

Relevant Information for Central Sydney Planning Committee

FILE: X021737 **DATE:** 15 August 2019

TO: The Central Sydney Planning Committee

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

SUBJECT: Information Relevant To Item 4 – Public Exhibition – Planning Proposal: 1-11 Oxford Street, Paddington – Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

For Noting

That the Central Sydney Planning Committee note the information contained in this memo.

Background

At Council's Transport, Heritage and Planning Committee on 12 August 2019 further information was sought in relation to the heritage assessment of the former 'Academy Twin Cinema', including the 'Brutalist' fitout undertaken in the 1970s.

Heritage Assessment and 1970s Brutalist fitout

A supporting heritage impact statement (HIS) was submitted with the amended planning proposal as shown at Attachment B. In relation to the 1970s Brutalist interior fitout, the HIS includes research and a comparative analysis against a number of prominent buildings in the Sydney region to assess the heritage significance.

The HIS concludes that the 1970s fitout within the subject building has little heritage significance. The HIS concludes that the architectural elements are not cohesive to the original construction style or period of the Federation Free Classical style and a departure from the original design intent of the former 'picture hall'. The HIS also concludes that when compared in the context of the greater Sydney region, there are better examples of Brutalist style of architecture that are evident in their original format.

The proposed planning controls prioritise protection of the main structural form of the original Federation 'picture hall' and retention of original fabric from this period. The controls enable the space relating to the 1970s cinema to be redeveloped to facilitate the proposal.

The draft development control plan requires an interpretation plan to be submitted with a development application. An alternative recommendation to Council will propose an amendment to the development control plan so that an interpretation plan addresses the various phases of alterations, including the 1970s 'Academy Twin Cinema' phase with the Brutalist fitout. This will be consistent with discussion at the Transport, Heritage and Planning Committee. The amended development control plan is at Attachment A.

Correction of reduced level drafting error

An incorrect RL for the ground level was included in the diagram titled 'Figure 6.xx: 1-11 Oxford Street, Paddington – Maximum building envelope section' in the draft development control plan. The diagram shows RL 68.655. The correct RL is 47.455. The alternative recommendation to Council will seek to correct this drafting error.

Prepared by: Ben Pechey, A/Executive Manager Strategic Planning and Urban Design

Attachments

- Attachment A.** Draft Development Control Plan 2012 - 1-11 Oxford Street Paddington (as amended)
- Attachment B.** Planning Proposal: Heritage Impact Statement (due to the size of this attachment, it will be available in electronic form only)

Approved



GRAHAM JAHN AM

Director City Planning, Development and Transport

