

Local Planning Panel

14 December 2022

Application details

110 -122 Oxford Street, Darlinghurst

D/2022/810

Applicant: Toga Project Services Pty Ltd

Owner: City of Sydney Council – 99 year lease to AM

Darlinghurst (2019-2118)

Architect: FJMT Studio

Proposal

Amend the approved hotel use under D/2020/1072 to commercial use across all levels

Recommendation

Approval

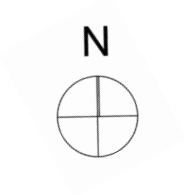
Notification

- exhibition period 23 August 2022 to 21 September 2022
- 252 owners and occupiers notified
- 1 submission received


Submissions


- Concern that a 4.5 star NABERS target is proposed rather than 5 star
- 4.5 star target appropriate given heritage constraints

Submissions



N

 subject site

 submitters

Site





site viewed from Oxford Street



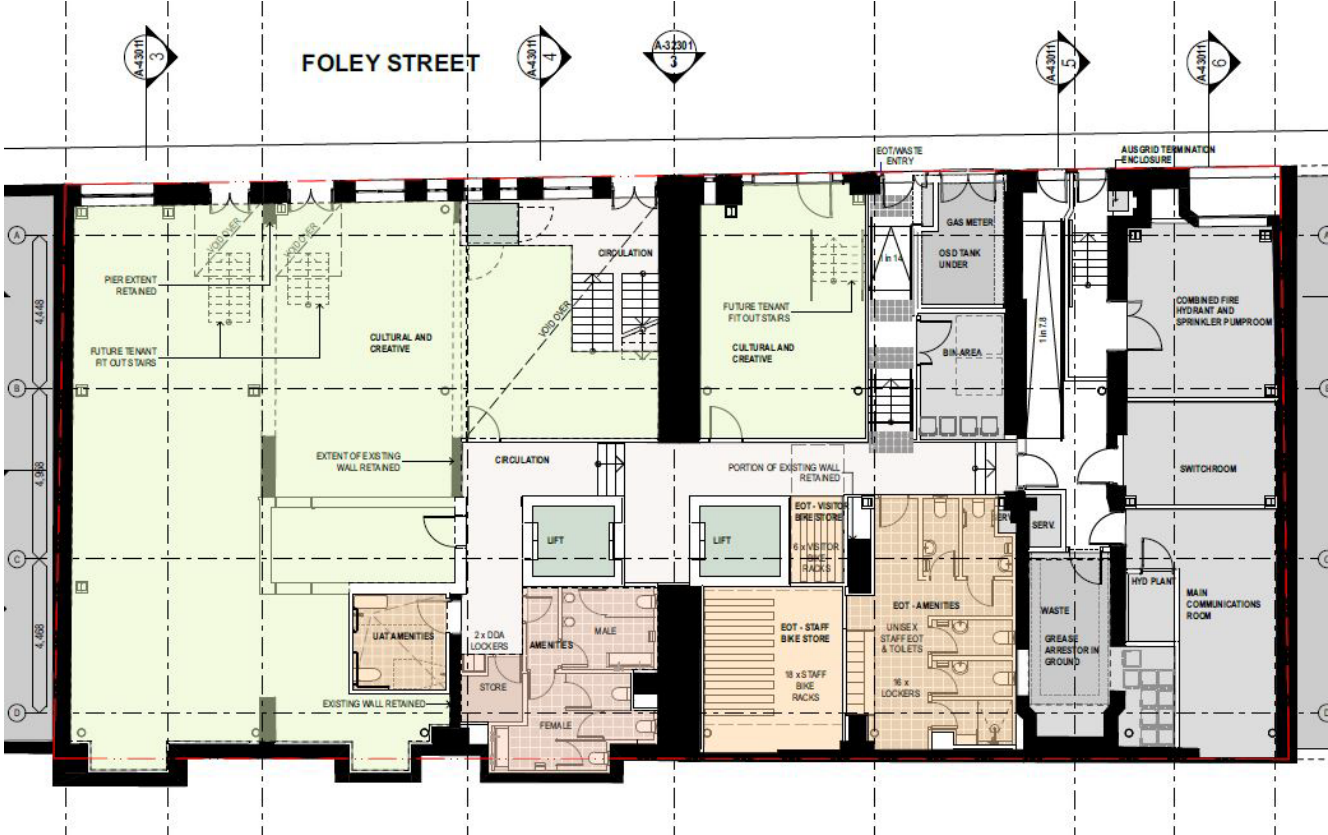
Site viewed from Foley Street



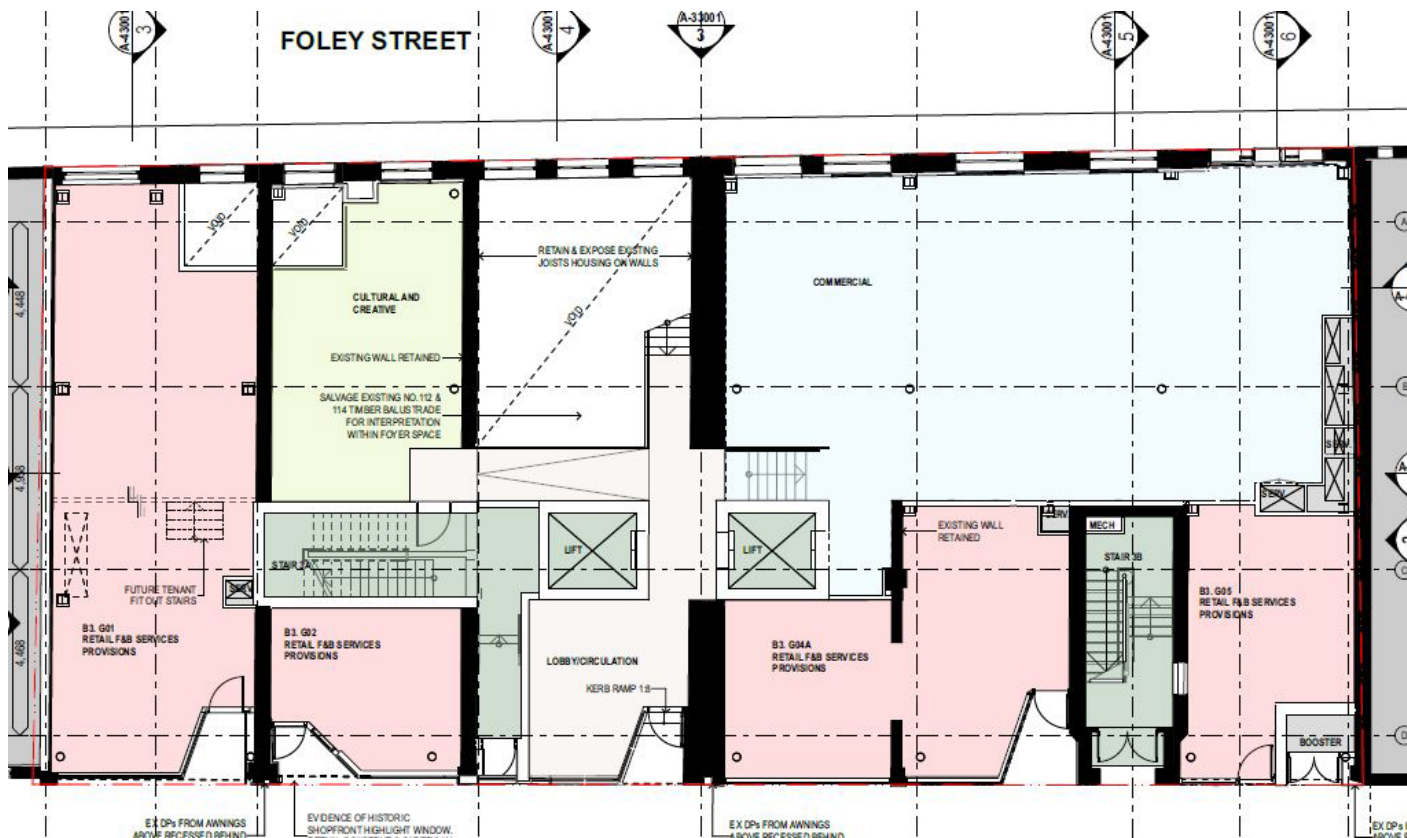
Background

- D/2020/1072 - approved by LPP on 18 May 2022 - mixed use development with two additional levels, including 75 room hotel. Works have commenced onsite
- Subject application effectively seeks to amend approval to replace hotel use with commercial offices – includes design changes throughout interior and minor external changes
- Oxford Street planning proposal LEP amendment came into force on 2 December 2022
- The amendments provide additional height and FSR – the proposal is compliant with the amended standards

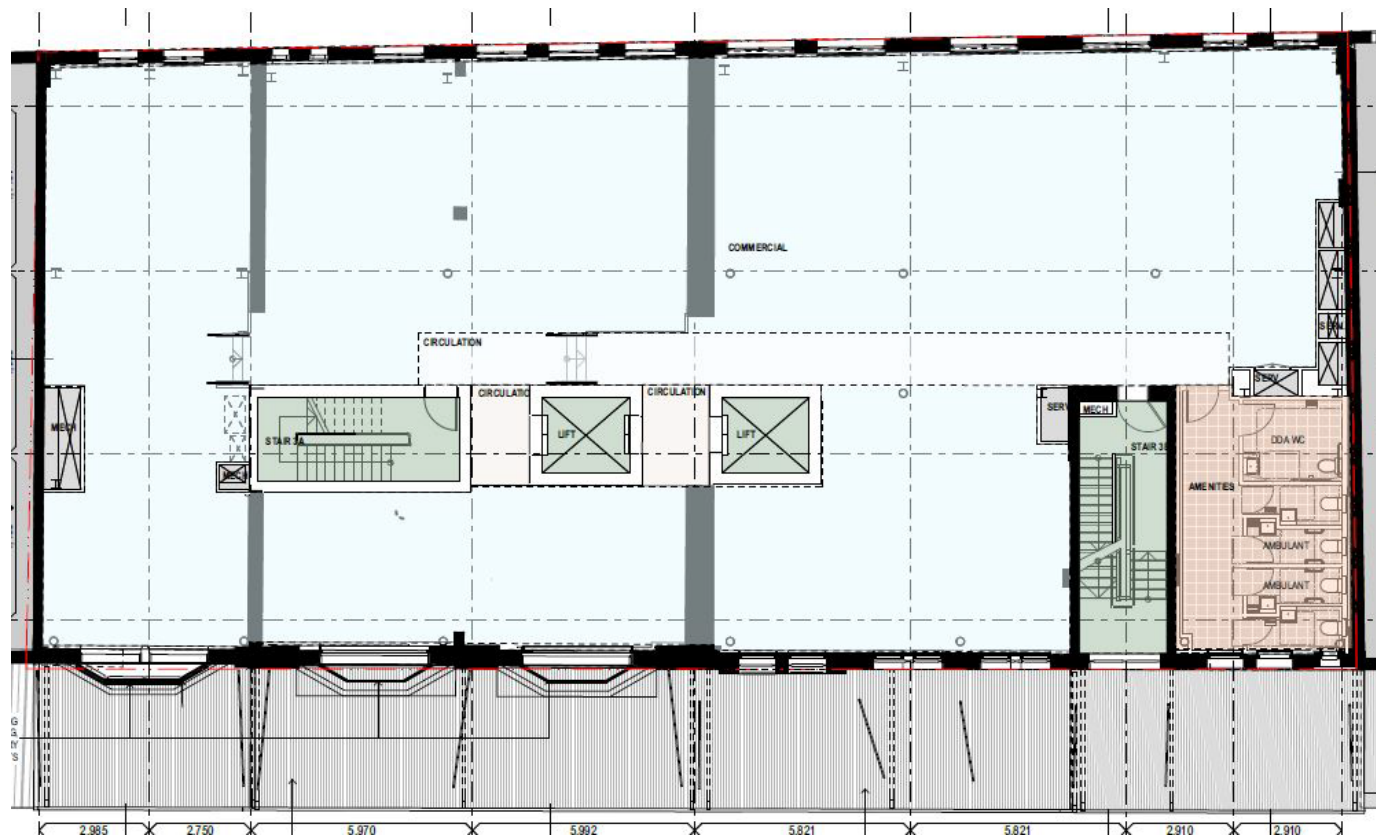
Proposal



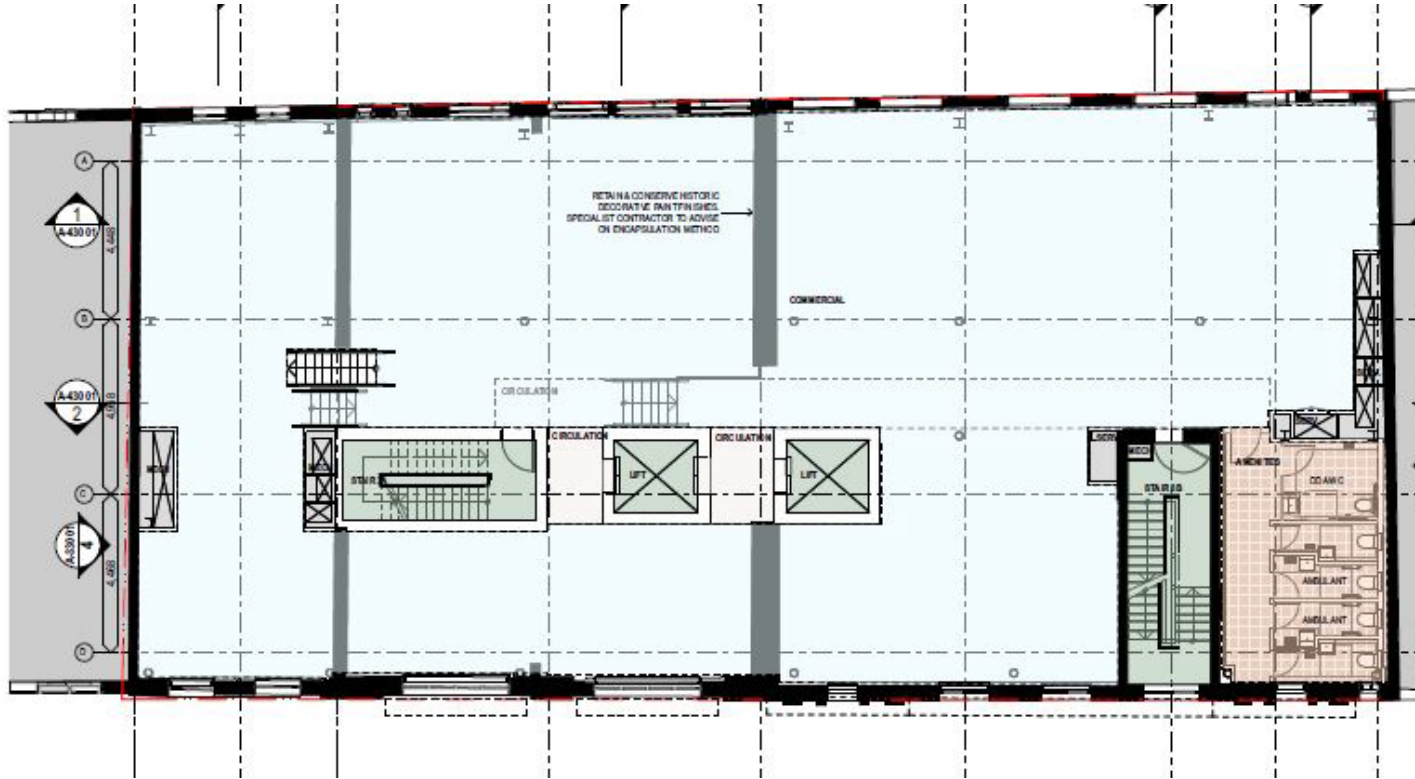
lower ground



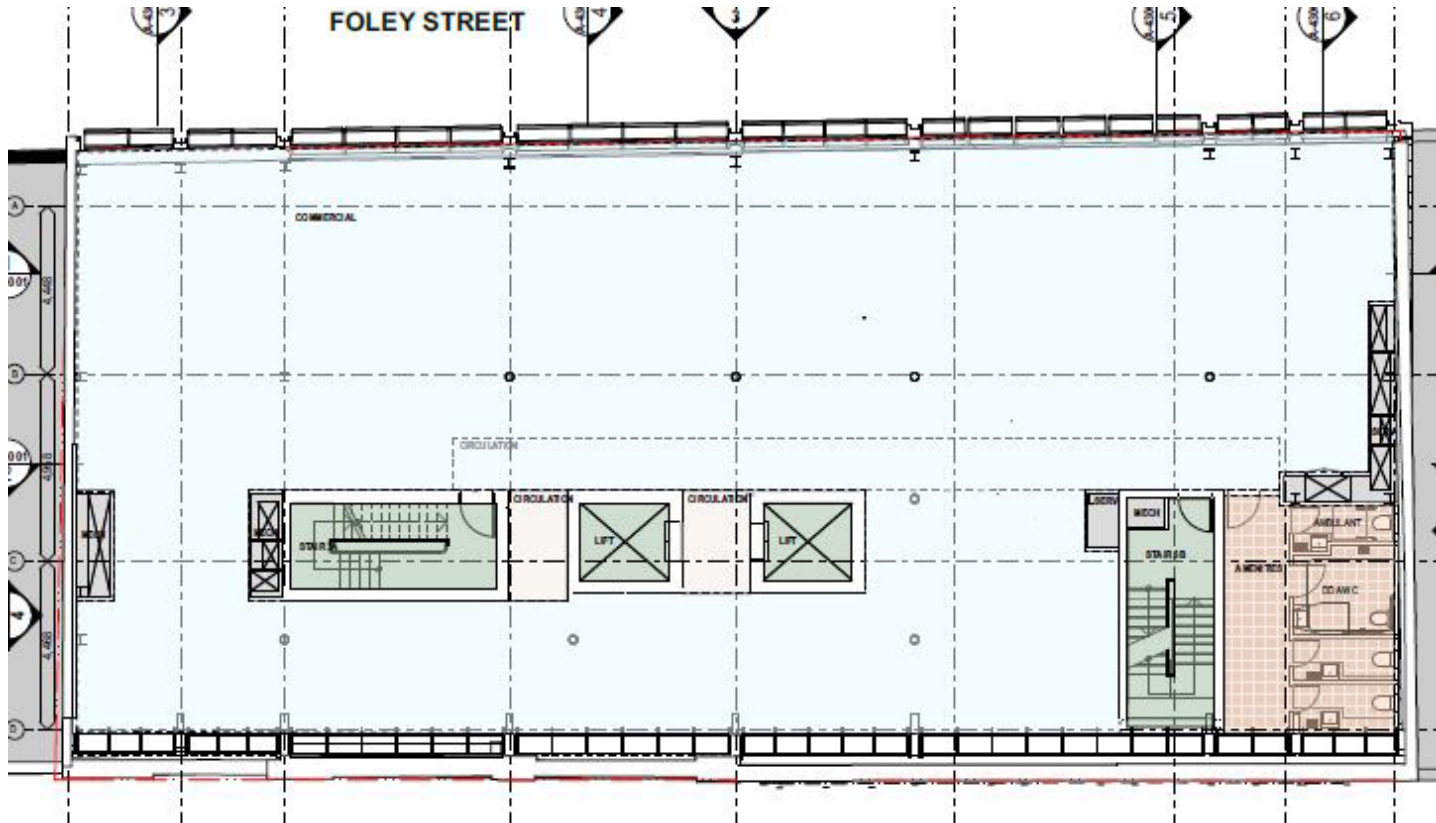
ground



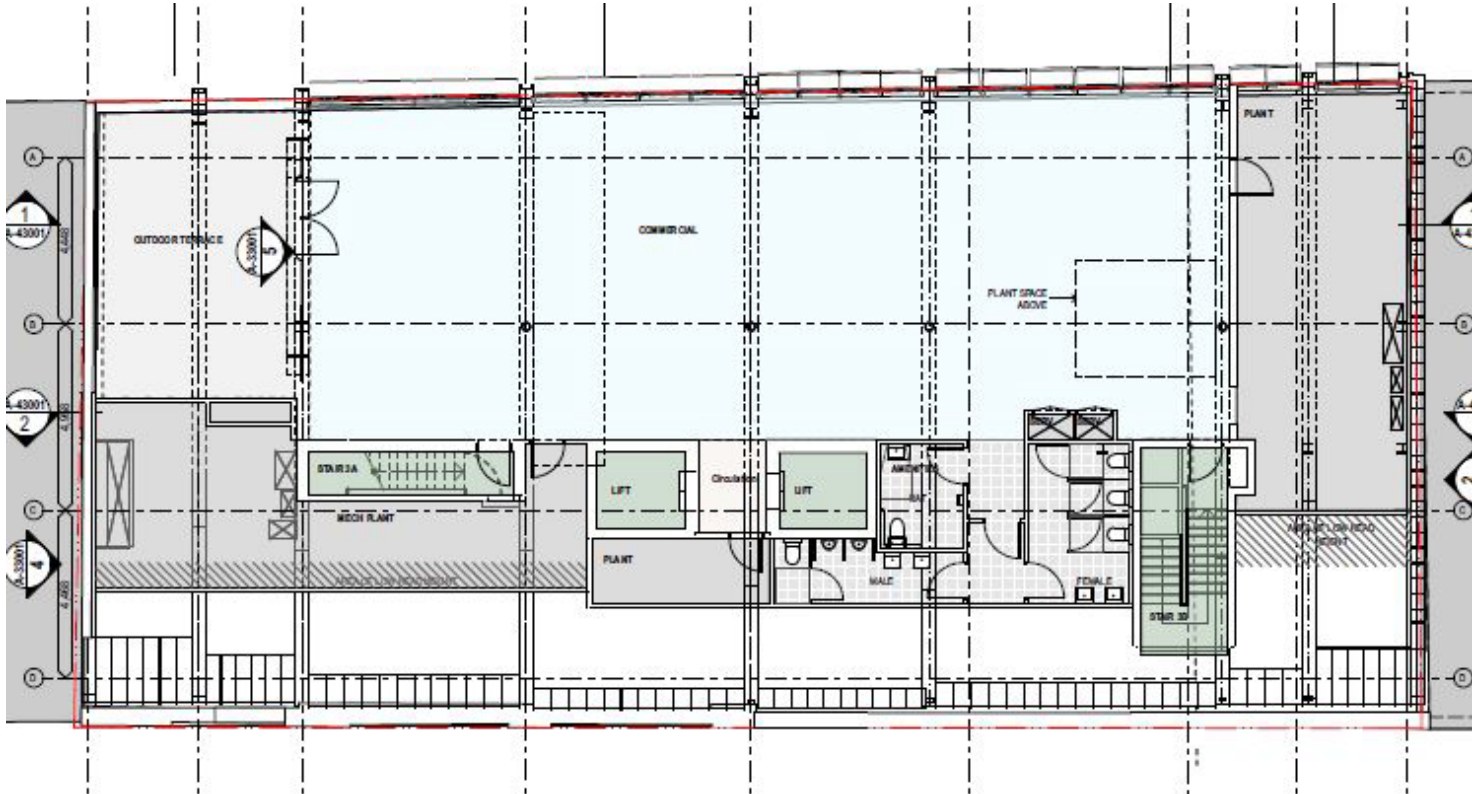
Level 1



Level 2



Level 3



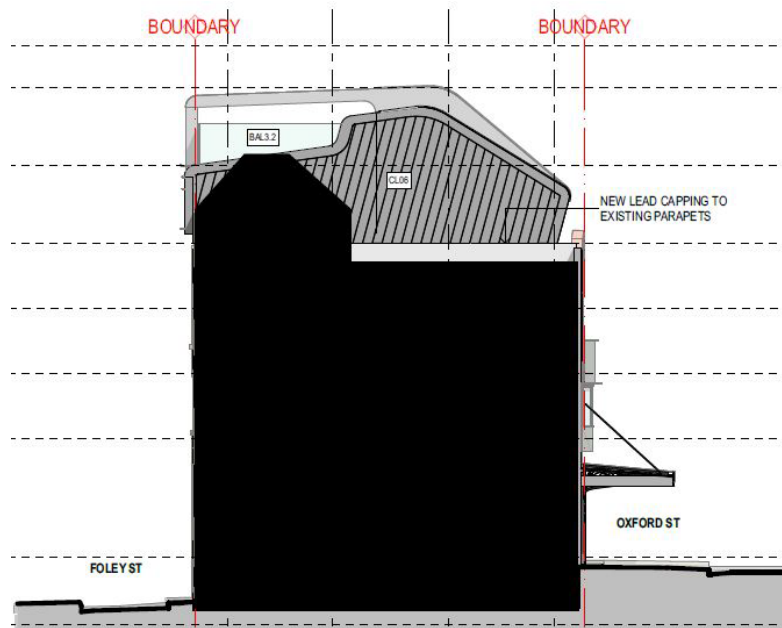
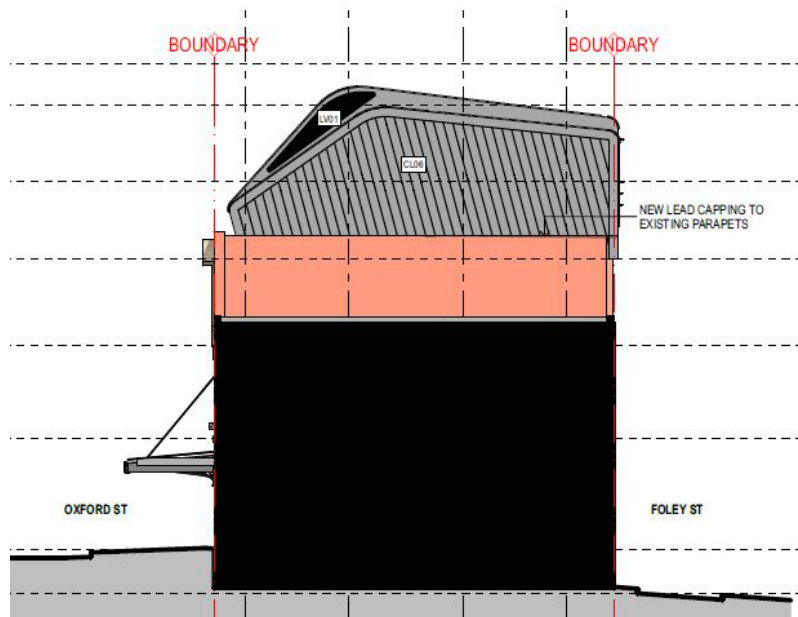
Level 4



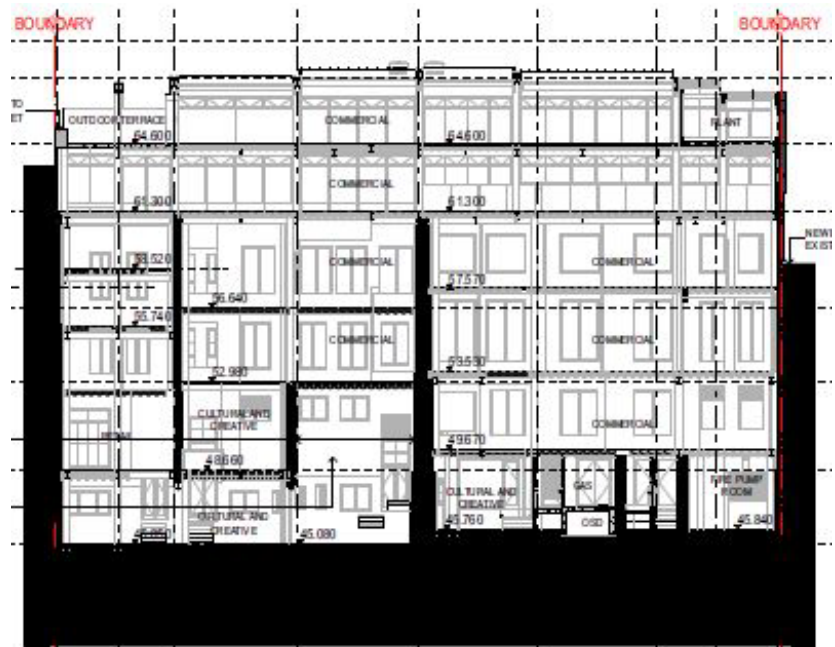
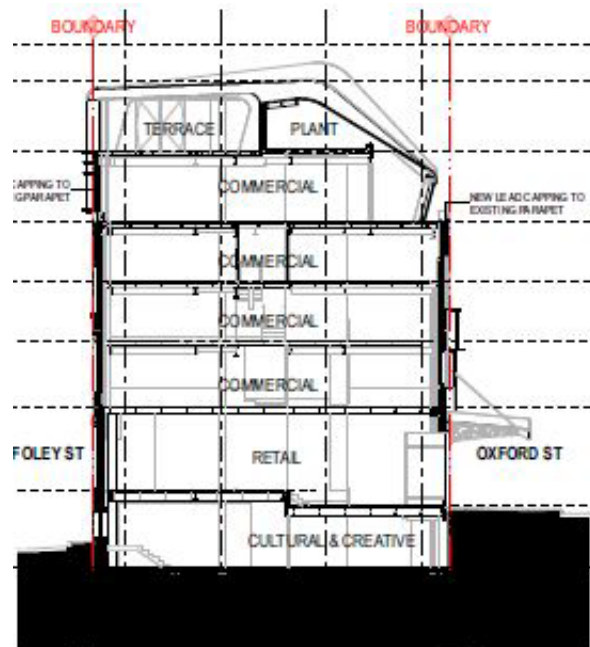
Oxford Street



Foley Street



east (left) and west (right) elevations





Compliance with key LEP standards

	control	proposed	compliance
height	24m	21.9m	yes
floor space ratio	4.61:1	4.38:1m	yes

Issues

- Oxford Street planning proposal
- Comparison to approval D/2020/1072

Oxford Street Planning Proposal

- Planning proposal came into effect 2 December 2022
- Increased height of buildings standard for the site from 15m to 24m
- Increased FSR standard from 4:1 to 4.5:1 (plus end of journey)
- Proposal compliant and cl 4.6 requests no longer required

Comparison to approval D/2020/1072

- Proposal is consistent with the approved building envelope additions
- Minor external amendments with replacement of level 4 pool and deck with an outdoor terrace, and reconfiguration of roof openings for replanned plant and amenities
- Internal reconfiguration of fit out works from hotel to commercial space on all levels, replacement of plant area on level 2 mezzanine to commercial space, additional cultural and creative floor space, new end of trip facilities

Comparison to approval D/2020/1072

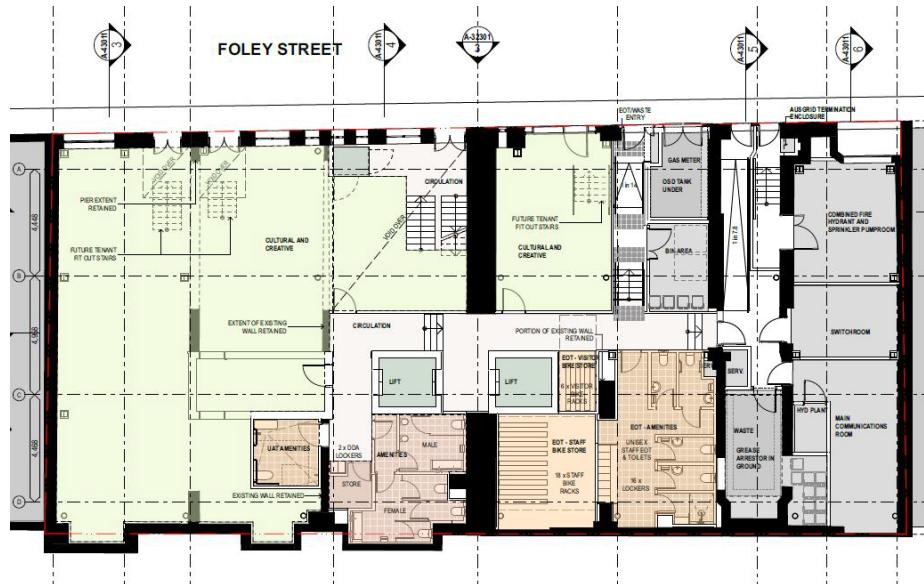
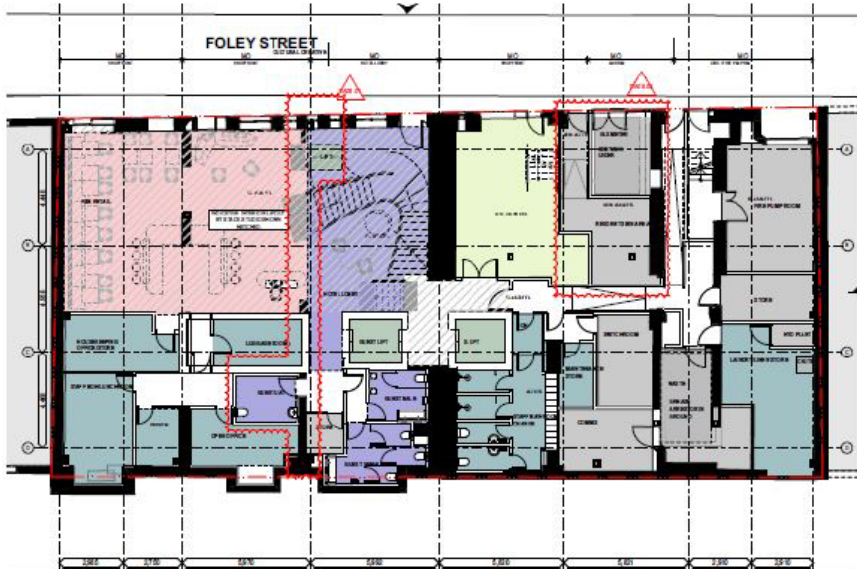
- Minor external changes will not result in additional impacts
- Internal changes are consistent with heritage conservation strategy approved within D/2020/1072



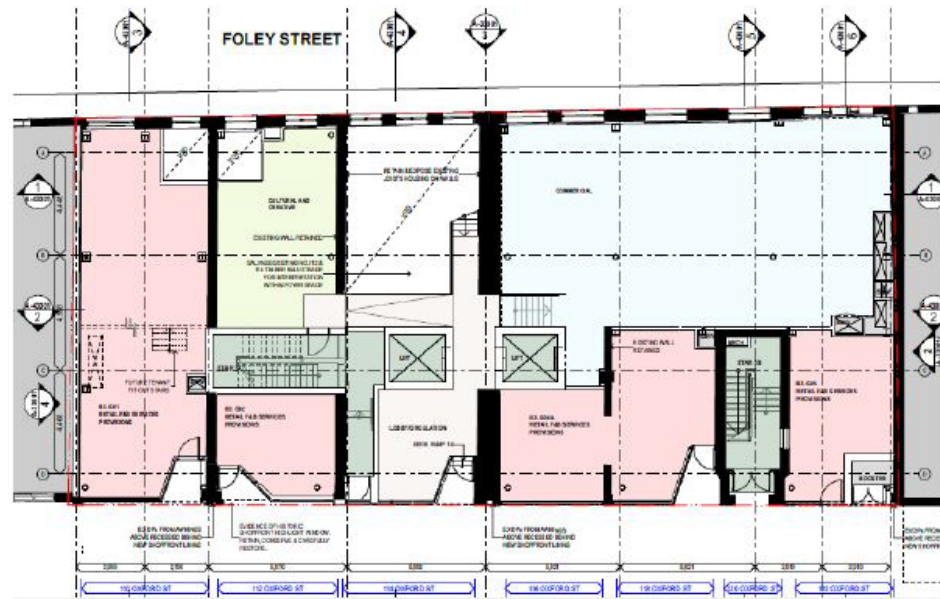
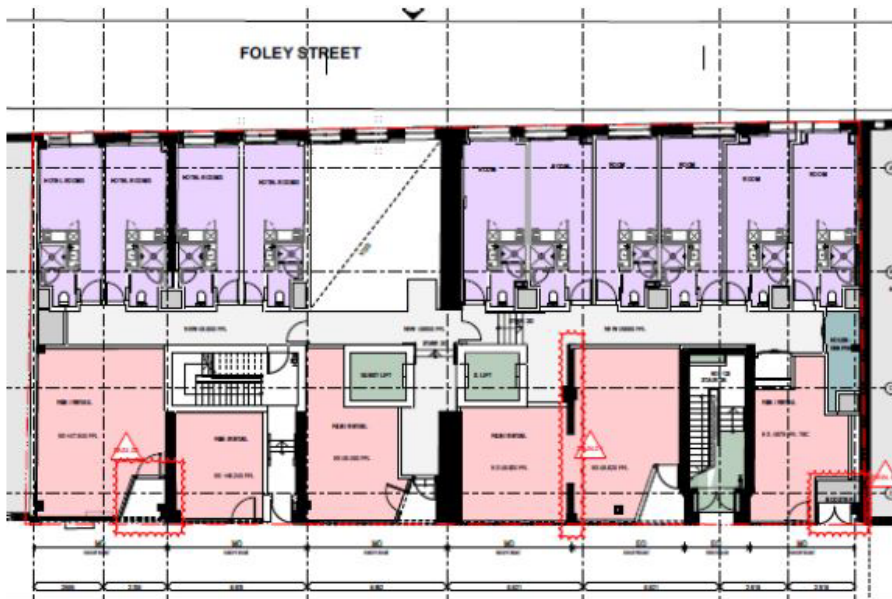
Oxford Street elevations approved (left) and proposed (right)



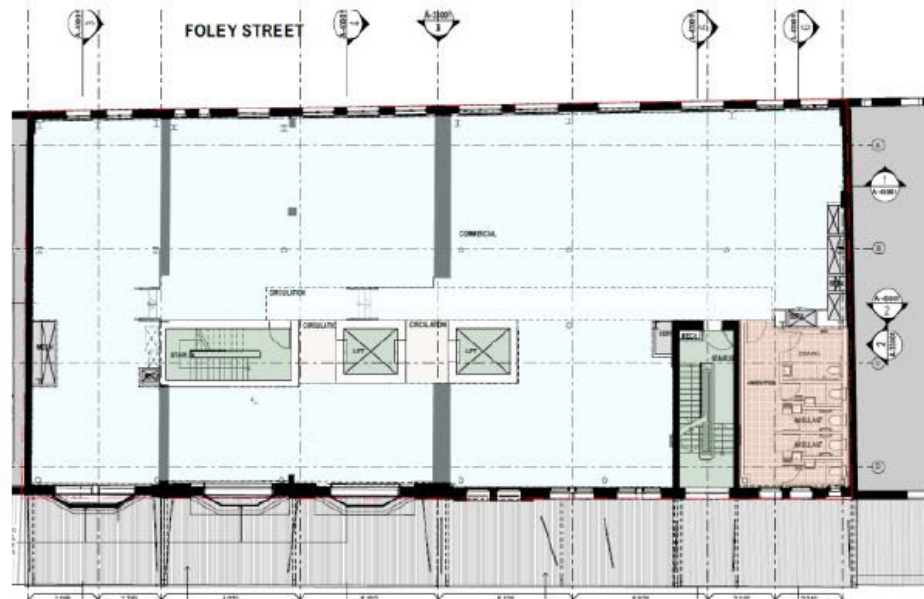
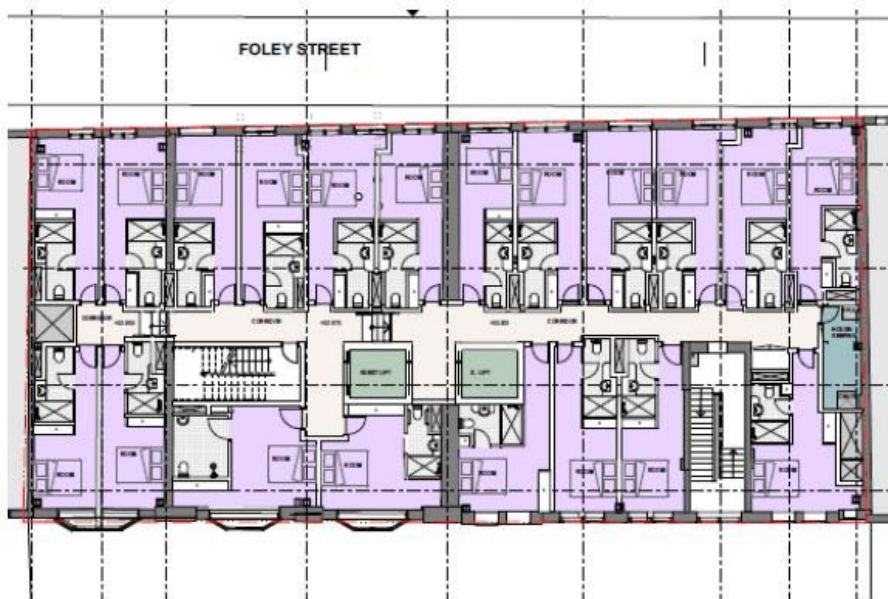
Foley Street elevations approved (left) and proposed (right)



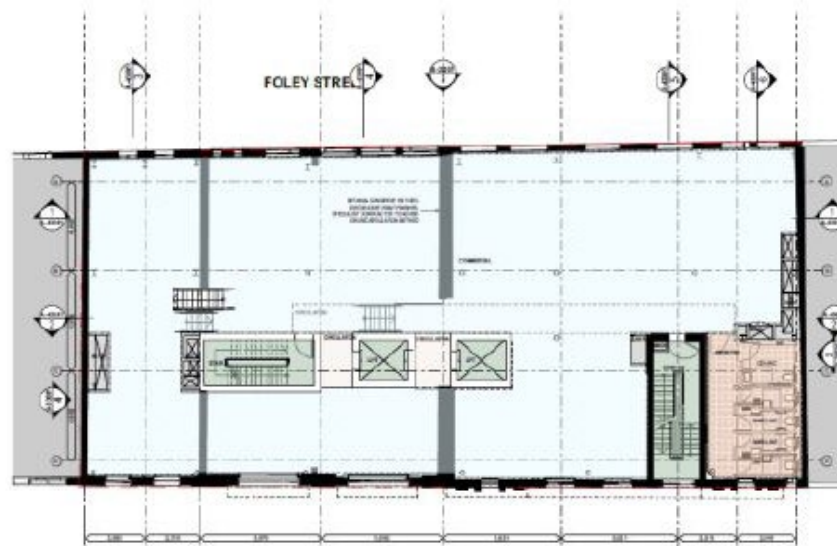
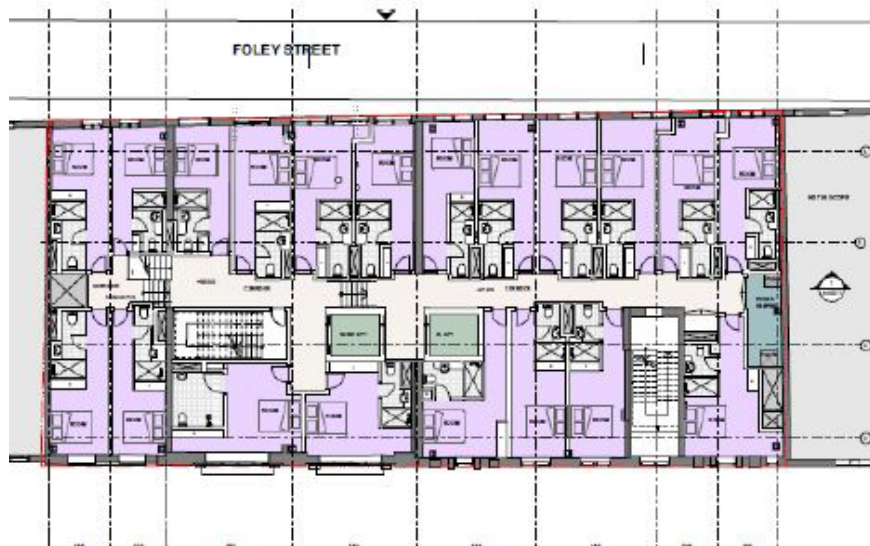
lower ground approved (left) and proposed (right)



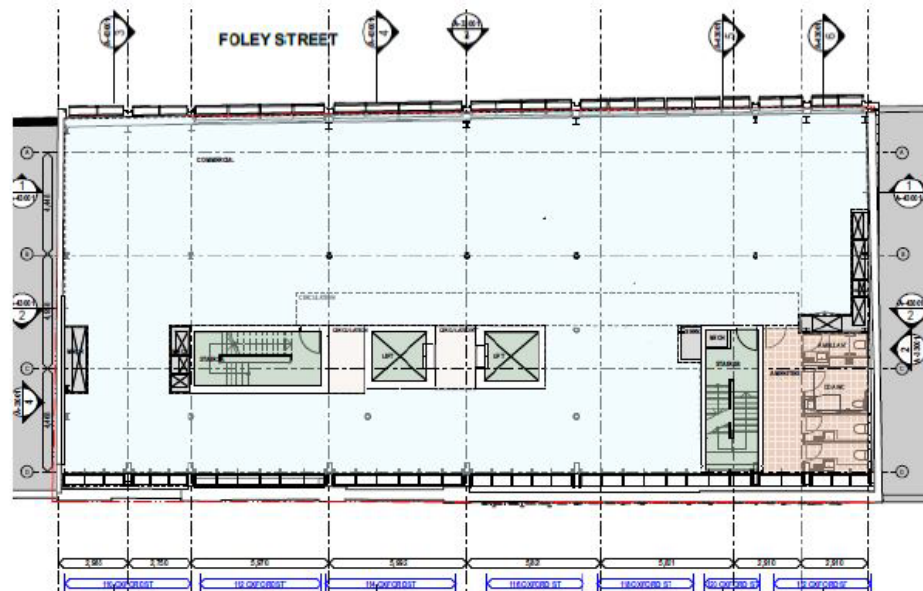
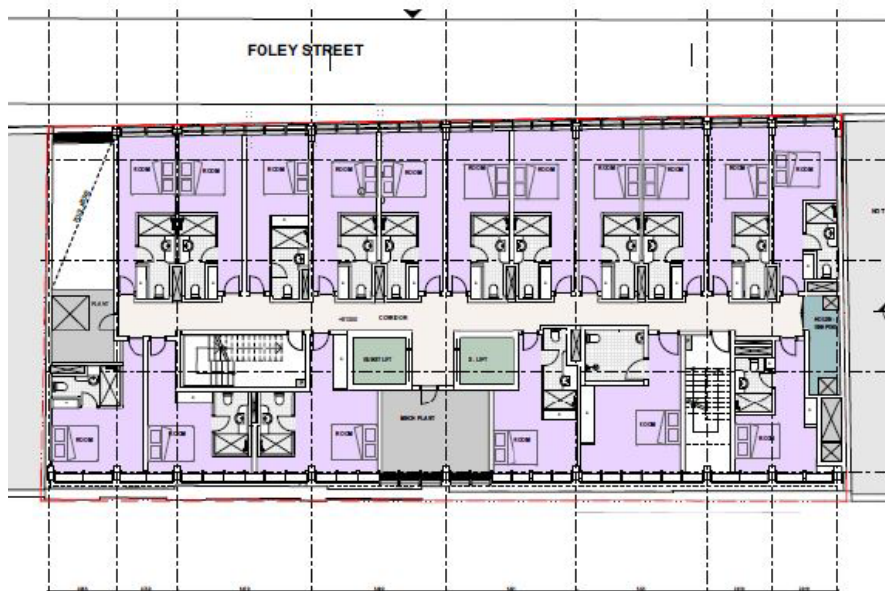
ground approved (left) and proposed (right)



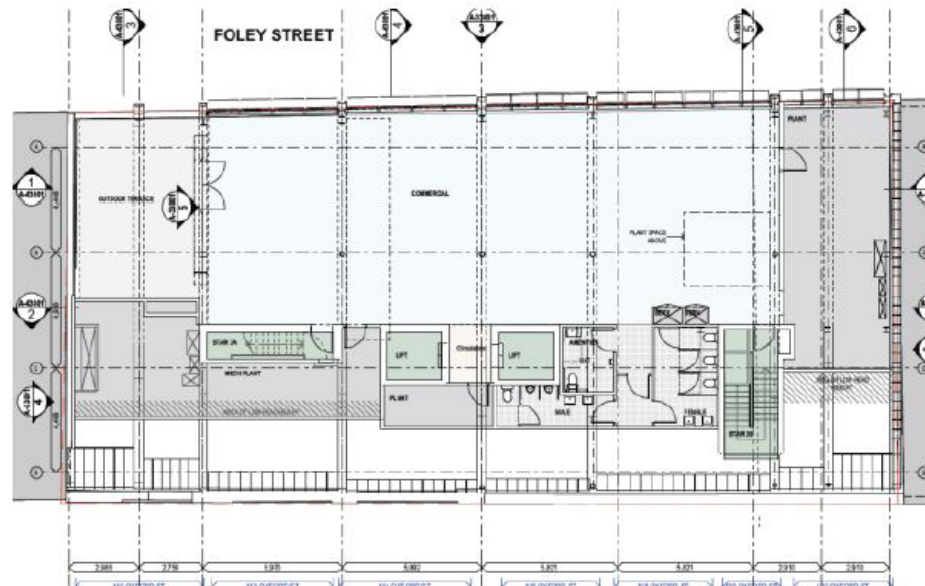
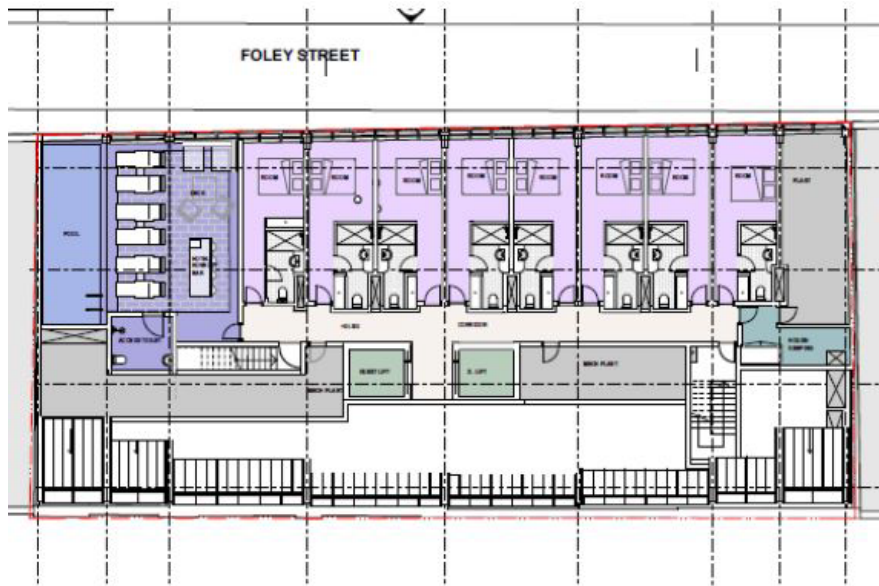
level 1 approved (left) and proposed (right)



level 2 approved (left) and proposed (right)



level 3 approved (left) and proposed (right)



level 3 approved (left) and proposed (right)

Recommendation

Approval subject to conditions