

Local Planning Panel

20 May 2020

34-36 Oxford Street, Darlinghurst

D/2019/1295

Applicant & Architect: Sydney Architecture Studio

Owner: Oxford Street Property Holdings

Planning: Planning Lab

proposal

- amend existing approval (D/2017/1293) to allow for use of the building as a hotel

Zone: B4 Mixed Use zone. The development is permissible with consent

recommendation

deferred commencement approval

background

- D/2017/1293 approved by LPP on 9 May 2019
- approved - construction of a two storey addition on top of heritage building, internal and external conservation works and alterations
- ground and basement food and drink premises with offices above
- Proposal was subject to Clause 4.6 variation requests for height and FSR

recommendation

deferred commencement approval

notification information

- exhibition period 3 December 2019 to 21 January 2020
- 934 owners and occupiers notified
- 3 submissions received (2 objections and 1 support)

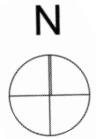
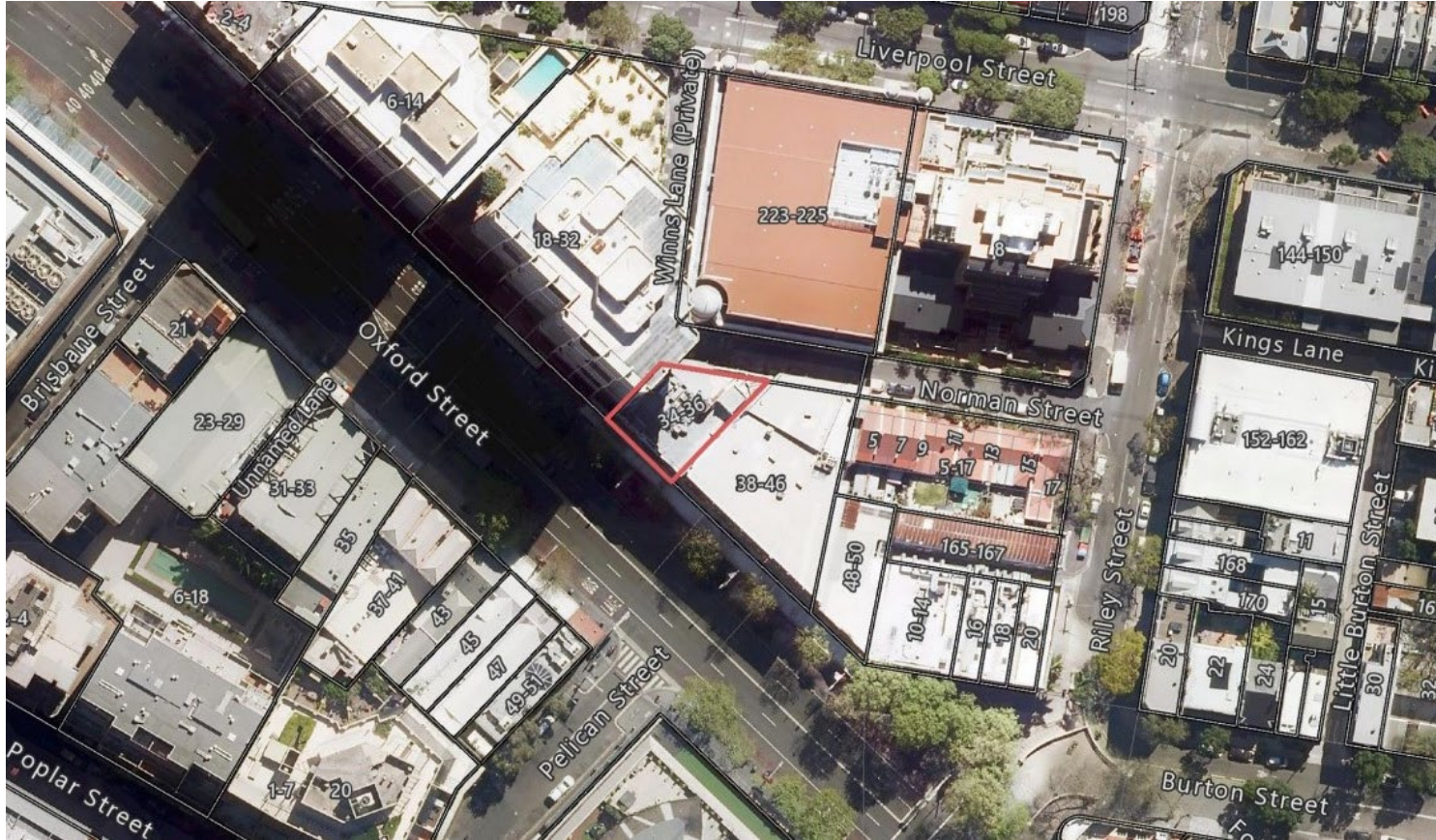
submissions

- acoustic impacts from existing uses
- noise from hotel and mechanical ventilation
- odour
- waste management
- existing condition of rear lane
- patron behaviour of adjoining property
- disagreement with planning justification for proposal
- inconsistencies in application

submissions



site





Oxford Street



ground floor facade



Oxford Street looking
north west



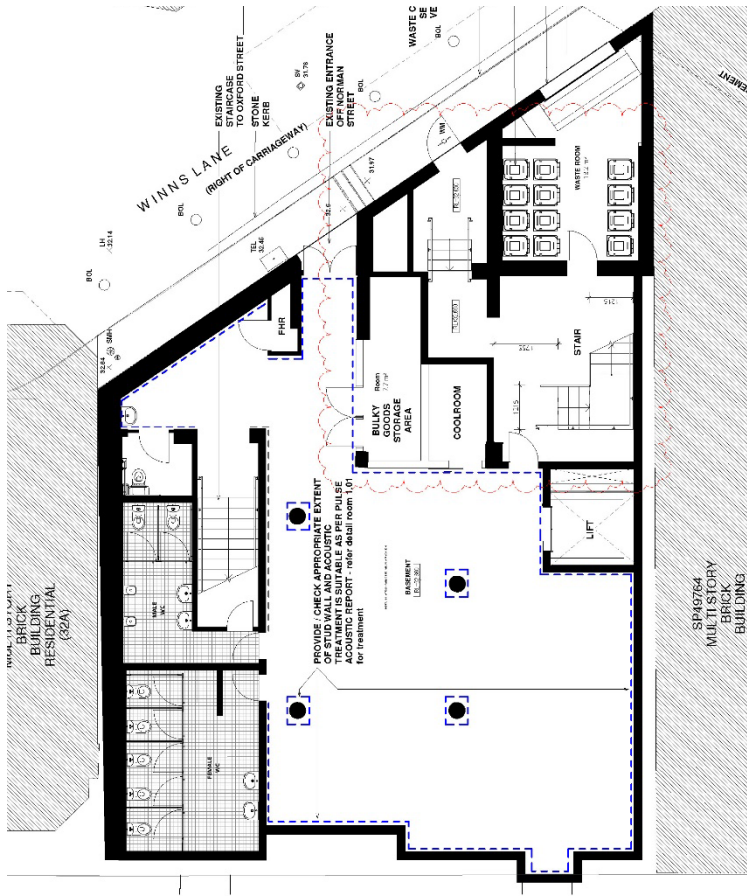
Norman Street



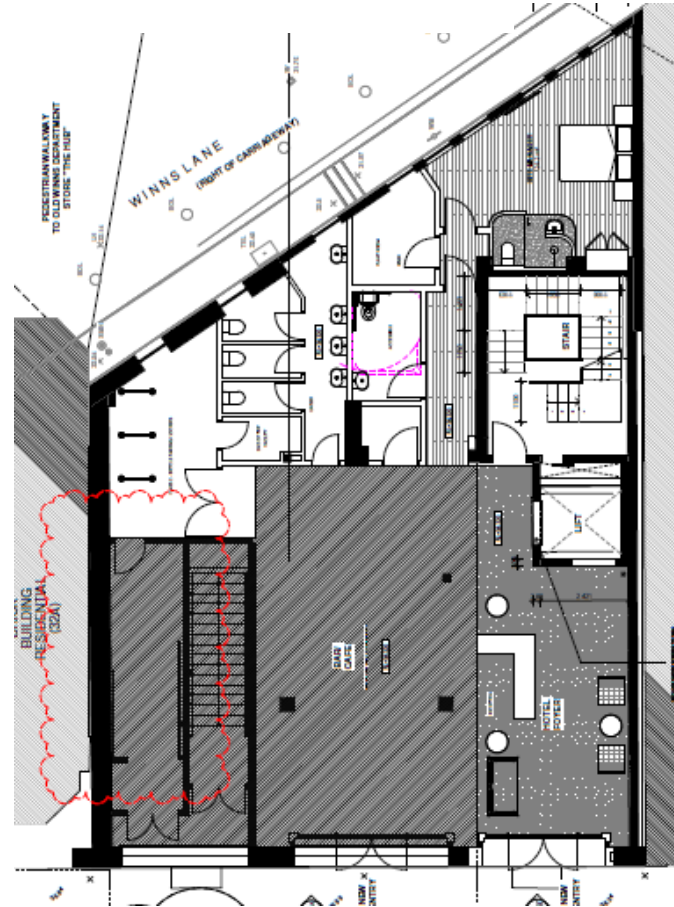
Winns Lane

proposal



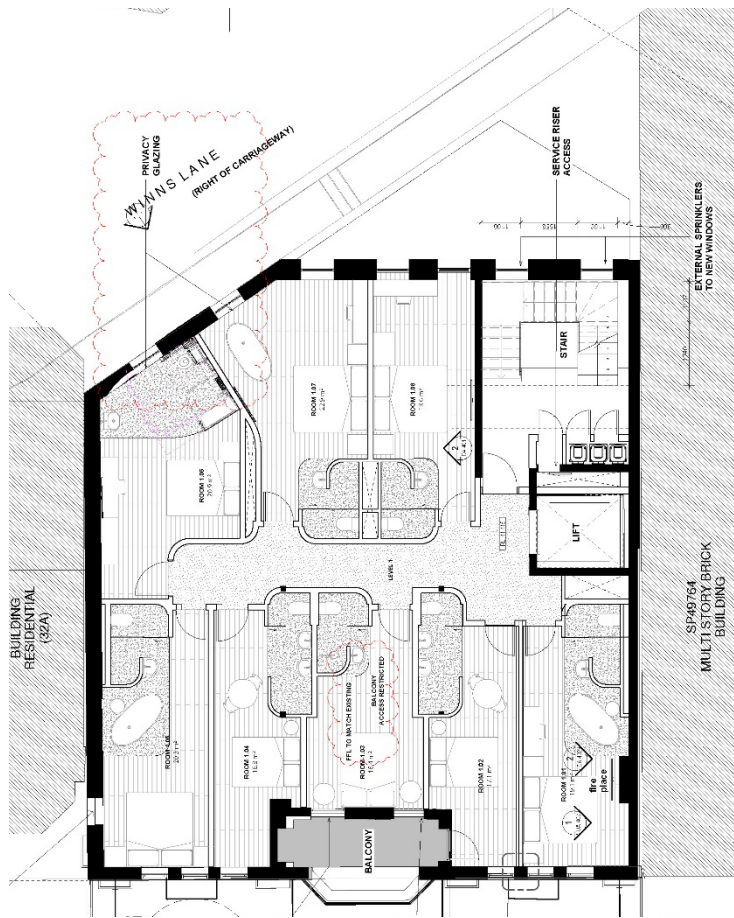


basement floor plan

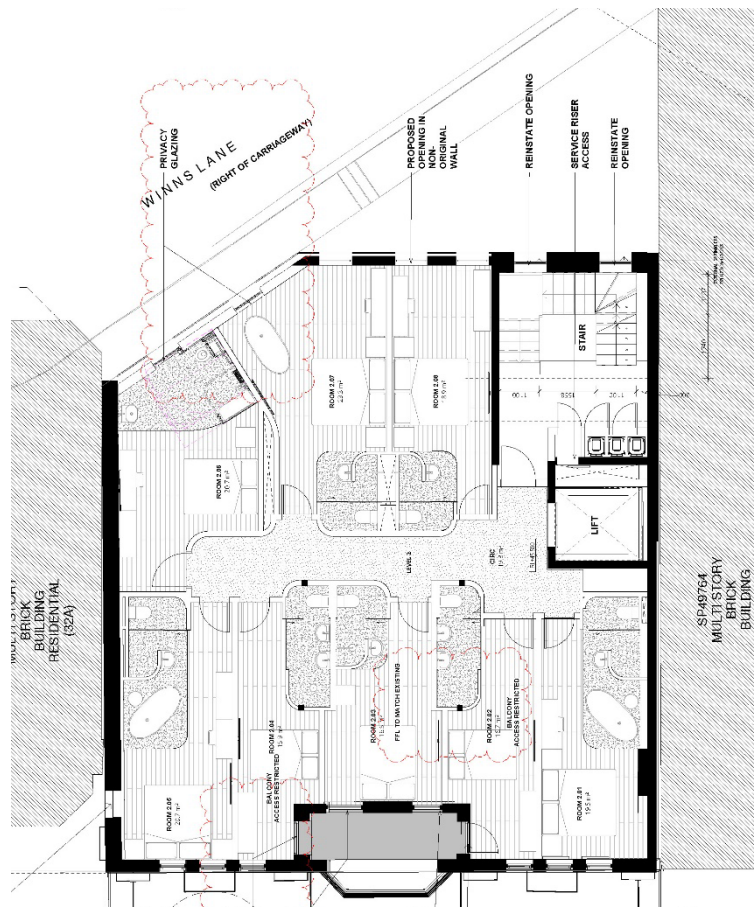


ground floor plan

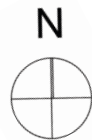


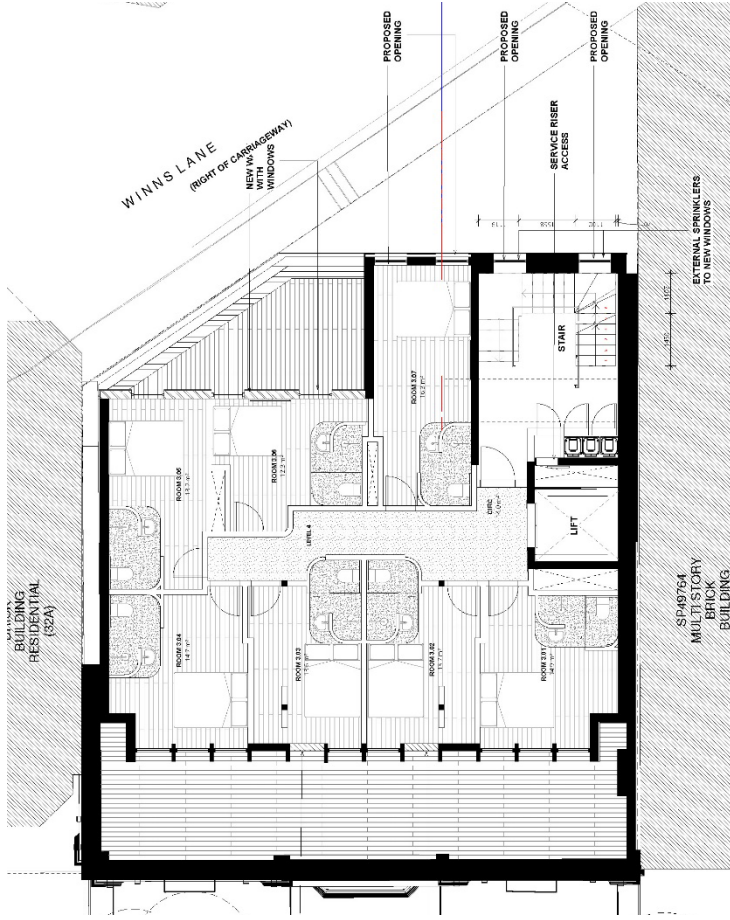


level 1 floor plan

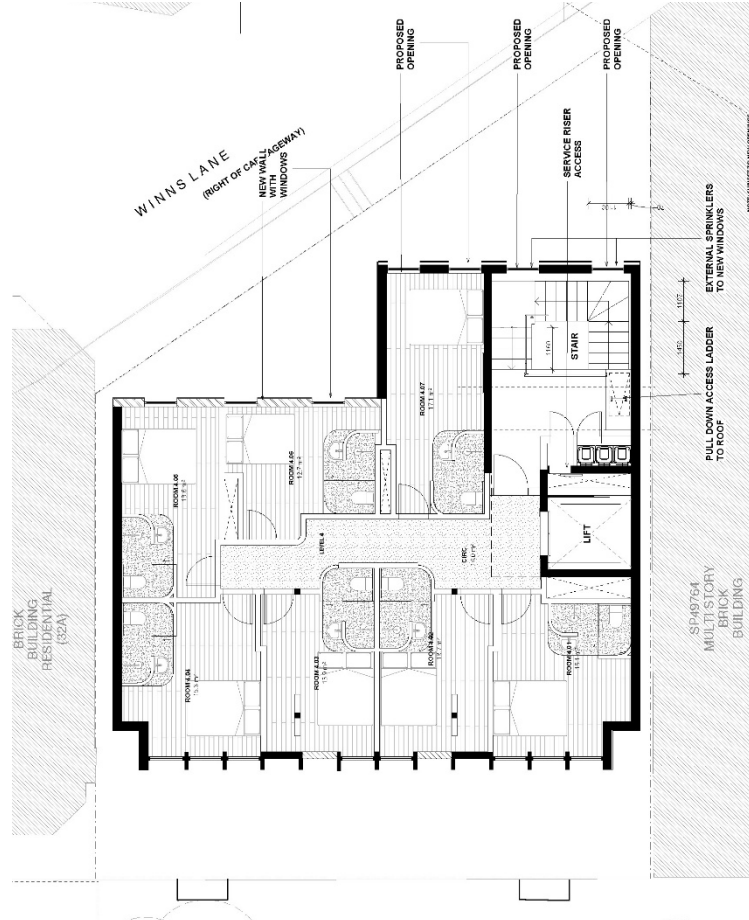


level 2 floor plan



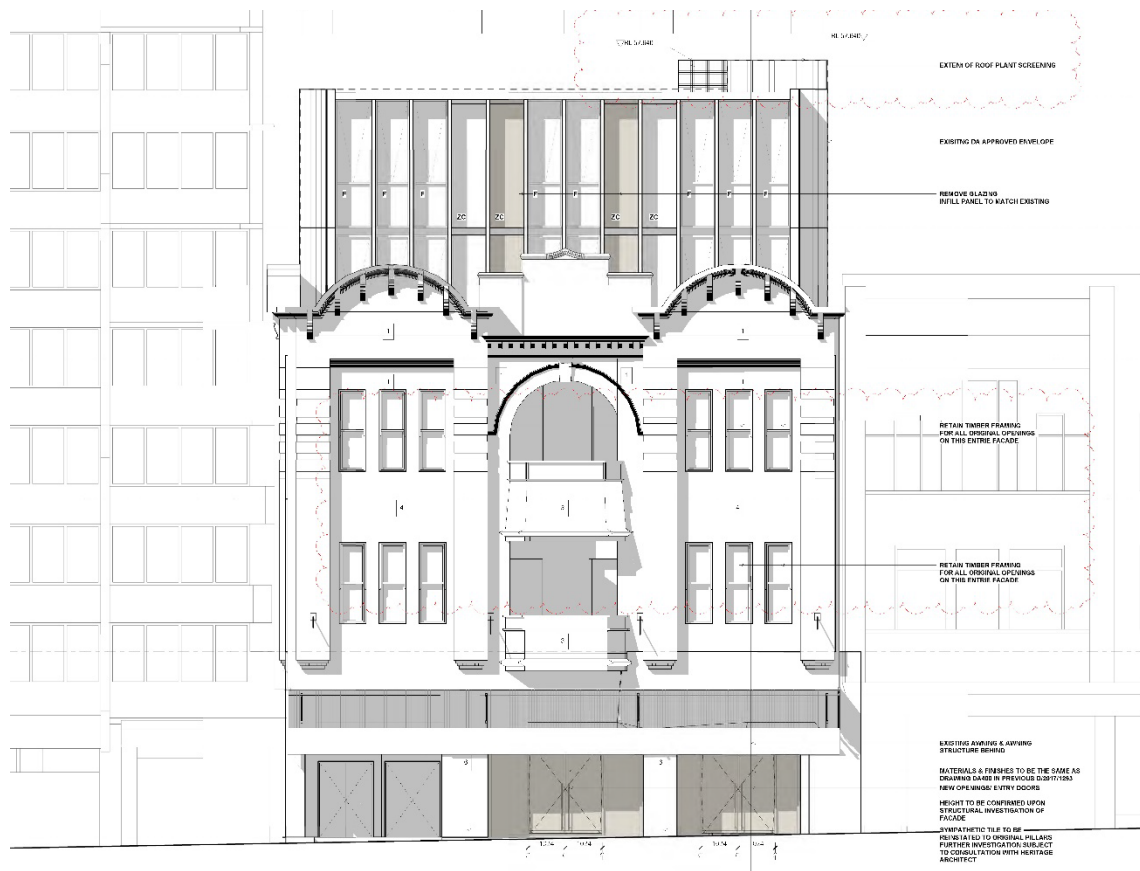


level 3 floor plan

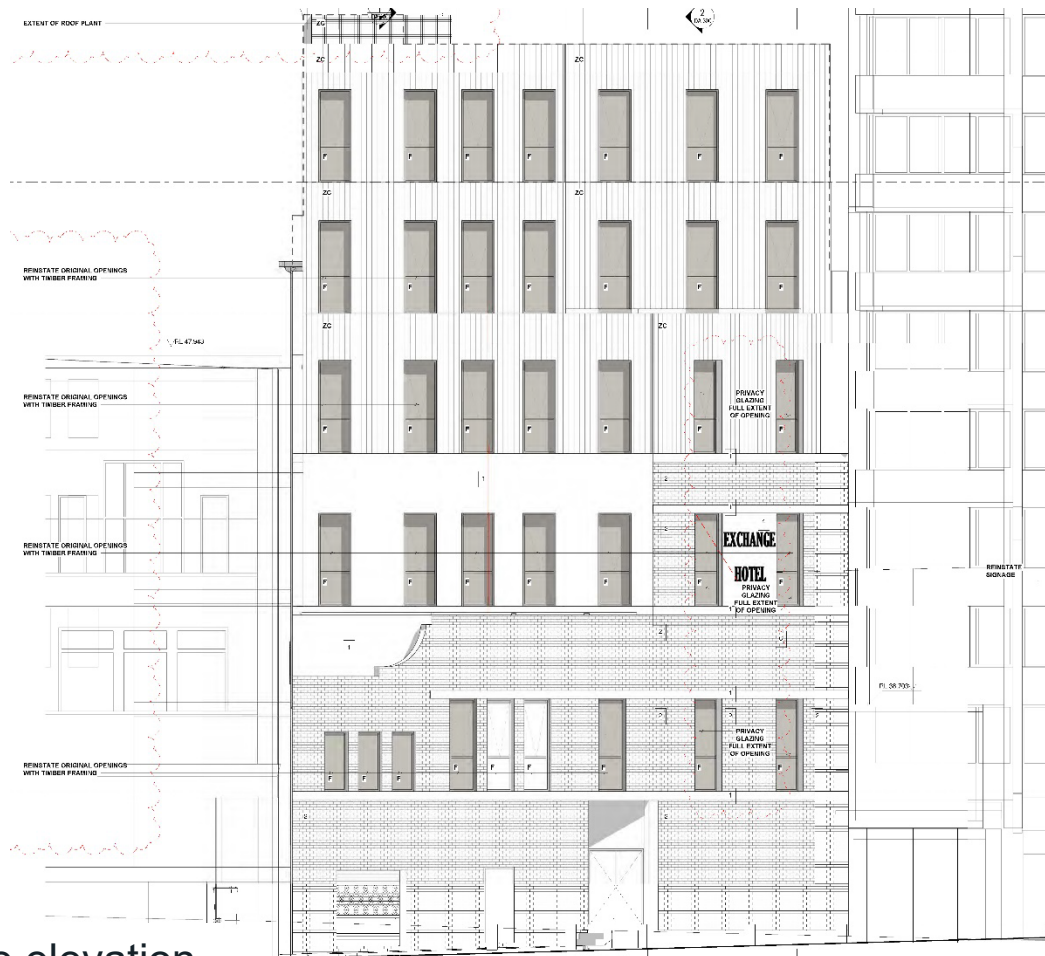


level 4 floor plan

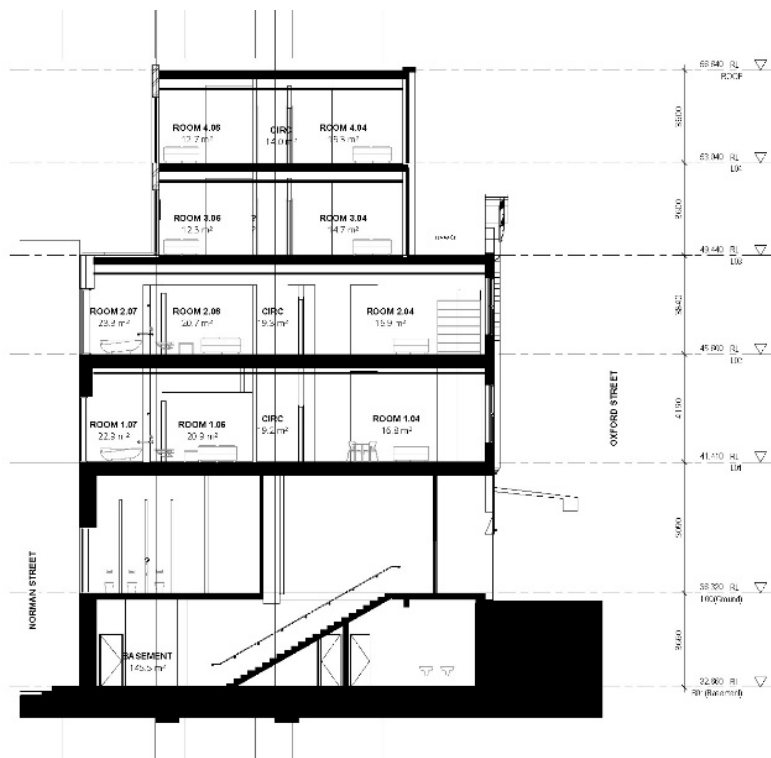




Oxford Street elevation



Winns Lane elevation



sections

compliance with key LEP & DCP standards

	control	proposed	compliance
height	22m	23.87m non compliance with height approved – no change to built form	no
floor space ratio	2.5:1	3.3:1m non compliance with FSR approved – no change to built form	no
height in storeys	6	5 to Oxford Street 6 to Winns Lane	yes

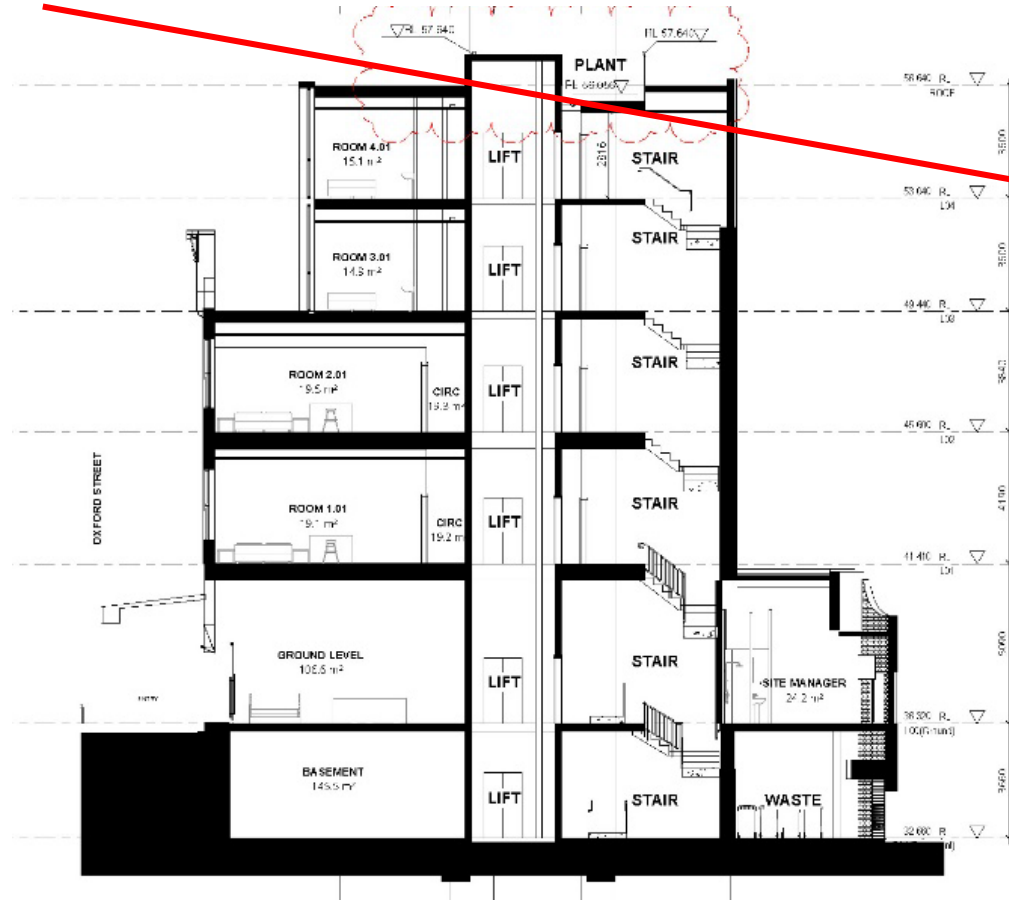
issues

- height and FSR non-compliance
- heritage
- acoustic impacts from adjoining uses

height

- Clause 4.6 variation request supported
- previously approved under D/2017/1293 – no change to approved built form
- non compliance to rear of site
- complies with height in storeys control
- appropriate height transition and street context
- no significant amenity impacts resulting from non-compliance

height



extent of proposed height non compliance

floor space ratio

- Clause 4.6 variation request supported
- previously approved under D/2017/1293 – no changes proposed
- additional GFA is contained within appropriate built form
- existing basement exacerbates non-compliance
- no significant amenity impacts from non-compliance

heritage

- suitability of addition assessed and approved under D/2017/1293
- setback, materials and modulation of addition is appropriate in sites context
- initial concerns over retention of heritage fabric addressed
- change of use re-establishes original building as hotel with accommodation

acoustic impacts

- site located close to existing uses that may impact hotel use
 - Oxford Arts Factory
 - The Exchange Hotel - basement and ground floor
- airborne and structure borne acoustic testing and modelling conducted
- results show proposal can comply, with exception of one room
- acoustic attenuation proposed with acceptable heritage outcome
- deferred commencement recommended requiring testing to verify modelling and determine final design of attenuation measures

recommendation

deferred commencement approval

- Part A
 - further acoustic testing to verify acoustic modelling and final design of attenuation measures - prior to consent becoming operational
- Part B
 - conditions to amend D/2017/1293 under section 4.17(1)(b) and (c) of EP&A Act
 - new conditions recommended where relevant