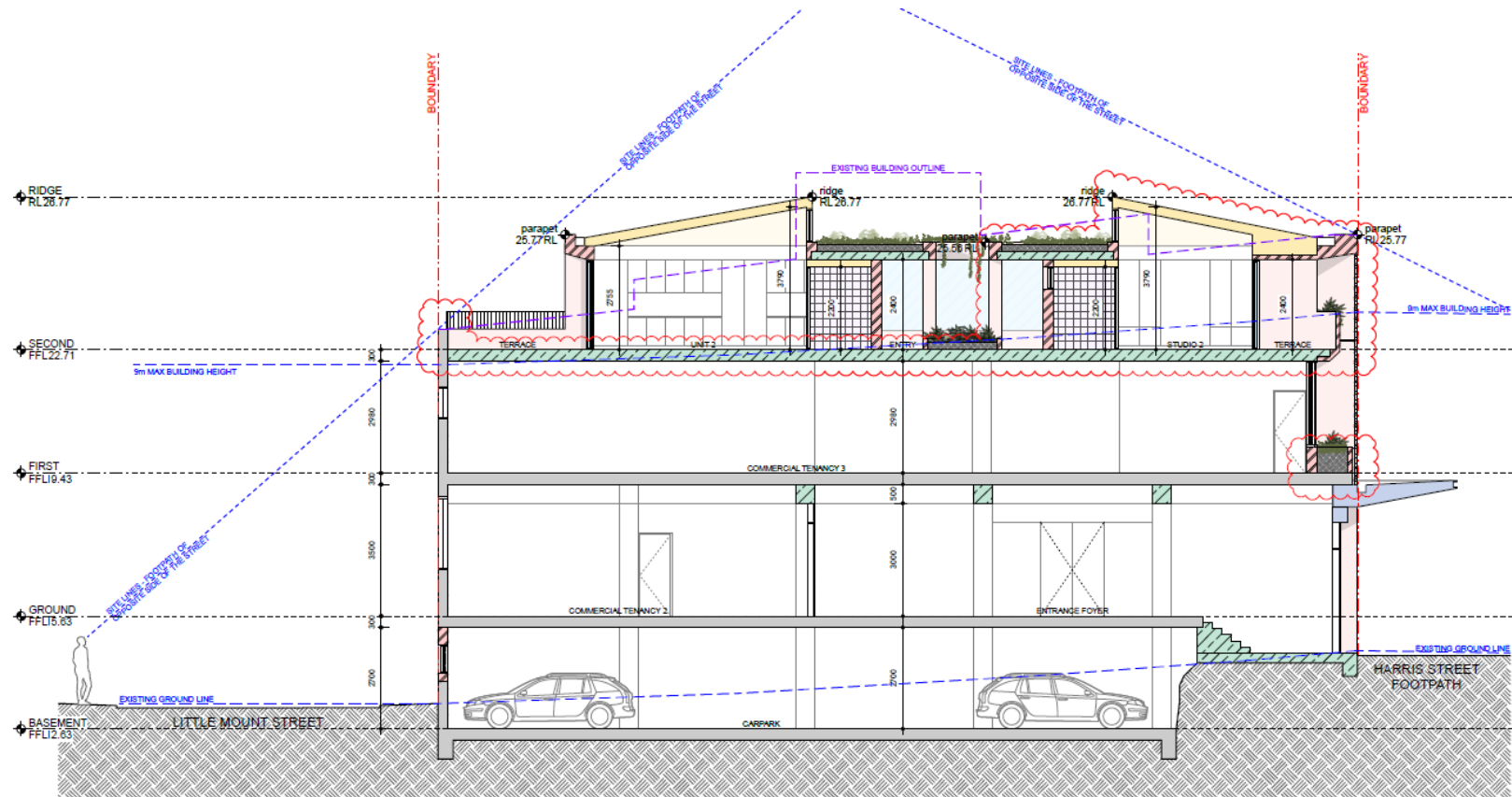
proposed first floor plan



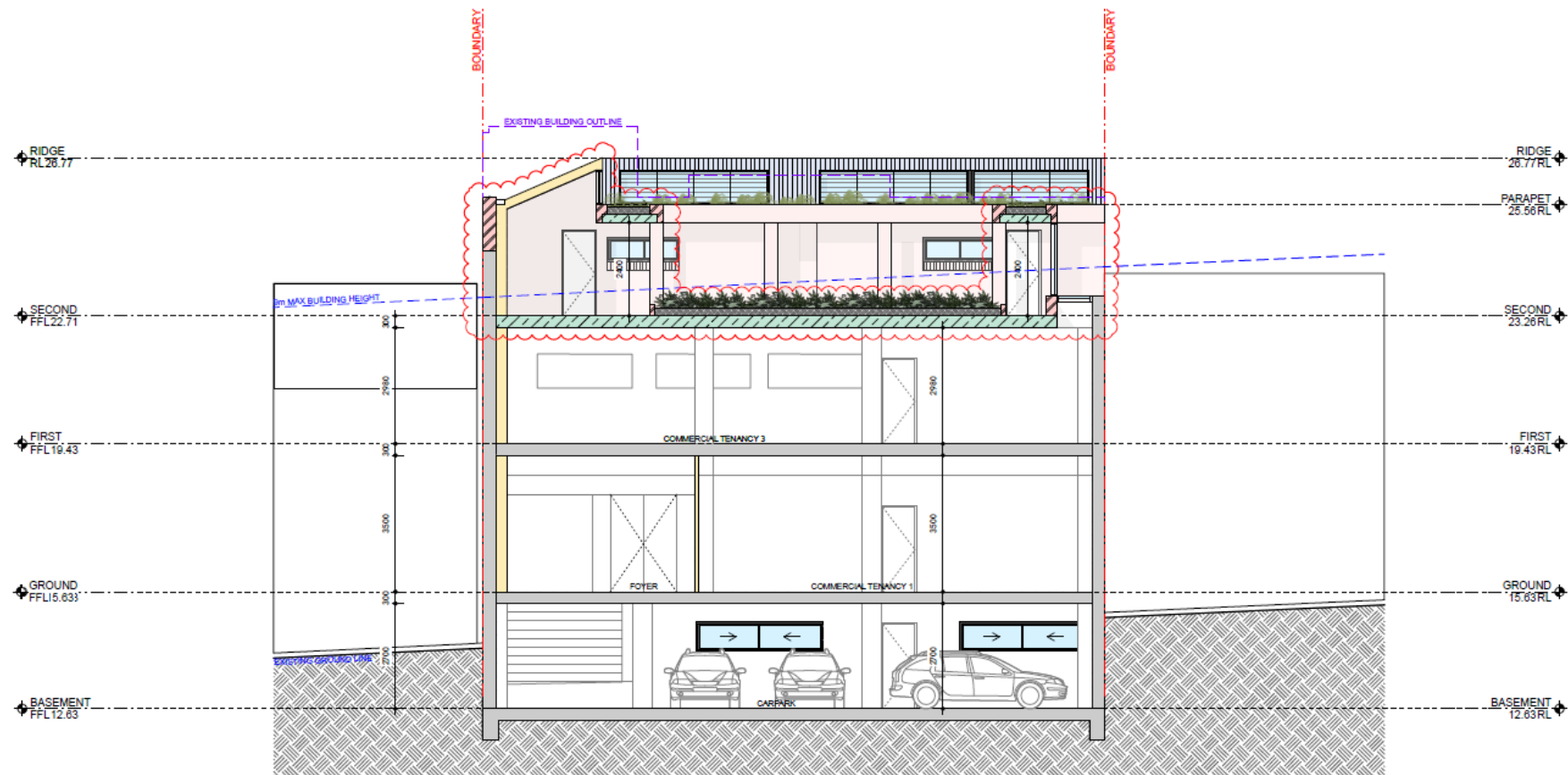


proposed second (top) floor plan





east west section



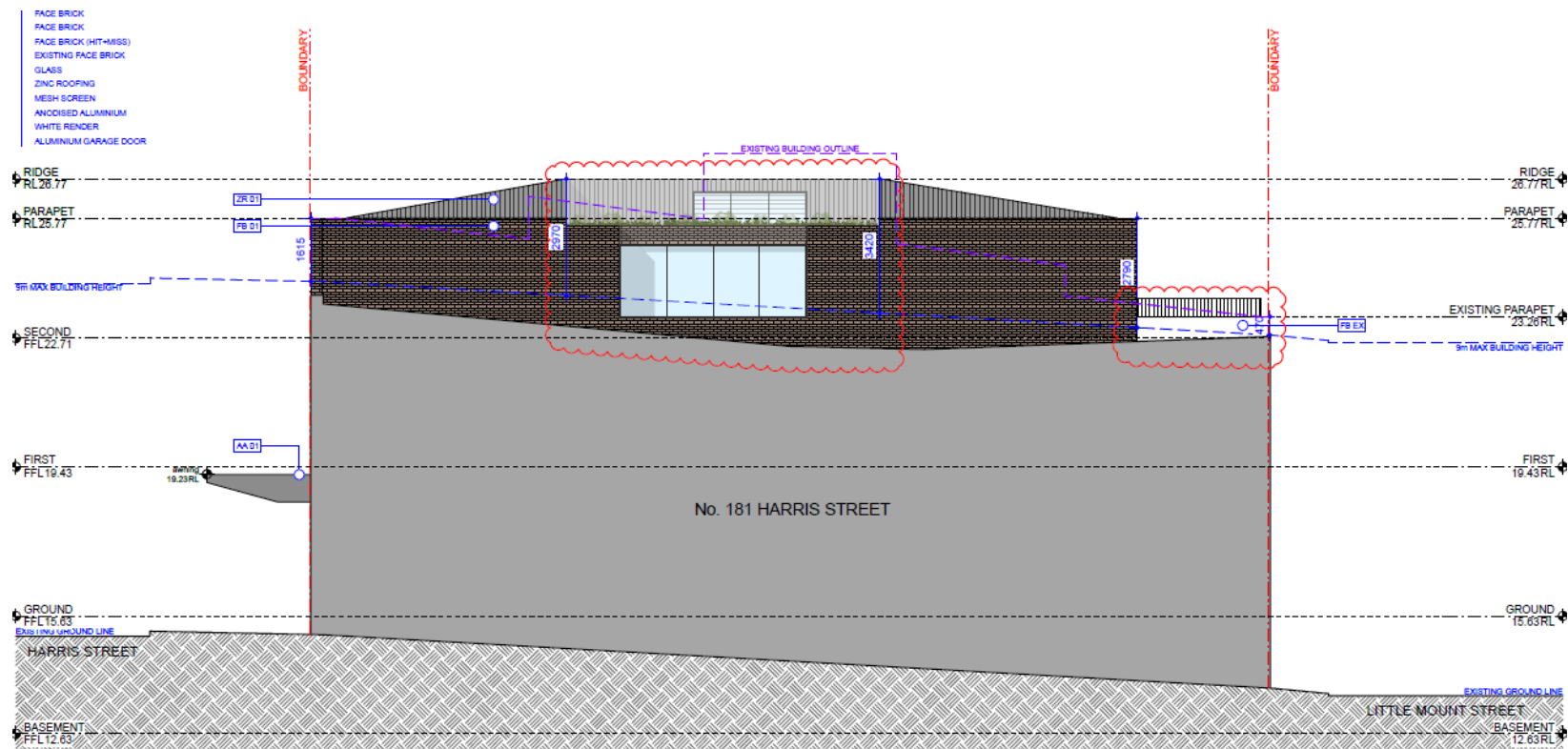
north south section



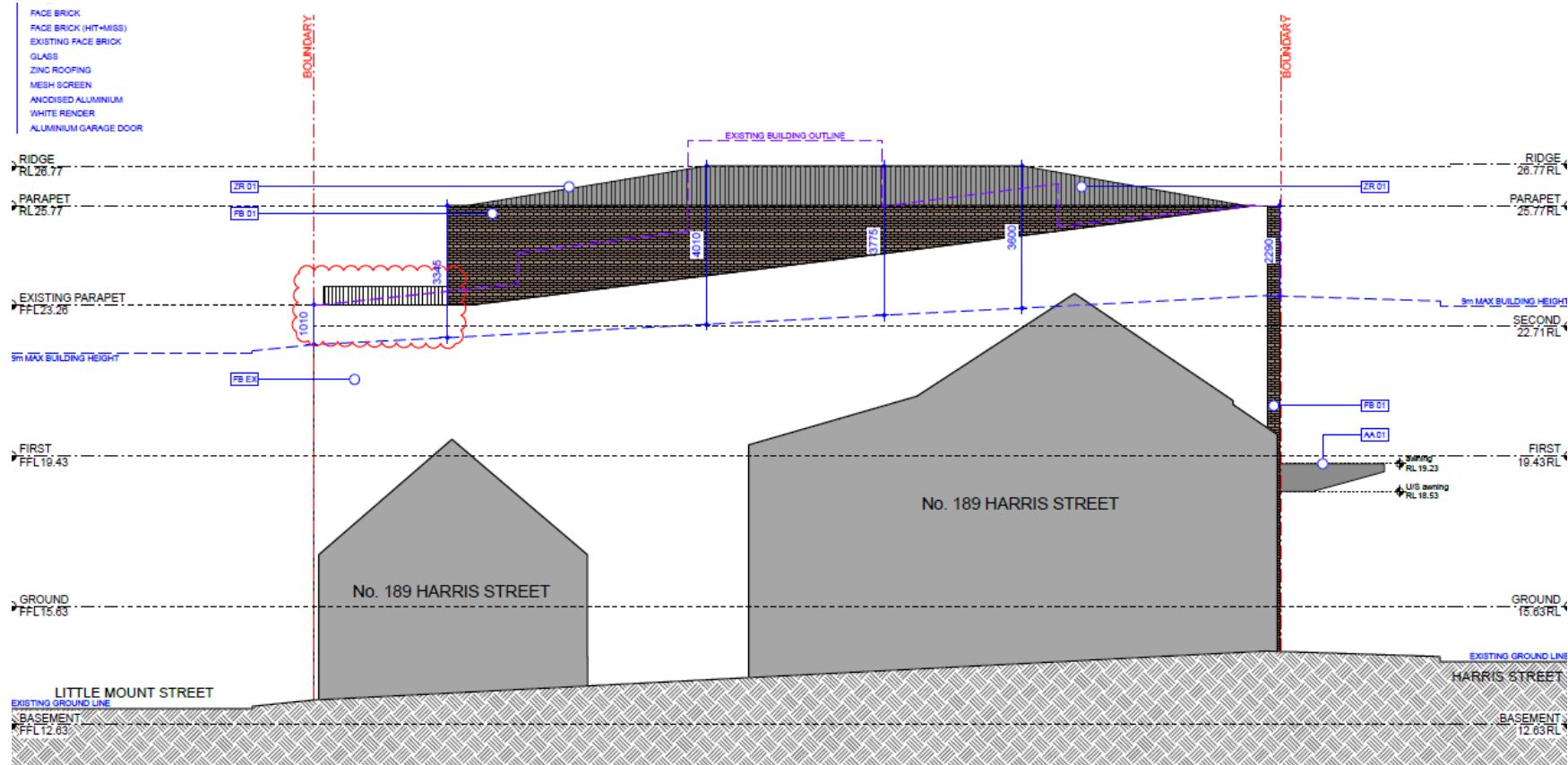
proposed Harris Street (east) elevation



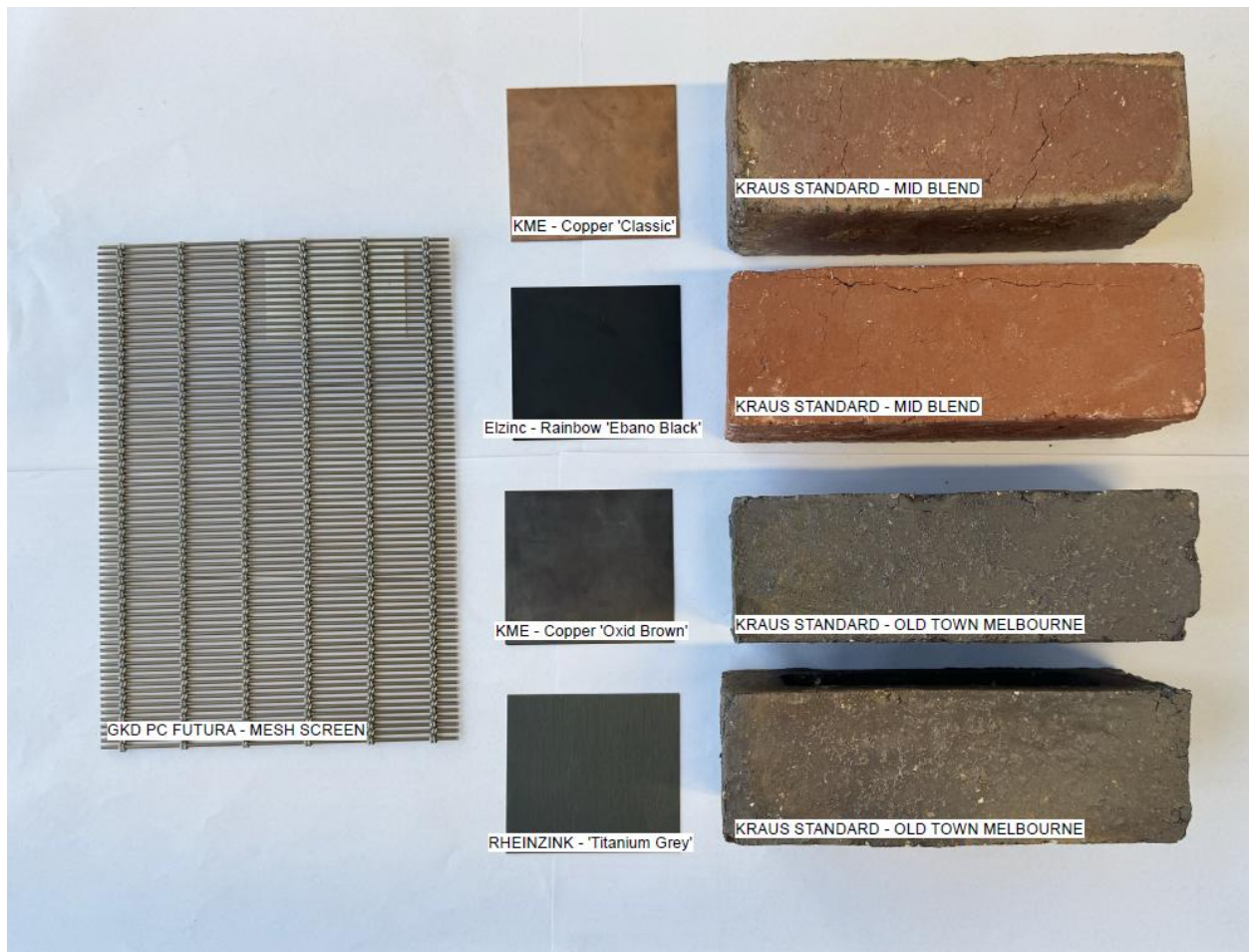
proposed Little Mount Street elevation



proposed north elevation



proposed south elevation



Sydney LEP 2012

	control	proposed	comply
height	9m (existing parapet 11.1m) (existing lift overrun 13.79m)	13.1m	no
floor space ratio	1.5:1 (585.5sqm) 1.69:1 (662sqm) existing	2.13:1 (831.7sqm)	no
design excellence	bulk, massing and modulation	excessive bulk from new storey	no
car parking	maximum 7	maintains 7 existing	yes
heritage	sympathetic development in heritage conservation area	yes	yes

Sydney DCP 2012

	control	proposed	comply
height in storeys	2 storeys	3 – 4 storeys	no
common open space	25%	4.8%	no
deep soil	10%	0%	no
active frontage	category 1 - 80%	71%	no

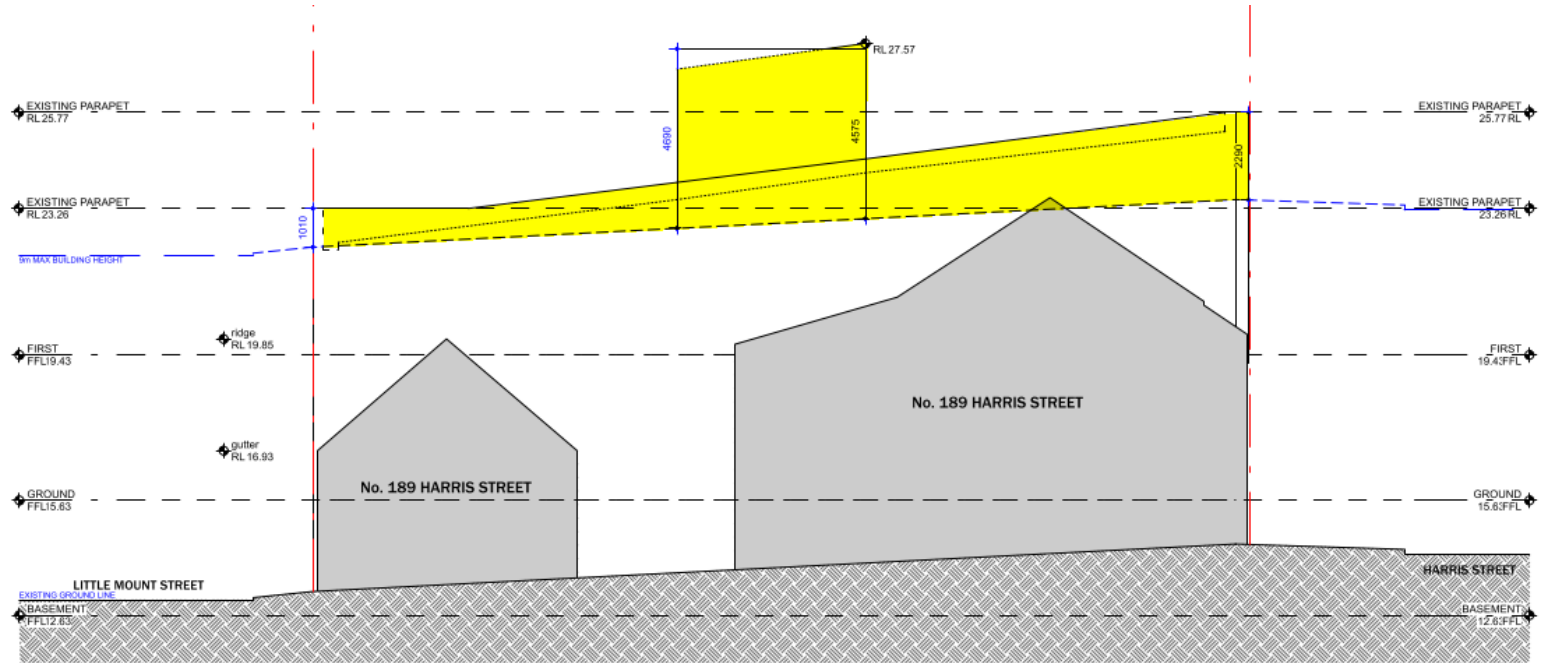
Apartment Design Guide

	control	proposed	consistent?
solar	70%	100%	yes
cross ventilation	60%	100%	yes
deep soil	7%	0%	no
communal open space	25% (97.6sqm)	4.8% 18.735sqm	no
floor to ceiling height	3.3m at ground and first floor	2.98m at first floor	no

Issues

- overdevelopment, bulk and scale
 - exceedance of height of buildings and height in storeys controls
 - exceedance of floor space ratio control
 - non-provision of communal open space and inadequate ceiling height
- insufficient information

Height, bulk and scale



existing exceedance of height of buildings control



proposed exceedance of height of buildings control



Sydney DCP 2012 - building height in storeys control



view of site and adjoining buildings from Harris Street



view of site from Little Mount Street

Clause 4.6 - Height of Buildings

- 45.2% exceedance - 4.07m breach of 9m height limit

Clause 4.3 objectives

- (a) to ensure the height of development is appropriate to the condition of the site and its context,
 - (b) to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas
- resulting built form inconsistent with 2 storey character of conservation area – proposed 3/4 storeys
 - Clause 4.6 not supported

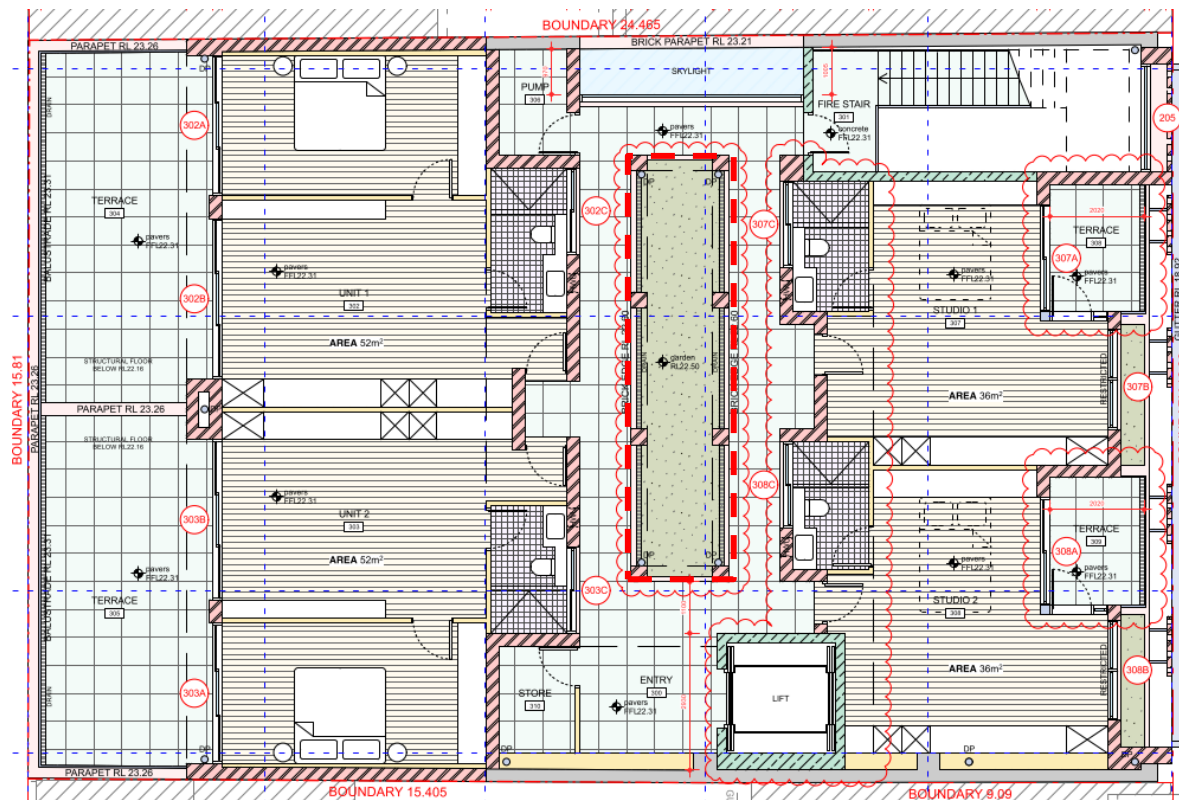
Clause 4.6 - Floor Space Ratio

- 42% exceedance - 246.2sqm breach of FSR control

Clause 4.4 objectives

- (b) to regulate the density of development, built form and land use intensity and to control the generation of vehicle and pedestrian traffic,
 - (d) to ensure that new development reflects the desired character of the locality in which it is located and minimises adverse impacts on the amenity of that locality.
- resulting built form inconsistent with 2 storey character of conservation area – proposed 3/4 storeys
- Clause 4.6 not supported

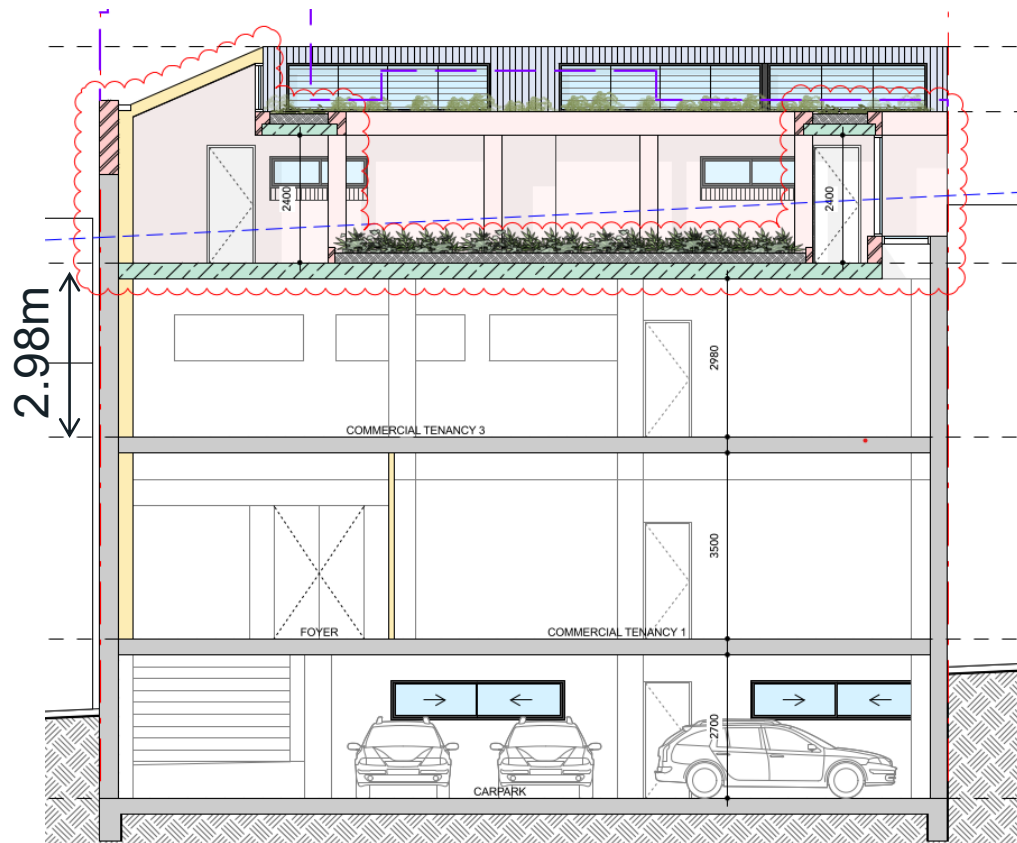
Communal Open Space



proposed second floor plan

Ceiling heights

- ceiling height is 2.98m for the first floor
- does not achieve 3.3m



section B through proposed development

Insufficient information

insufficient information submitted:

- transport and servicing
- accessibility
- landscaping
- waste

Recommendation

Recommended for refusal:

- Clause 4.6 justifications for height and floor space ratio not supported
- non-compliance with height in storeys and floor to ceiling height requirements
- development is inconsistent with Housing SEPP 2021 Principles 2 (Built Form and Scale) and 5 (Landscaping)
- does not exhibit design excellence
- not suitable for the site and not in public interest