

Local Planning Panel

20 May 2026

Application details

Address: 51 Buckingham Street, Surry Hills

Application: D/2026/64

Applicant: L.G.S. Enterprises Pty Ltd (Brian Vincent)

Owner: L.G.S. Enterprises Pty Ltd

Architect: Jeff Madden & Associates Architects

Consultants: Jeff Madden & Associates Architects

Proposal

- alterations and additions to a two-storey commercial office building known as Cleveland House
- including a new toilet block extension at the rear and removal of first floor in-fill facing the rear courtyard
- this proposal in large part was approved by the Local Planning Panel in 2020
- integrated development under the Heritage Act

Recommendation

Approval subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination due to a variation to height of building development standard exceeding 10%

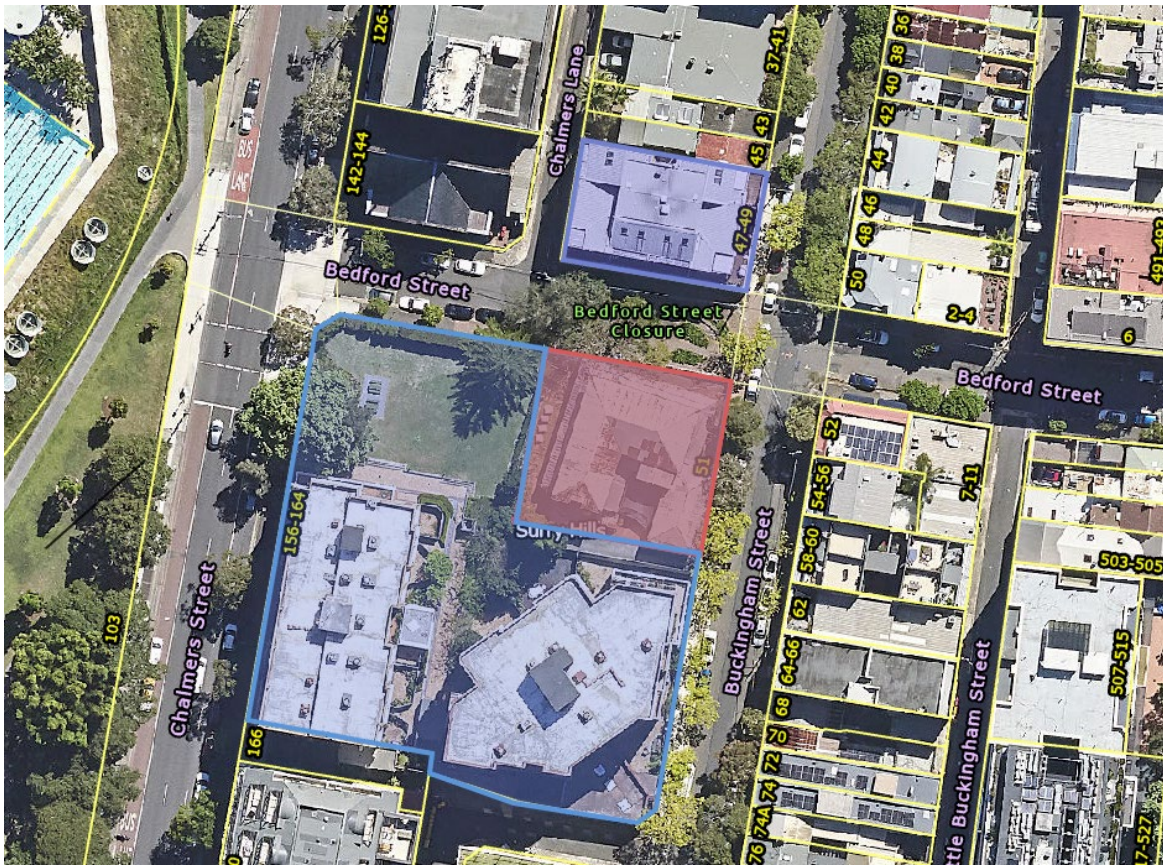
Notification

- exhibition period 4 February 2026 to 7 March 2026 (28 days)
- 657 owners and occupiers notified
- 2 submissions received

Submissions

- height
- view impacts
- solar access
- heritage impacts
- materiality of rear toilet block extension

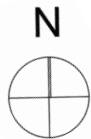
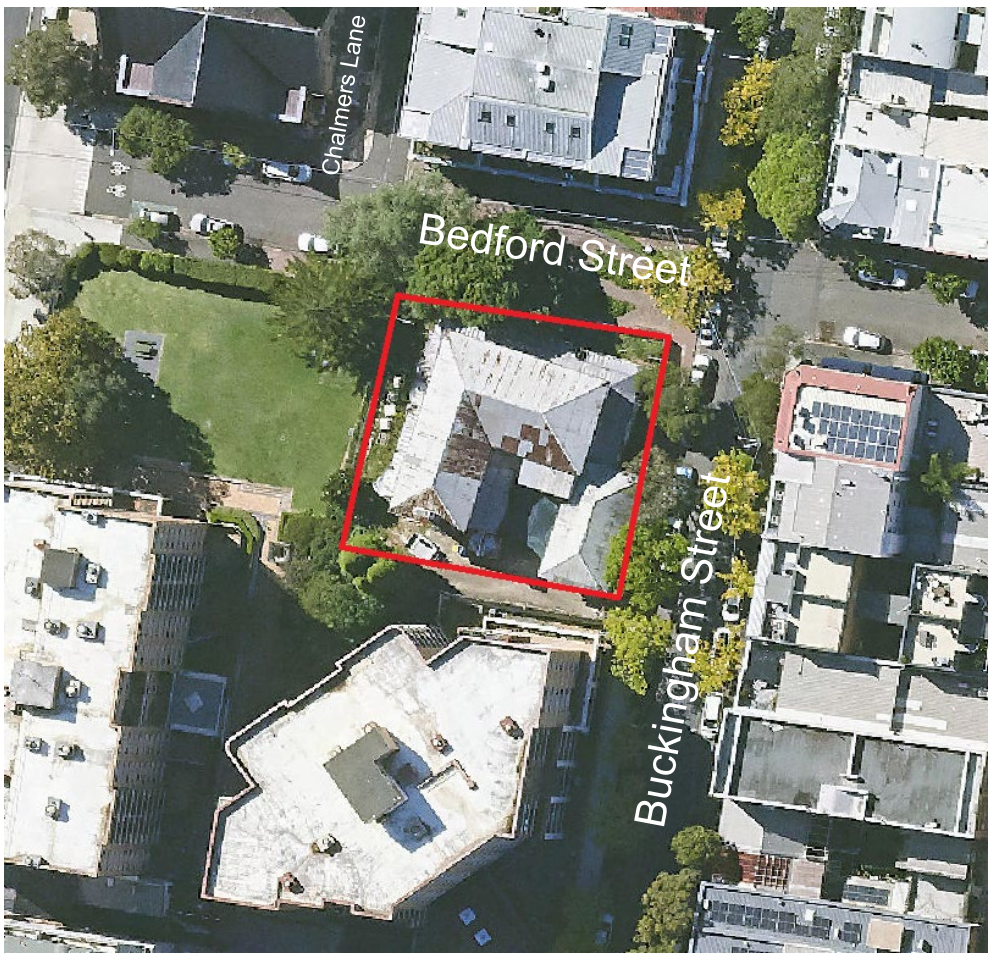
Submissions



 subject site

 submitters

Site





Buckingham Street



rear/courtyard (2023 image)

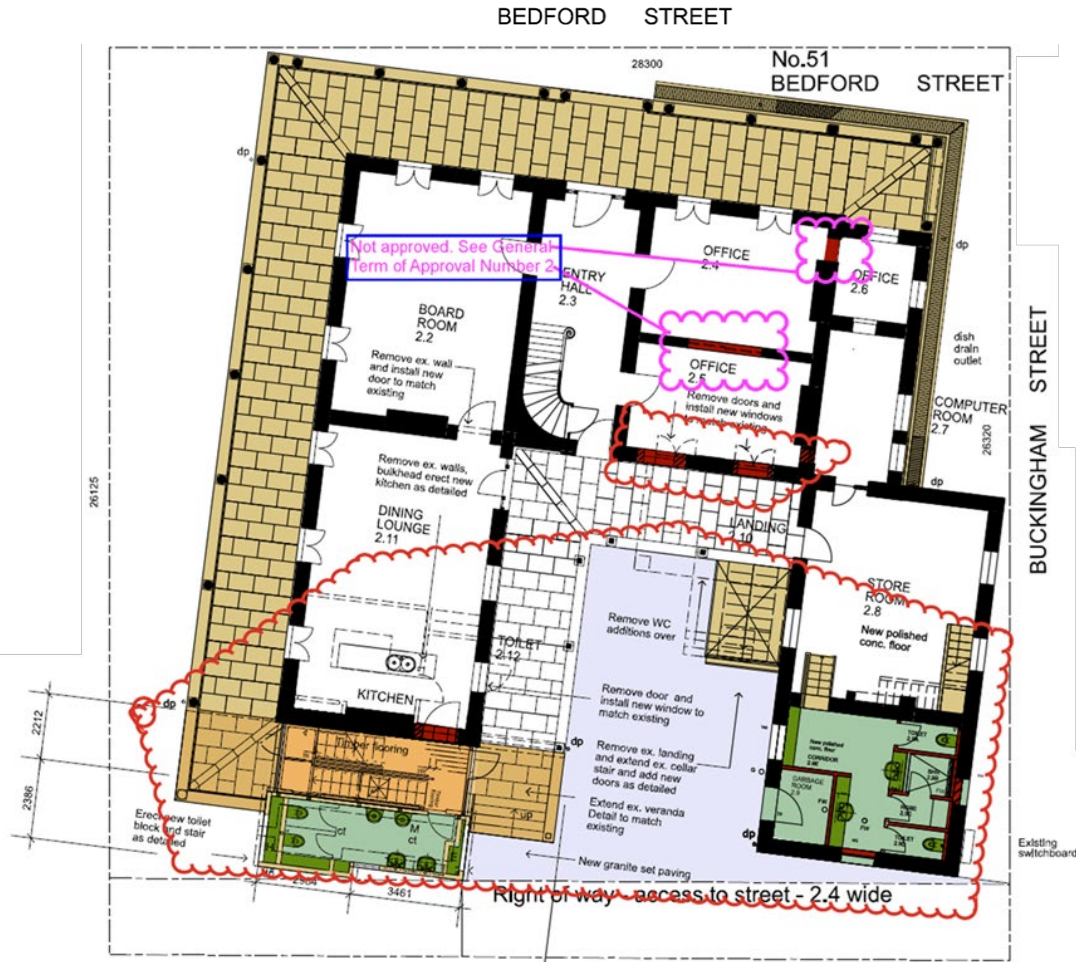


rear wing - south-west corner

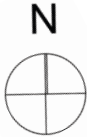


Buckingham Street – side access

Proposal



Granite paving



ground floor plan

BEDFORD STREET

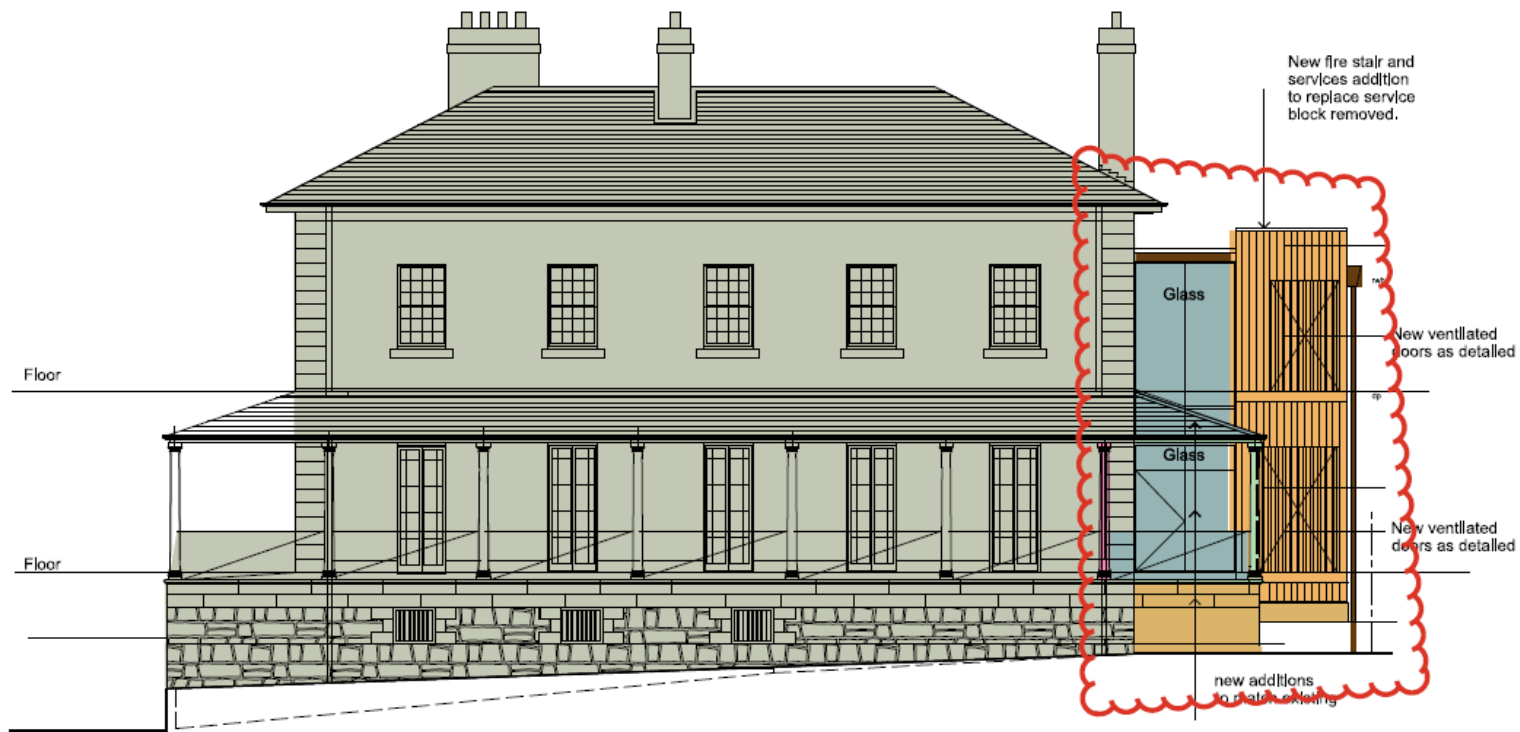
No.51

Not approved. See General Term of Approval Number 2

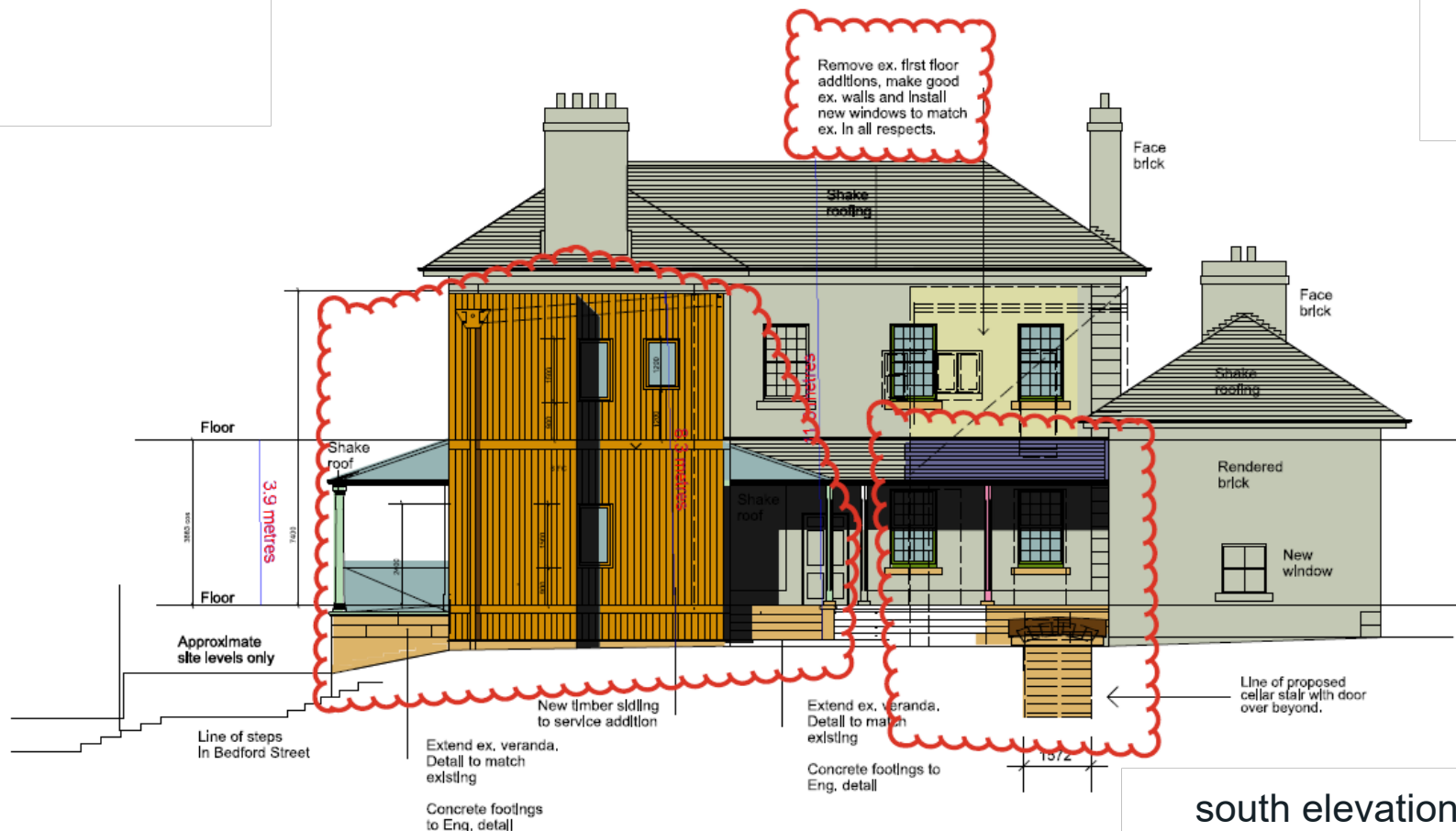
BUCKINGHAM STREET

N

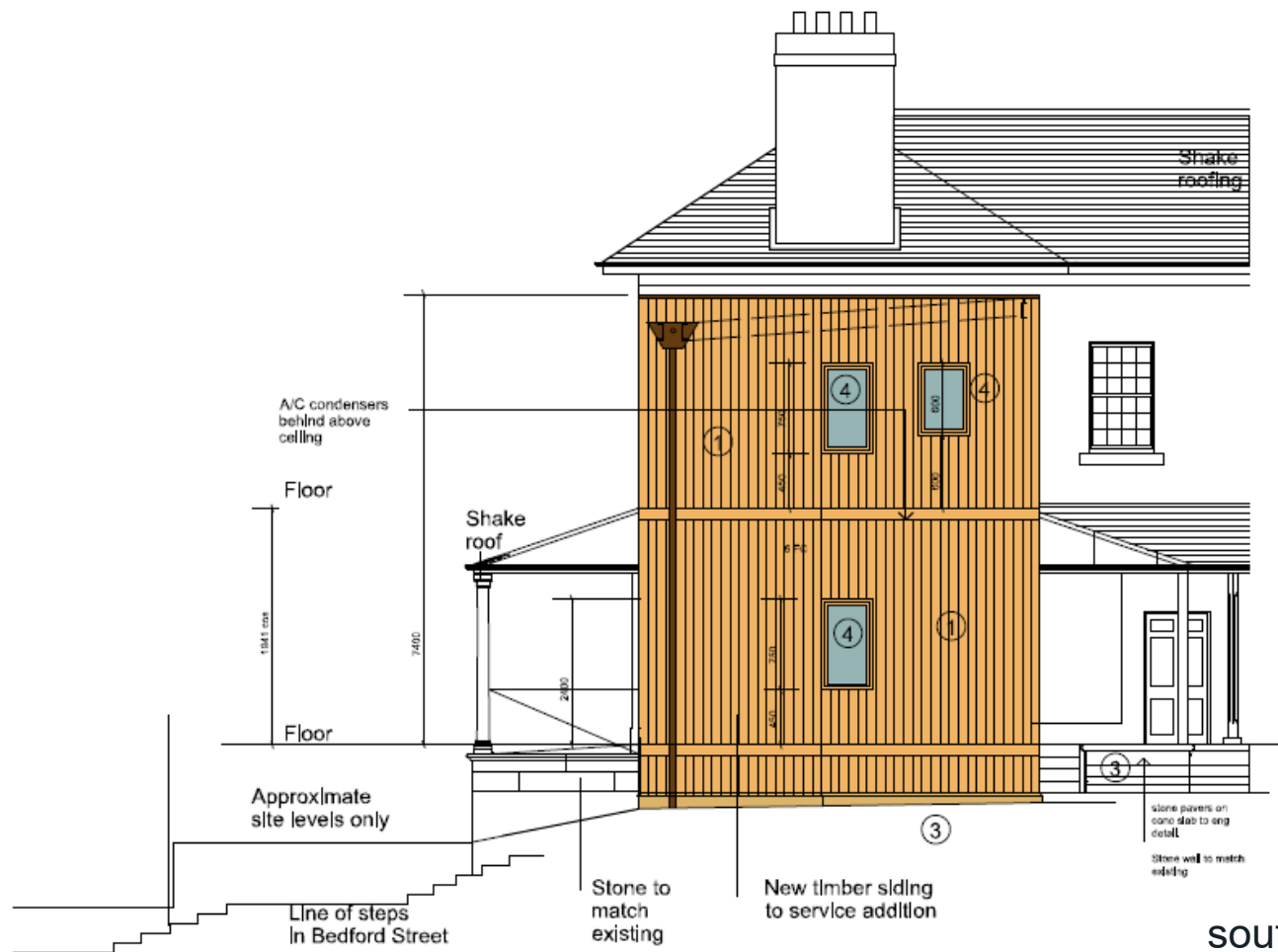
first floor plan



west elevation



south elevation



KEY

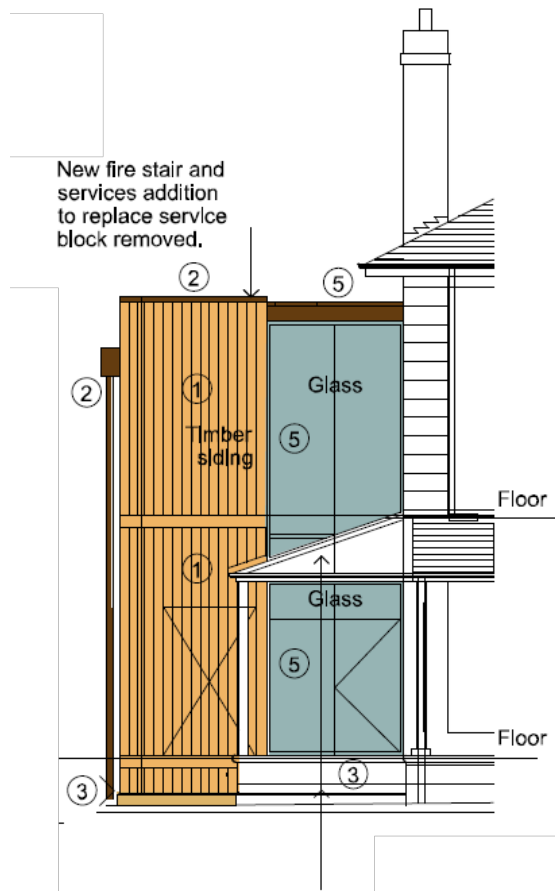
Colour scheme for toilet block

- 1 - Timber - Tung oil
- 2 - Metalwork Lysaght 'Mist Green'
- 3 - Stone - To match existing
- 4 - Glass - Opaque glass
- 5 - Glass - Clear
- 6 - Paving



Mist Green

south elevation and materials



New fire stair and
services addition
to replace service
block removed.

②

⑤

②

①

Timber
siding

⑤

Glass

①

⑤

Glass

Floor

Floor

③

③

Extend ex. veranda in stone.
Detail to match existing.
Shingle roof over

KEY

Colour scheme for toilet block

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Mist Green

east elevation and materials

Compliance with key LEP standards

	control	proposed	compliance
height	6m	7.9m	no (31.7% variation) clause 4.6 submitted
floor space ratio	1:1	0.625:1	yes

Compliance with heritage controls

	status	compliance
heritage conservation	- item listed on the state heritage register - local heritage item under the SLEP - contributory to Cleveland Gardens HCA	yes, subject to conditions Heritage NSW issued GTAs

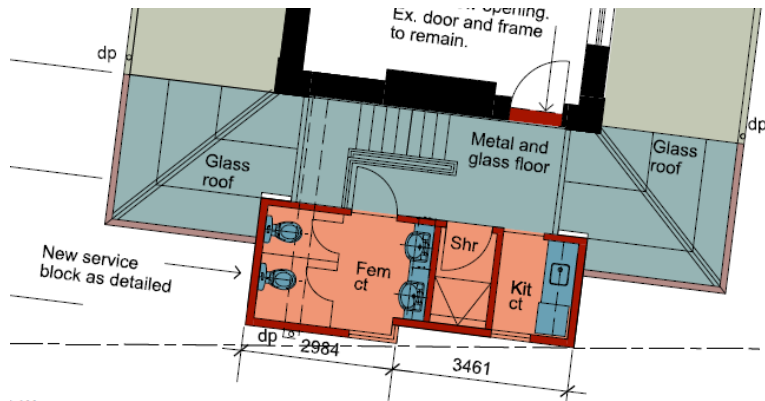
Issues

- height, view impacts and solar access
- heritage and materiality

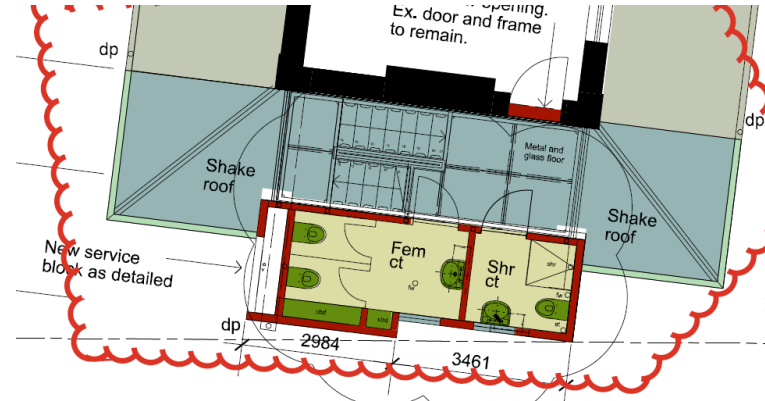
Height, view impacts and solar access

- Clause 4.6 variation submitted
- proposed height/built form and view impacts approved in 2020
- will not result in loss of panoramic city views
- many portions of building already exceeds height limit
- compliant solar access to private open space and balcony

Solar access (rear toilet block)

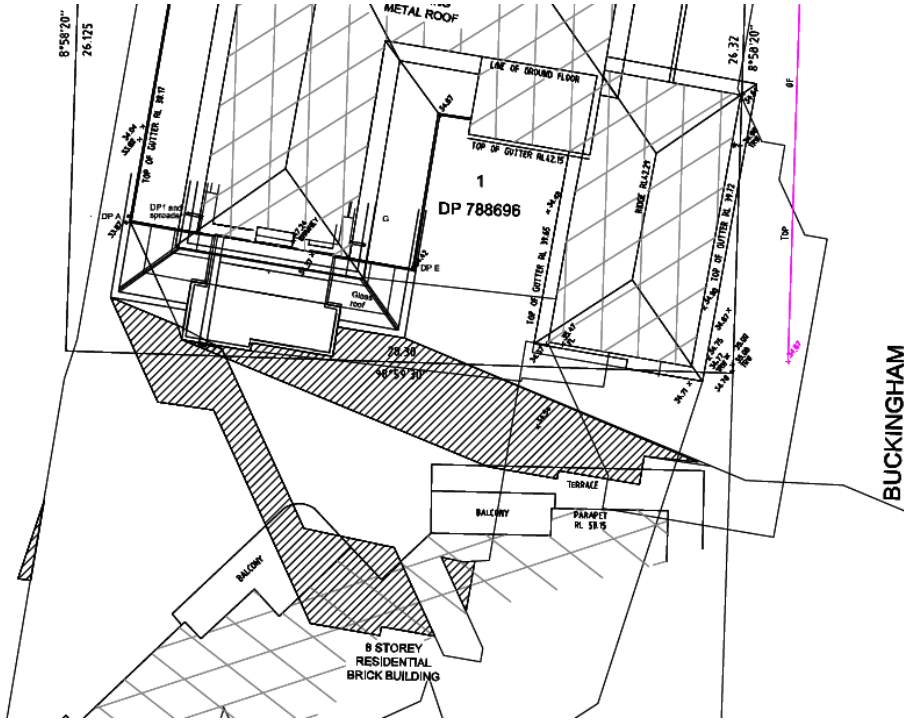


D/2019/1163 first floor approval



D/2019/1163/A first floor approval and
subject D/2026/64 proposal

Solar access (rear toilet block)



D/2019/1163 solar access diagram

Heritage and materiality

- approved by LPP in 2020
- General terms of Approval issued by Heritage NSW
- toilet block addition results in less intrusions into original building
- contemporary materials allow clear discernment from original building

Recommendation

Approval subject to conditions