

# Local Planning Panel

## 15 May 2019

262-270 Liverpool Street, Darlinghurst  
D/2018/1526

Architect: SJB Architects

Applicant: SJB Architects

Owner: Mr M H Carnegie



## proposal

- alteration and adaptive re-use of existing heritage listed building for commercial use
- 2 storey side/rear addition, 1<sup>st</sup> floor mezzanine and basement car parking

Zoning R1 – permissible by virtue of cl.5.10.10 - Conservation Incentives of LEP 2012

## recommendation

approval subject to conditions

# notification information

## exhibition period

- 18 December 2018 to 5 February 2019
- 827 owners and occupiers notified
- 80 submissions received

## submissions

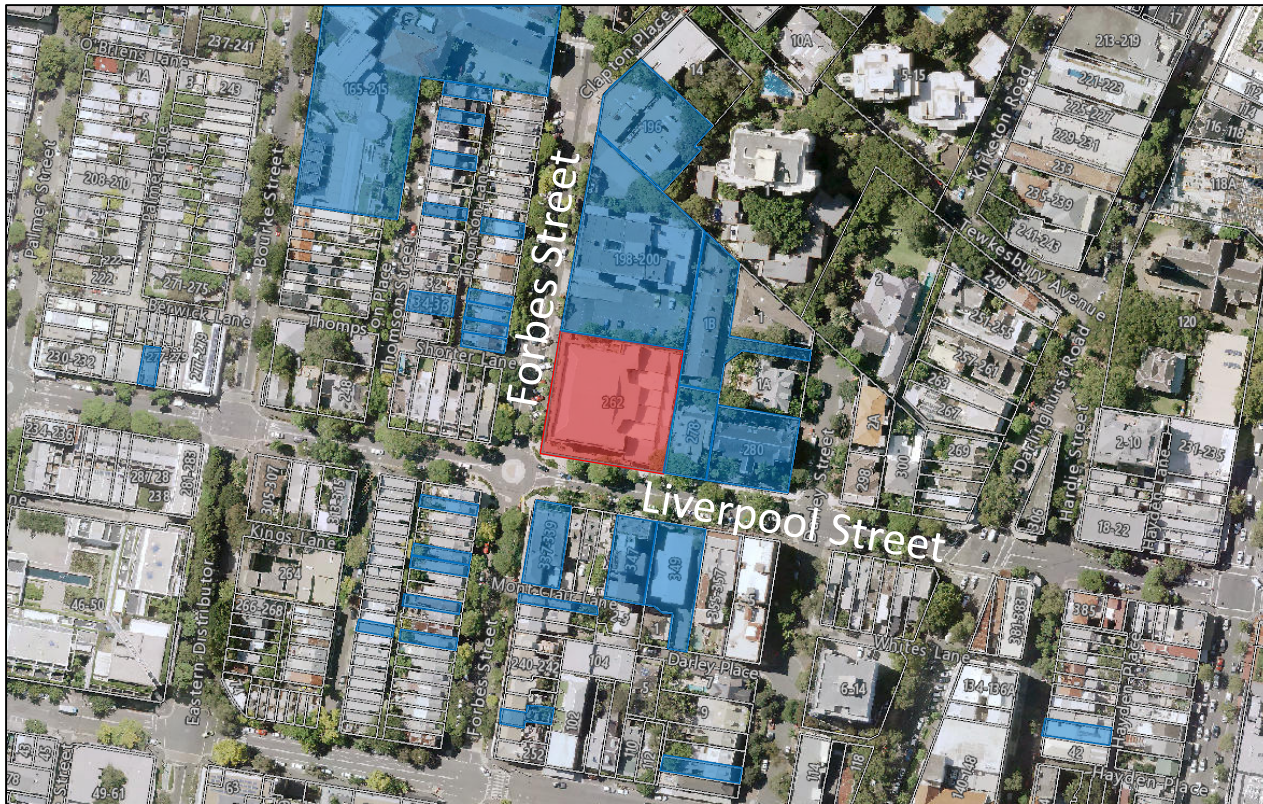
- use inappropriate in the area
- impacts on heritage fabric
- impacts on character of conservation area and building
- bulk, scale and materiality of addition
- proposal not permitted in the zone
- precedent for commercial development within residential zones



# submissions

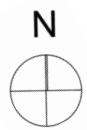
- traffic concerns – on-street parking, congestion, increased vehicle movements and pedestrian safety
- residential amenity - views, privacy to adjoining sites and increased activity in the area
- noise from occupants and plant

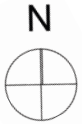
## site history

- D/2011/378 - use as single dwelling - approved 11 May 2011
- D/2013/515 - mixed use including 2 storey residential addition, commercial offices and food and drink premises - refused by LEC 14 January 2014
- D/2014/1164 - mixed use including 3 storey rear residential addition, commercial offices and food and drink premises - approved under delegated authority 26 May 2015



-  subject site
-  submitters





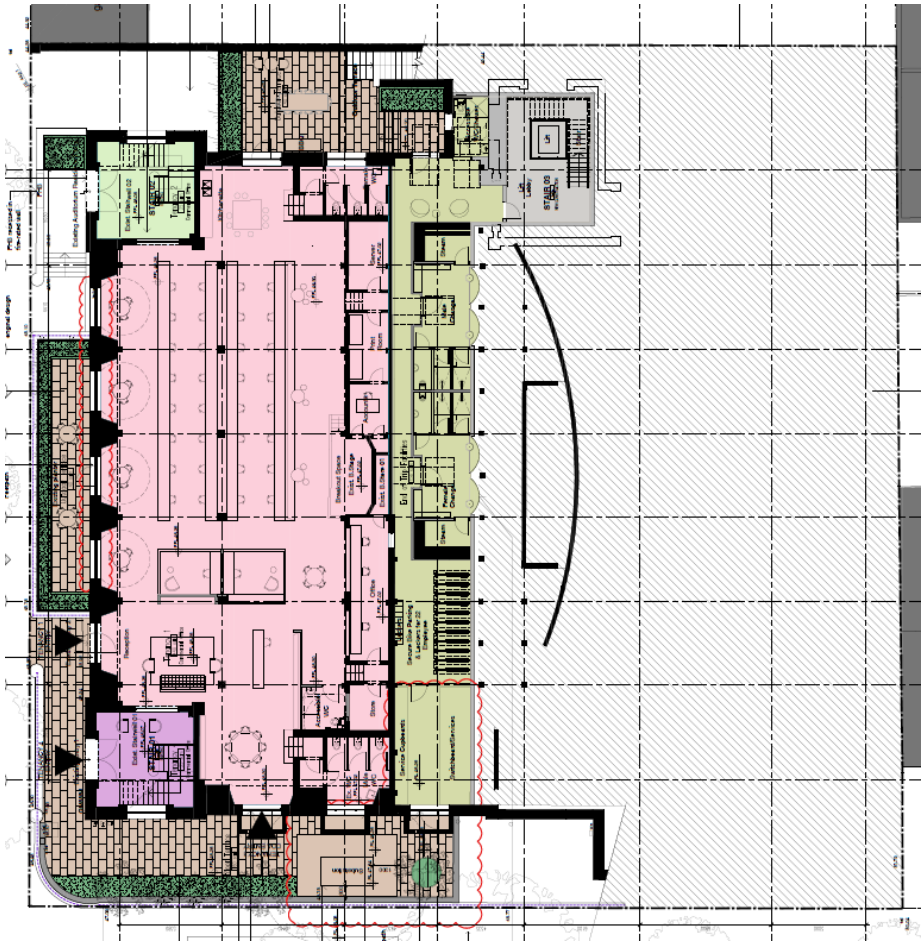


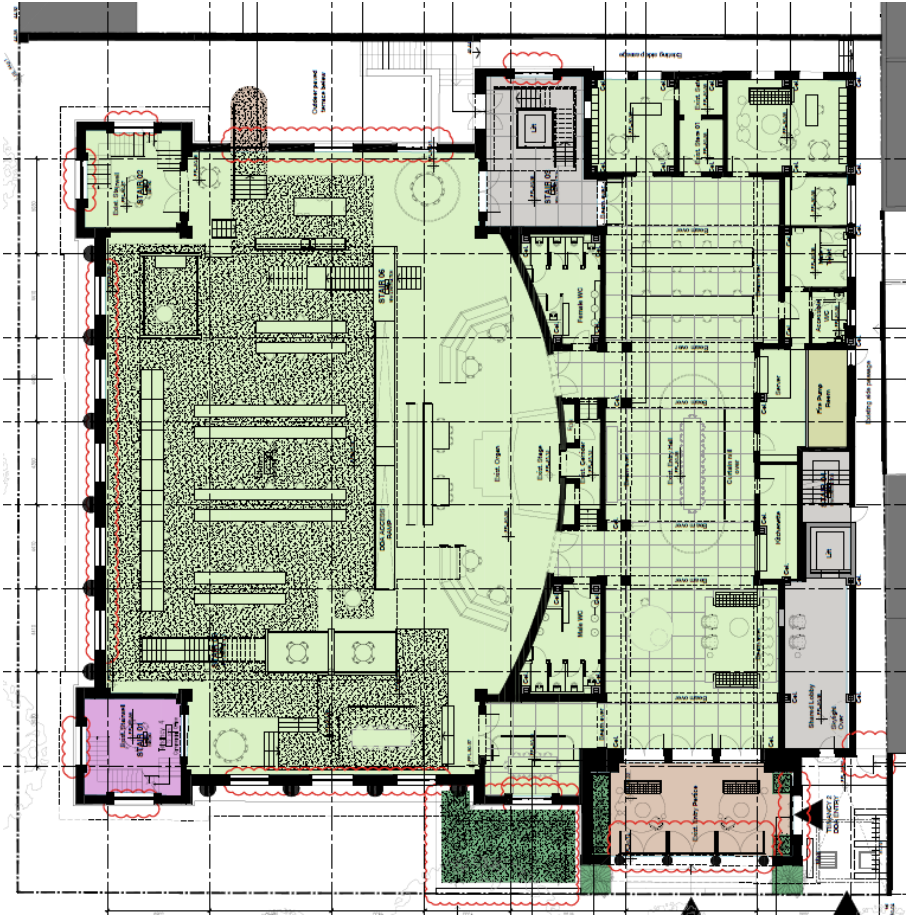


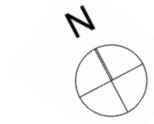
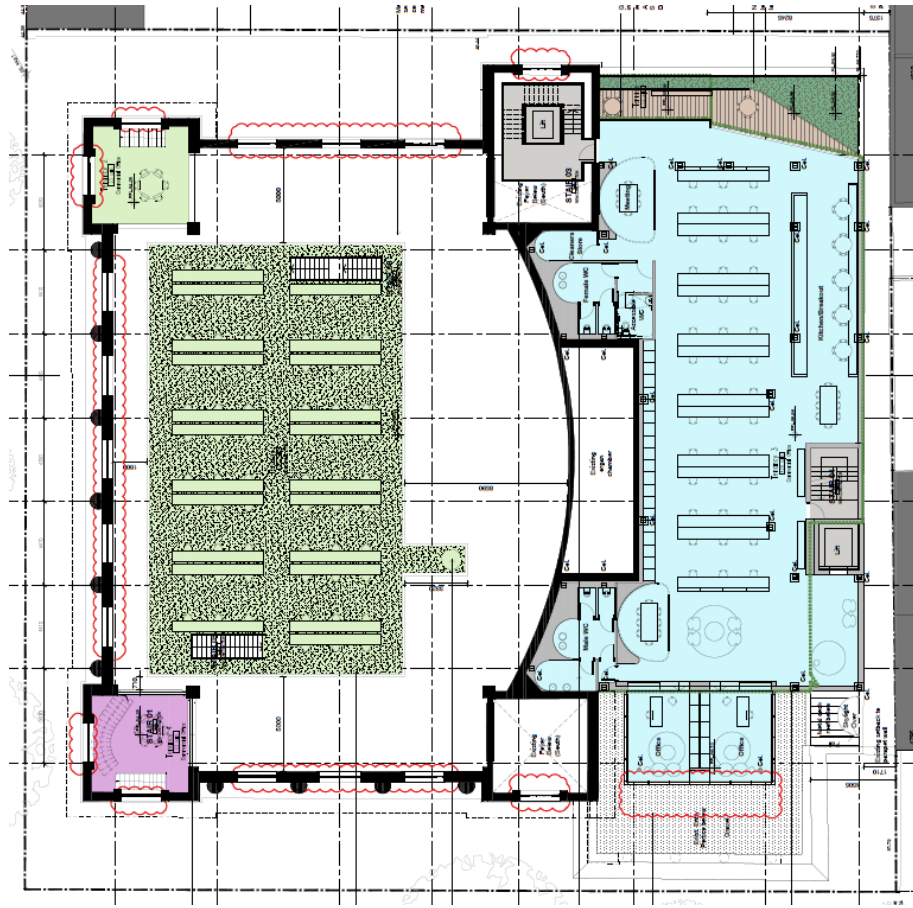


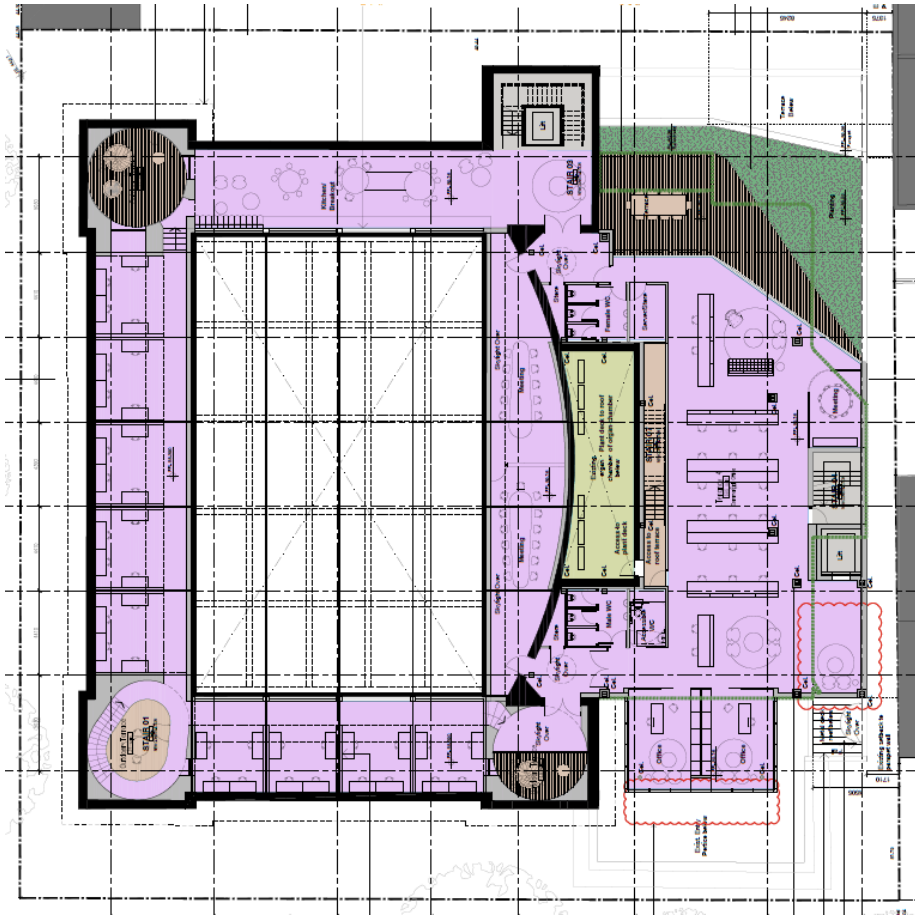




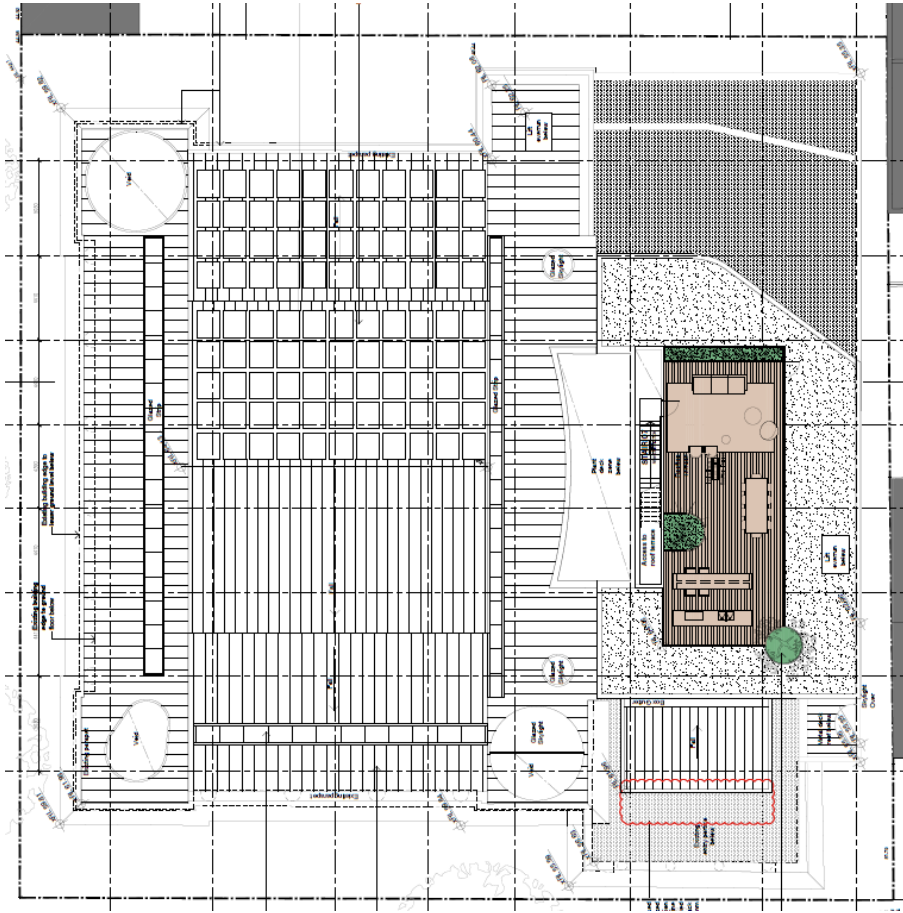


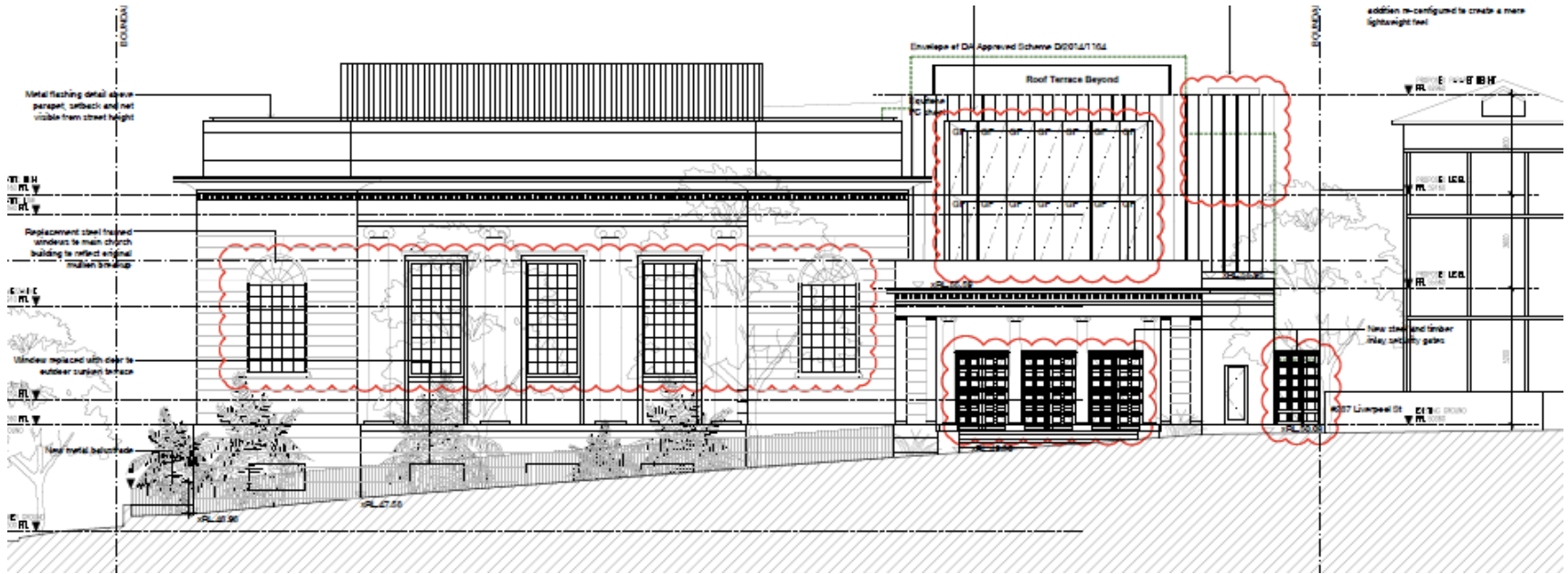


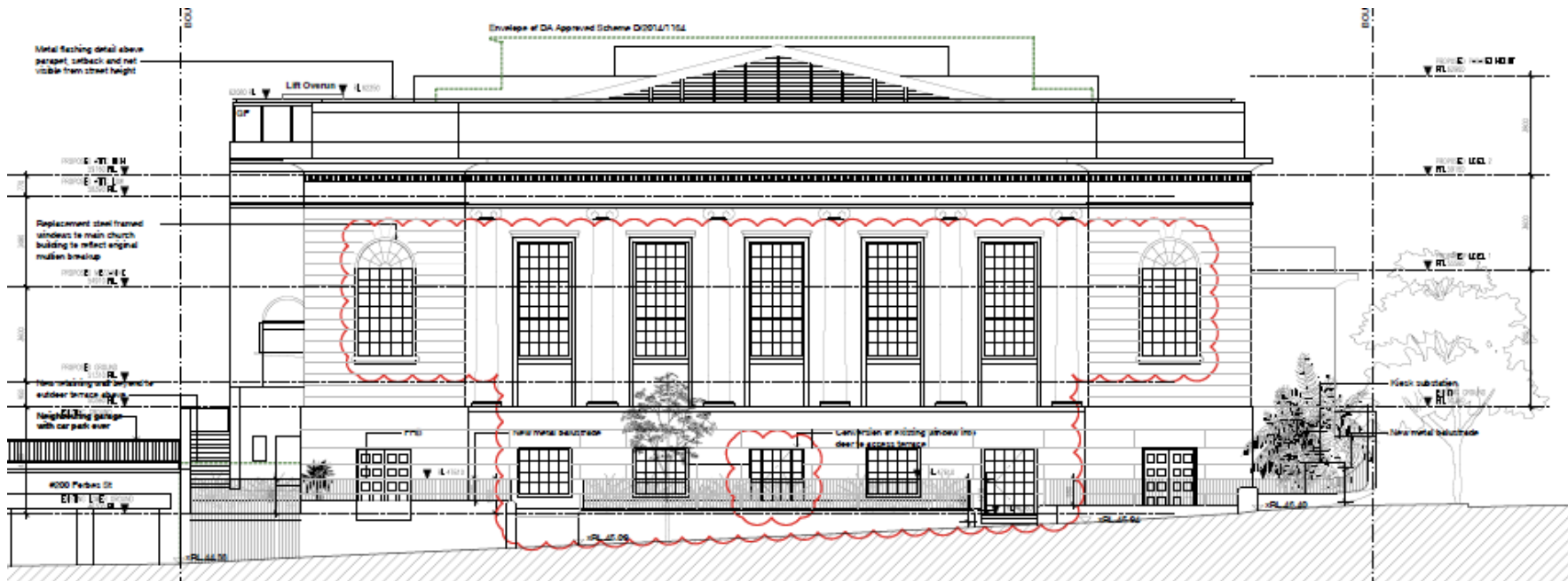


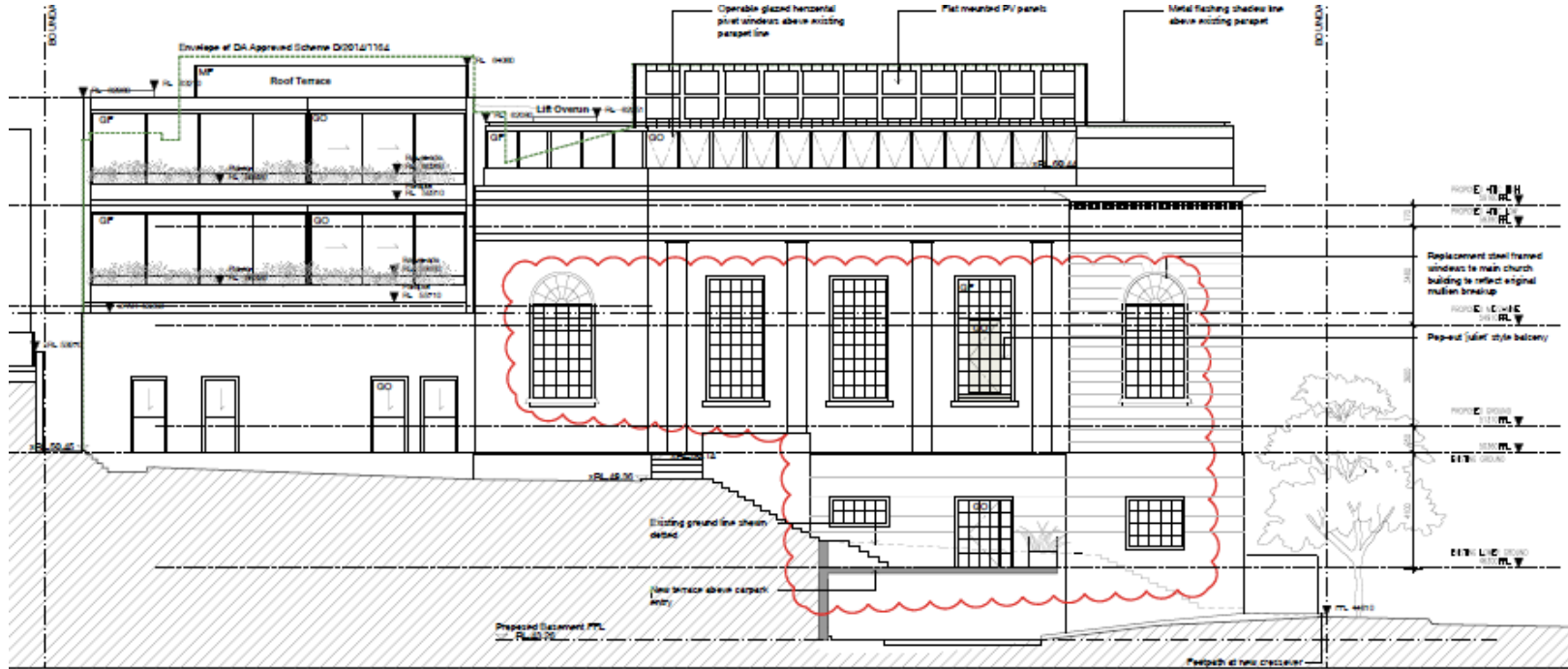




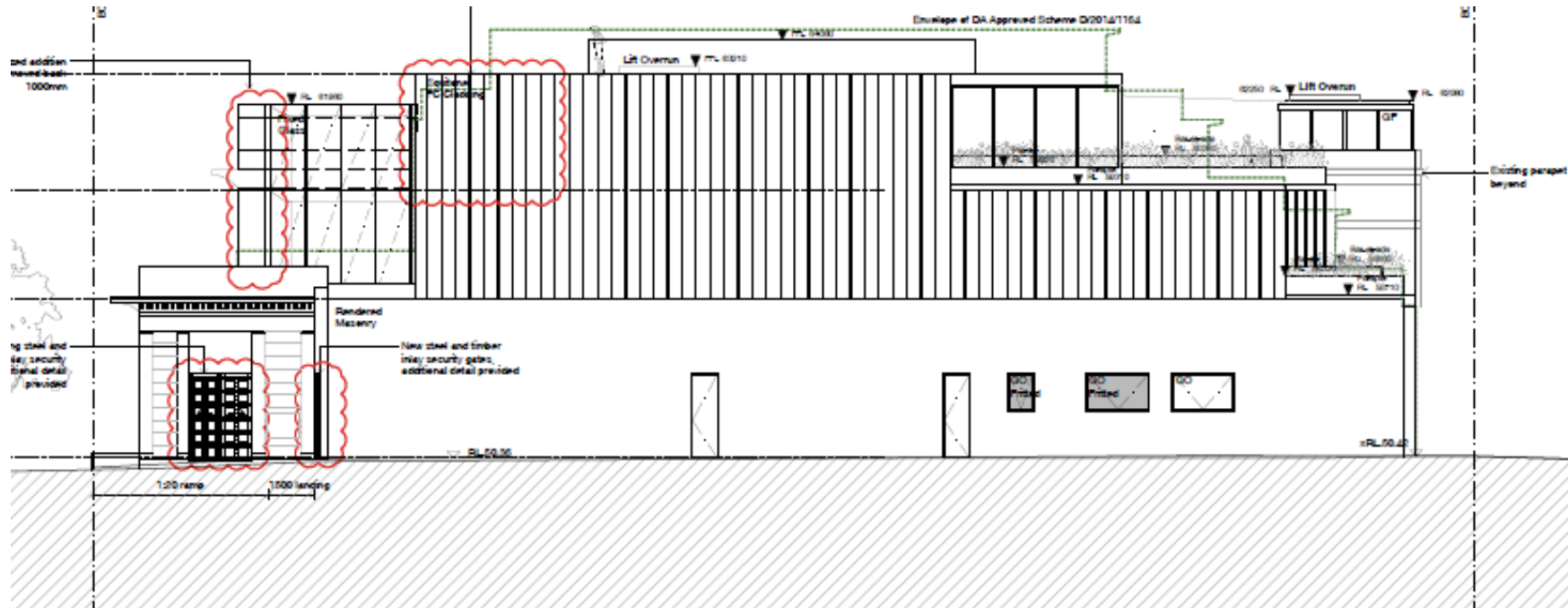








proposed north elevation



# Compliance with key LEP development standards



	control	proposed	compliance
height	15m	15m	yes
floor space ratio	1.75:1	1.59:1	Yes

# Compliance with key DCP controls



	control	proposed	compliance
height in storeys	4	4	yes
hours	none	7:00am – 10:00pm, Mondays to Sundays	yes, considered reasonable

# issues

- commercial use in R1 zone
- conservation of heritage fabric
- eastern wing addition
- privacy
- views



# commercial use in R1 zone

commercial use prohibited in R1 zone

- permitted if development satisfies cl.5.10.10 - Conservation Incentives
  - conservation of heritage item facilitated by consent
  - development is in accordance with heritage management document
  - conservation works carried out
  - development will not adversely affect heritage significance
  - development will not have significant adverse effect on amenity of area

## conservation of heritage fabric

- CMP, Maintenance Plan and Schedule of Conservation Works acceptable
  - standard heritage conditions recommended
  - condition to modify Schedule of Conservation Works to reflect amended plans

## eastern wing addition

- eastern wing addition generally acceptable, broadly similar to previous approval
- recommended condition requires increased setback from Liverpool street to reduce impacts
  - condition to increase setback by a further 1m (2m from initial proposal)

# privacy

- no impacts to direct eastern neighbour
- outdoor areas on 1<sup>st</sup> and 2<sup>nd</sup> floor set back using non-trafficable plantings and narrow segments of decking on eastern side

# views

impacts on views are considered acceptable

- within envelope of approved development
- partial views are taken across the site

# views



existing



approved



proposed

# views



existing



approved



proposed

# recommendation

- approval subject to conditions