

Relevant Information for Central Sydney Planning Committee

FILE: X018038 **DATE:** 9 May 2019

TO: Members of the Central Sydney Planning Committee

FROM: Graham Jahn, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 6 – Post Exhibition - Planning Proposal - Heritage Listing of 1A Elizabeth Bay Road (Kingsley Hall), 22-24 Darlinghurst Road (The Bourbon) and 32-32A Darlinghurst Road (The Empire)

Alternative Recommendation

It is resolved that:

- (A) the Central Sydney Planning Committee note the matters raised in response to the public exhibition and public authority consultation of Planning Proposal - Heritage listing of 1A Elizabeth Bay Road (Kingsley Hall); 22-24 Darlinghurst Road (The Bourbon); and 32-32A Darlinghurst Road (The Empire), Potts Point, as shown at Attachment D to the subject report;
- (B) the Central Sydney Planning Committee approve Planning Proposal - Heritage listing of 1A Elizabeth Bay Road (Kingsley Hall), 22-24 Darlinghurst Road (The Bourbon); and 32-32A Darlinghurst Road (The Empire), Potts Point, as shown at Attachment A to the subject report, to be made as a local environmental plan under section 3.36 of the Environmental Planning and Assessment Act 1979, **subject to the following changes:**
 - (i) **amend page 20 so the item name of the heritage listing of The Empire reads *'The site of the Empire Hotel' (not including built fabric); and***
 - (ii) **amend the recommended management section of the heritage inventory sheet for The Empire to read *"The existing building can be demolished and replaced, provided the new building and uses interpret the original Les Girls venue as described* under the heading for recommended management" below; and**

- (C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 6 May 2019 that authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal - Heritage listing of 1A Elizabeth Bay Road (Kingsley Hall); 22-24 Darlinghurst Road (The Bourbon); and 32-32A Darlinghurst Road (The Empire), Potts Point to correct drafting errors prior to finalisation of the local environmental plan.

Background

On 2 May 2019, the City received a submission from the landowner of 18-32A Darlinghurst Road concerning the description of the heritage listing for The Empire and wording contained in the heritage inventory sheet for the site.

The submission requests the heritage listing description for The Empire at 32-32A Darlinghurst Road, to be included in Schedule 5 of the Sydney LEP 2012, be amended from *'The Empire Hotel'* to **'The site of the Empire Hotel (not including built fabric)'**. The submission also states that wording under the heading of 'recommended management' in the heritage inventory sheet is too broad and open to interpretation.

The planning proposal recommends The Empire be listed for social significance only. The listing does not extend to any physical fabric, allowing the building to be demolished and replaced subject to appropriate heritage interpretation, as detailed in the inventory sheet.

The following changes are recommended to the heritage inventory sheet for greater clarity:

“The existing building can be **demolished and** replaced, provided the new building and uses interpret the original Les Girls venue as described **under the heading for recommended management**” **below**.

The requested change to the heritage listing description for The Empire and minor amendments to the associated inventory sheet are consistent with the findings of the heritage assessment and recommended management of the site, as well as the heritage conservation objectives and provisions of the adopted site-specific Darlinghurst Road DCP.

Kingsley Hall floor plan

On 6 May 2019, at the meeting of the Transport, Heritage and Planning Committee, a speaker raised the issue of Kingsley Hall's floor plan. On 9 May 2019, the City received a submission concerning Kingsley Hall, requesting the heritage inventory sheet be updated to specifically reference the building's original floor plan and incorporation of a light well.

The heritage inventory sheet for Kingsley Hall currently refers to the 'tight but well-designed floor plan, giving natural light and ventilation to every room' under the criteria for aesthetic/technical significance. This is considered to be sufficient recognition of the design of the floor plan, including the light well.

Memo from Graham Jahn, Director City Planning, Development and Transport

Prepared by: Anna Kaskanlian, Planner

Approved

A handwritten signature in black ink, appearing to be 'GJahn', written over a horizontal line.

**GRAHAM JAHN, AM
DIRECTOR CITY PLANNING,
DEVELOPMENT AND TRANSPORT**