

Local Planning Panel

30 August 2023

Application details

58-78 and 82-106 Oxford Street, Darlinghurst

D/2020/1071/C

Applicant: Daniel Litchfield - GrowthBuilt

Owner: The Council of the City of Sydney

Planning Consultant: Jethro Yuen – Ethos Urban

Heritage Consultant: Paul Davies Pty Ltd

Proposal

Section 4.55(2) modification to the approved mixed-use development (Group 2) including:

- shopfront and window modifications
- floor level adjustments and internal reconfiguration
- minor roof change to accommodate new lift core
- replacement of on-site loading dock with receiving dock
- portion of End of Trip and storage area to become retail floor space
- increase staff and visitor bicycle spaces

Local Planning Panel delegation

The application is referred to the Local Planning Panel for determination as:

- the landowner is the City of Sydney (the site is subject to a 99-year lease),
- the subject building is a heritage item, and
- minor external modifications are proposed

Recommendation

Approval, subject to conditions

Notification



- exhibition period 23 March 2023 to 7 April 2023
- 855 owners and occupiers notified
- 1 submission received

Submissions

- new two storey addition with roof top plant is not in keeping with the heritage of the building and will cause shadowing and excess noise for neighbours

Submissions



-  subject site
-  submitter

Site





site viewed from Oxford Street



site viewed from the corner of Palmer and Oxford Street



site viewed from the corner of Crown Street and Oxford Street



internal view of level 2 of the subject building looking north-west



view west across Crown Street towards 80 Oxford Street and Group 1 beyond

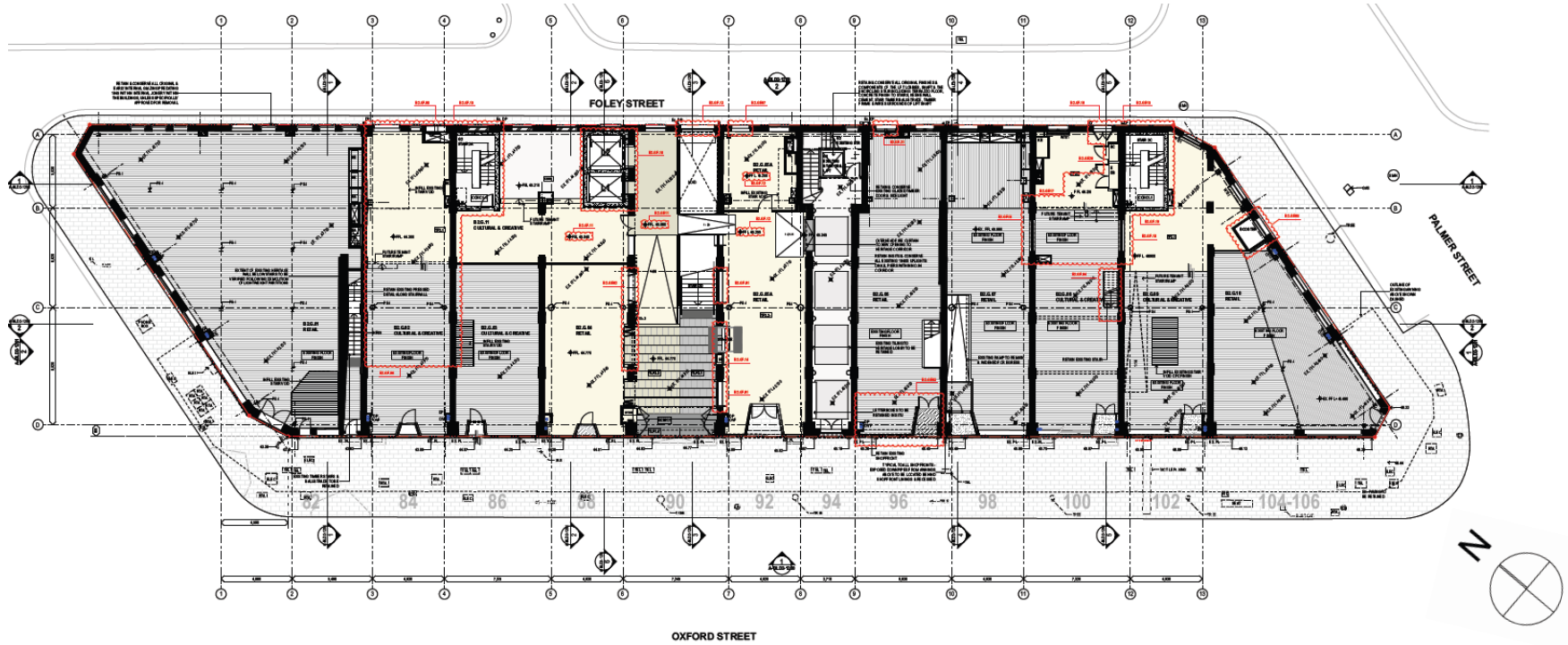


view east from Crown Street towards adjoining mixed use building at 256 Crown Street

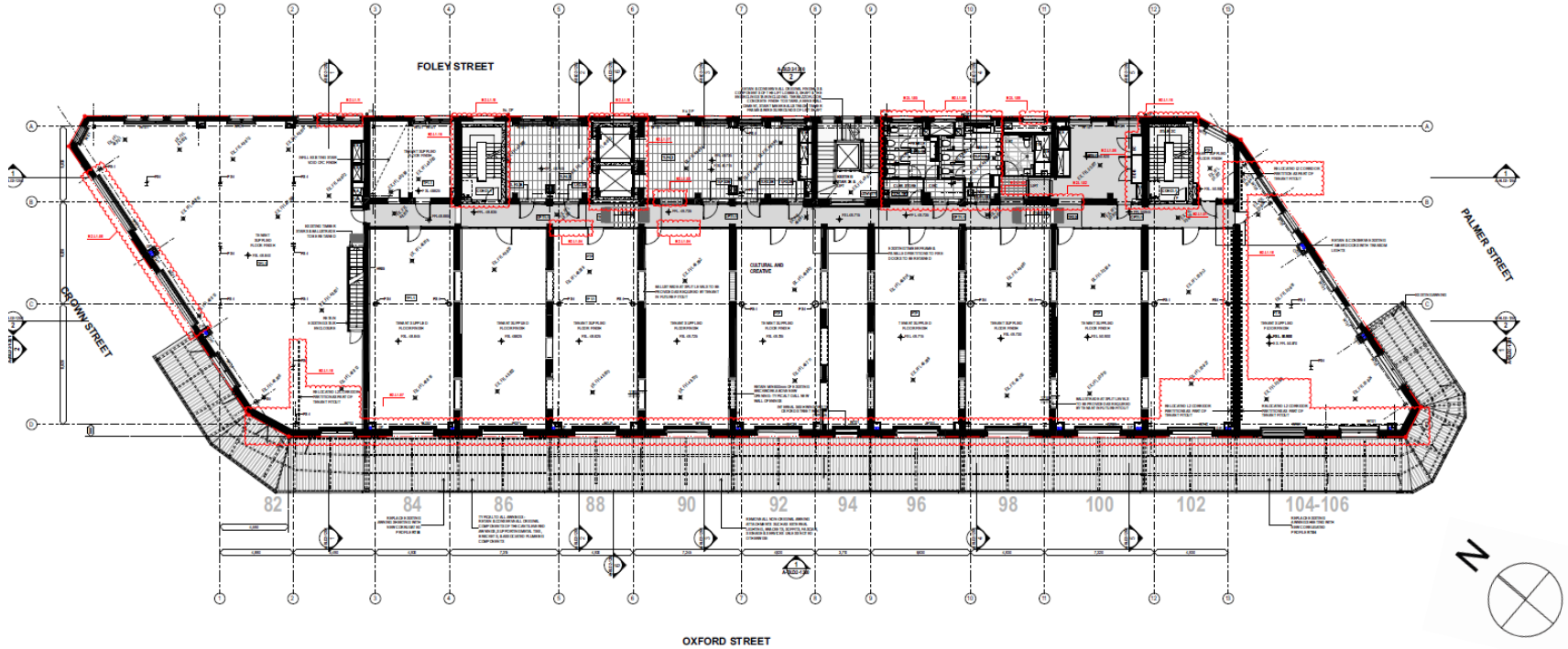
Proposal



proposed lower ground floor plan



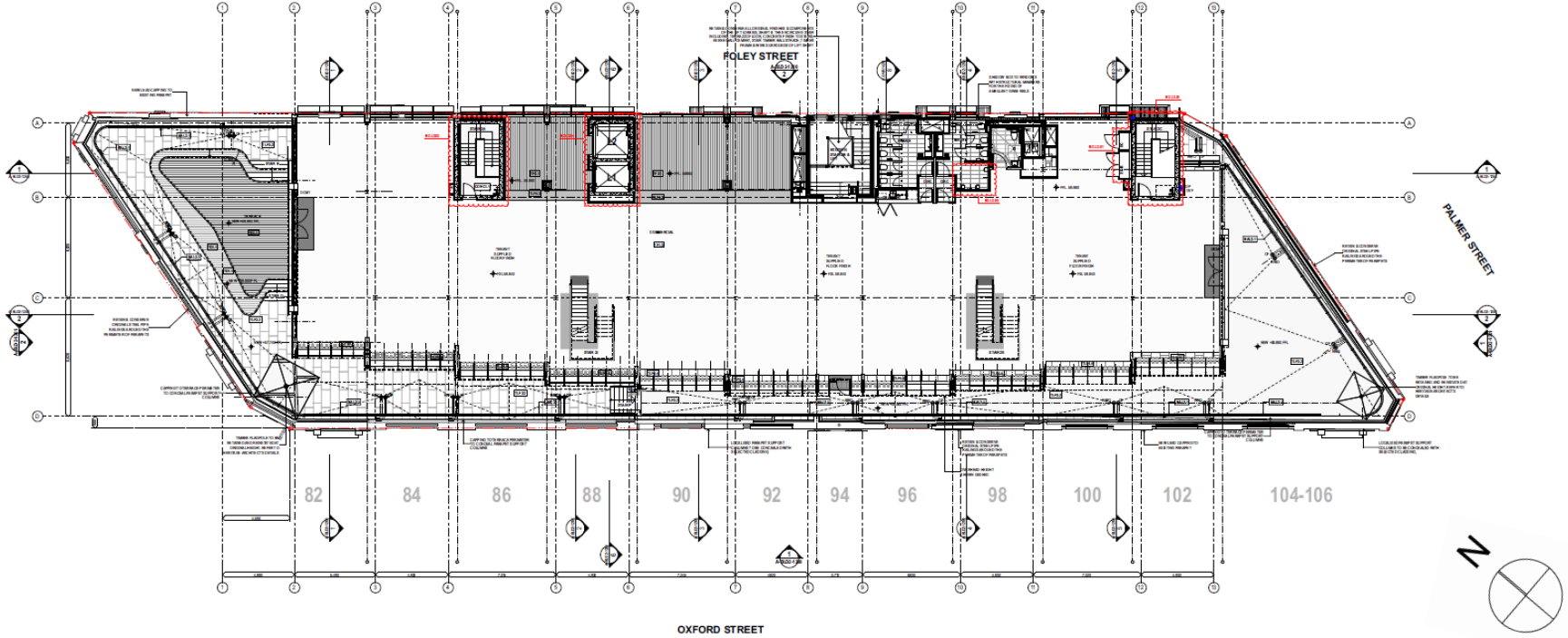
proposed ground floor plan



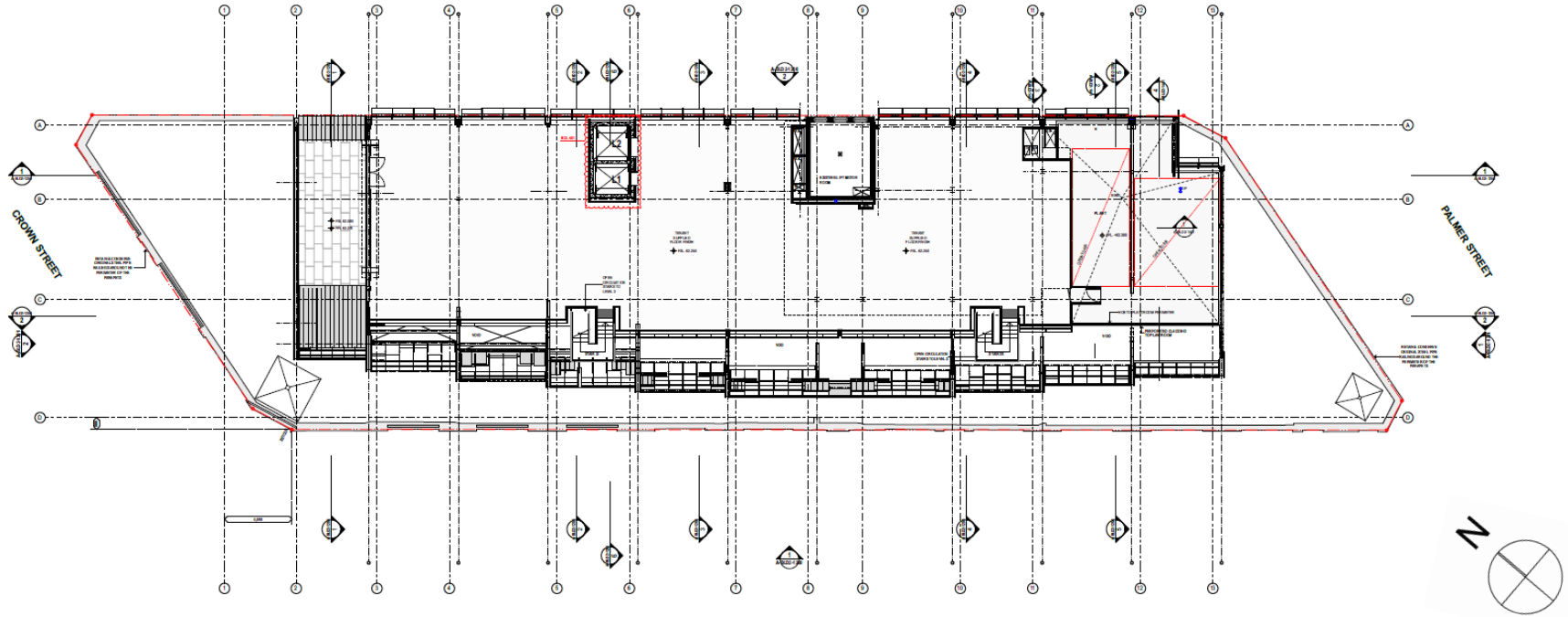
proposed level 1 floor plan



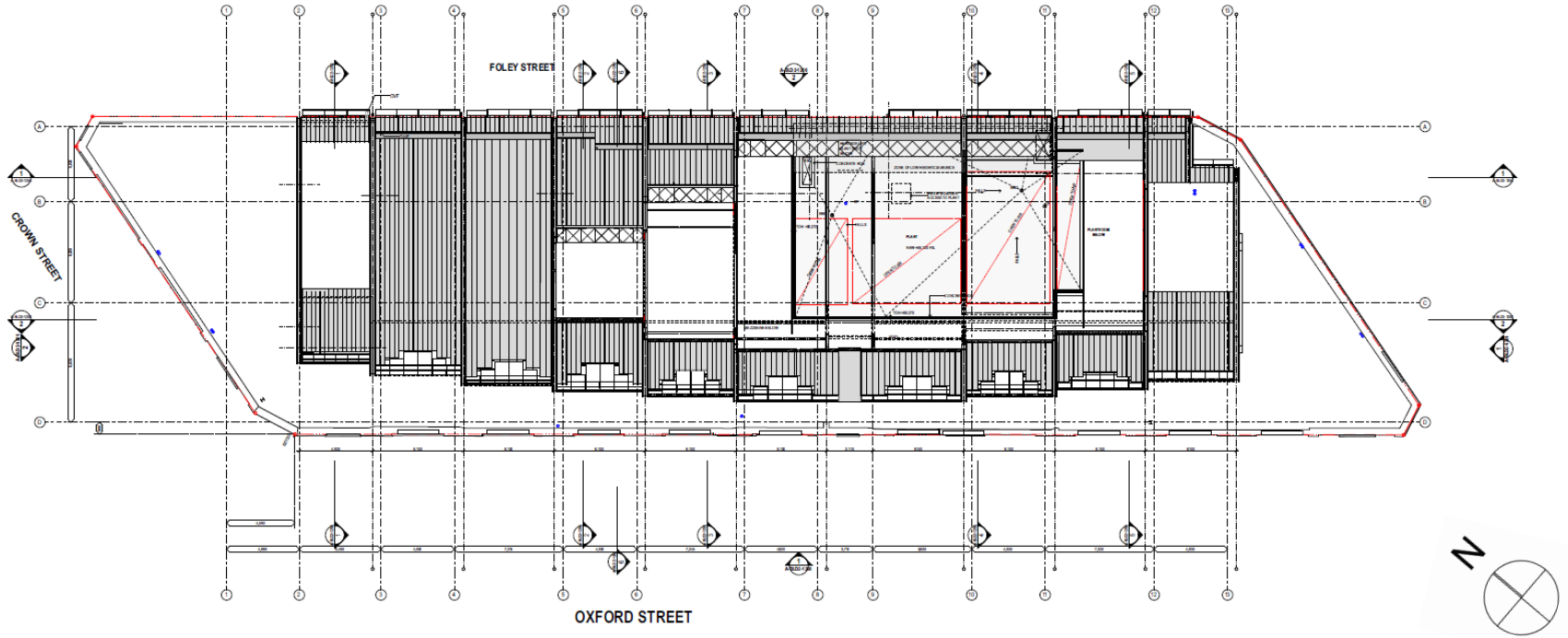
proposed level 2 floor plan



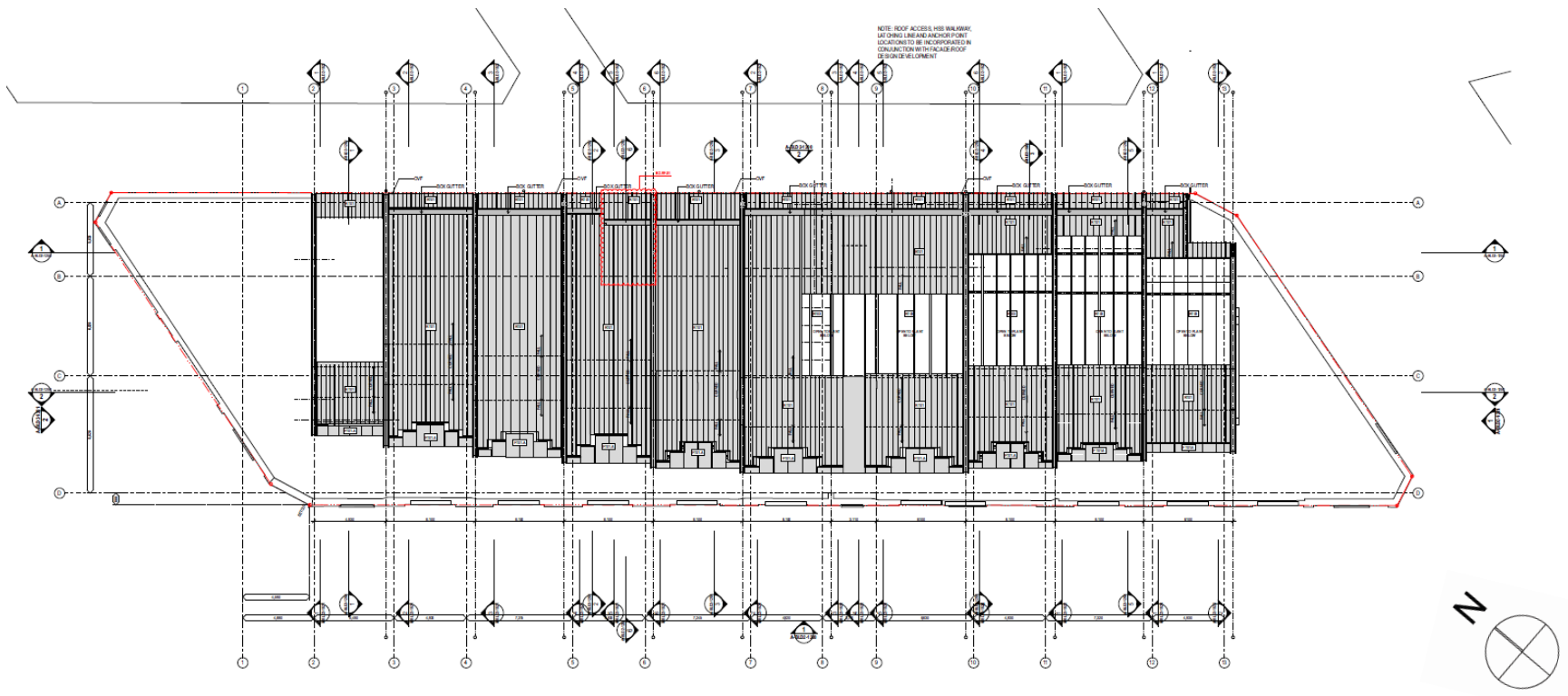
proposed level 3 floor plan



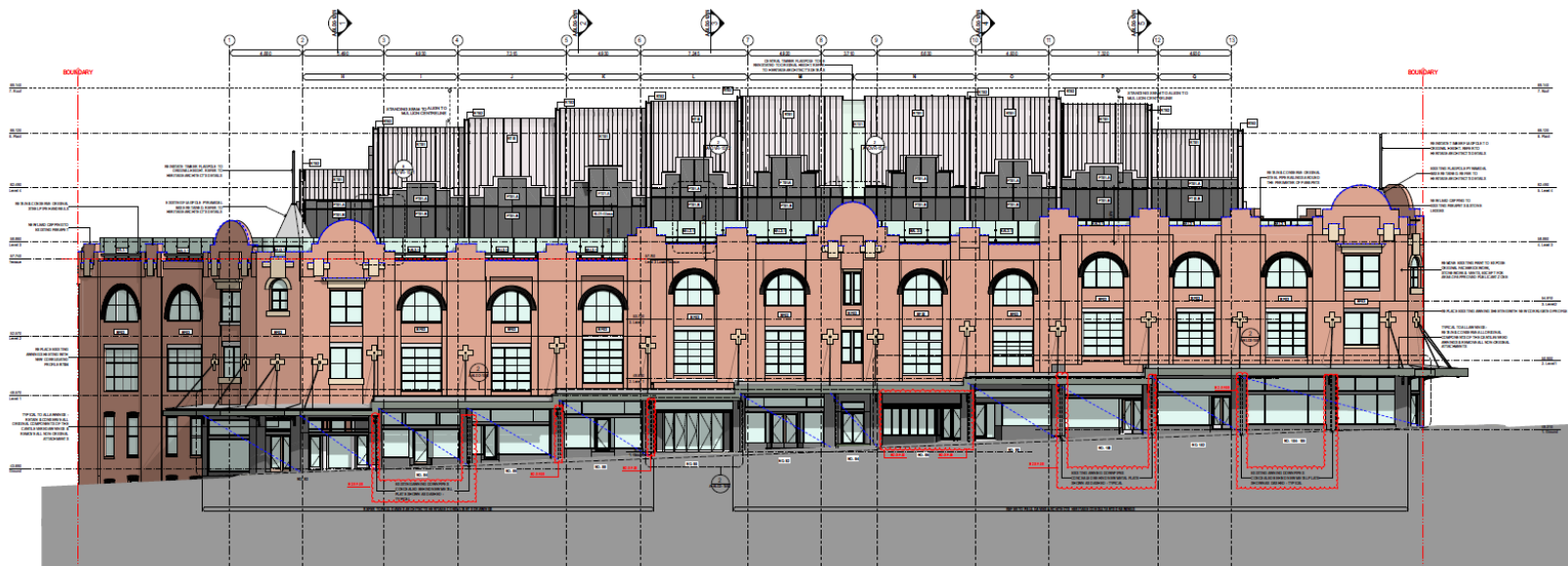
proposed level 4 floor plan



proposed plant plan



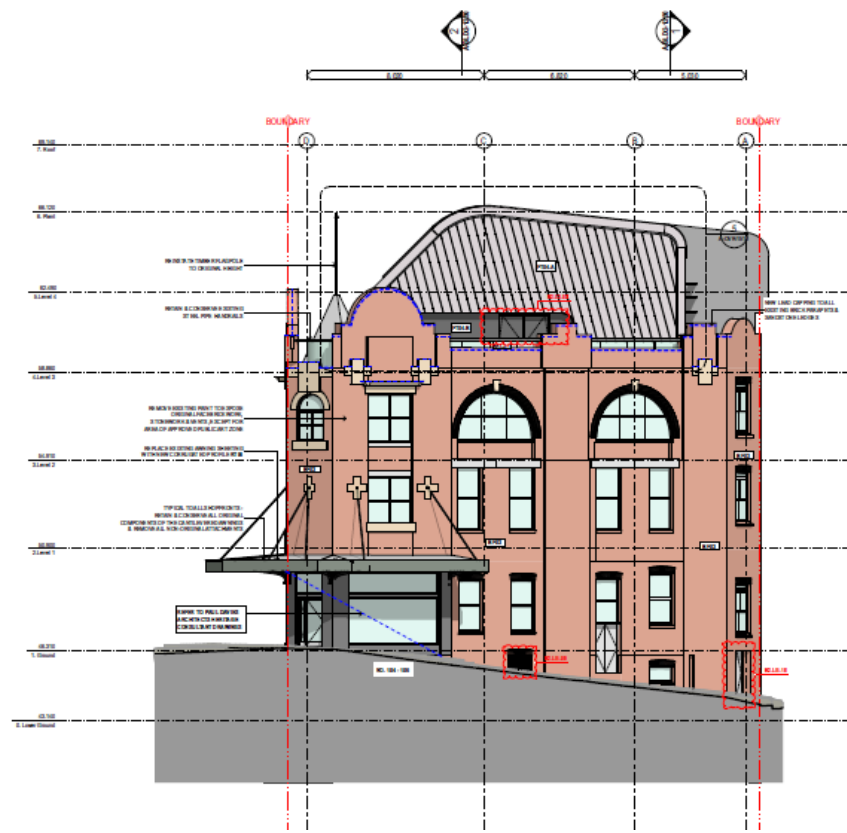
proposed roof plan



proposed Oxford Street elevation



proposed Foley Street elevation



proposed Palmer Street elevation

Compliance with key LEP standards

	control	proposed	compliance
height	25m	24.95m	yes
floor space ratio	4.5:1	4.29:1	yes
end of journey floor space	eligible for up to 0.3:1	0.18:1	yes
cultural and creative floor space	additional 10% of the floor area	additional 10% of the floor area	yes

Compliance with DCP controls

	control	proposed	compliance
bicycle parking	no additional required	5 additional staff parks and 6 additional visitor	yes
active frontage	required to Palmer Street, Oxford Street and Crown Street	no change to the approved active uses to Oxford Street	yes
development fronting laneways	fine grain activation. on-site servicing not required	fine grain activation on Foley Street. on-street servicing proposed	yes

Issues

- floor space ratio
- heritage impact
- replacement of loading dock with a receiving dock
- overshadowing raised by objector

Floor space ratio

Redistribution of internal floor space including:

- portion of end of journey floor area to become retail floor area (168.42 sqm)
- storage area on lower ground to become gross floor area (overall increase of 47.8 sqm of GFA)
- no change to bulk and scale of development
- FSR remains compliant with alternative maximum FSR for site (4.5:1)

Heritage impact

- local heritage item I292 known as ‘Former Oxford Street Municipal Chambers including interior’
- minor changes to internal demolition and façade treatment
- no change to window opening sizes or materiality of shopfronts
- proposed changes assessed to have acceptable heritage impacts
- Council’s Heritage Specialist supports proposal, subject to conditions

Replacement of loading dock

- replacement of loading dock with receiving dock
- allows for retention of heritage façade
- in principle support for new on-street loading zone on Foley Street
- consistent with the uses and Oxford Street controls in DCP
- acceptable traffic impacts
- residential impacts can be mitigated

Overshadowing raised by objector

- the two-storey form was approved as part of base consent D/2020/1071
- no increase in height of the roof proposed as part of modification
- the works will have no further overshadowing impacts

Recommendation

- approval subject to conditions