

Relevant Information for Council

FILE: X021737 **DATE:** 16 August 2019

TO: Lord Mayor and Councillors

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

SUBJECT: Information Relevant To Item 9.3 – Public Exhibition – Planning Proposal: 1-11 Oxford Street, Paddington – Sydney local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

Alternative Recommendation

It is resolved that:

- (A) Council approve Planning Proposal: 1-11 Oxford Street, Paddington shown at Attachment A1-A3 to the subject report, for submission to the Department of Planning, Infrastructure and Environment with a request for Gateway Determination;
- (B) Council approve Planning Proposal: 1-11 Oxford Street, Paddington shown at Attachment A1-A3 for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) Council seek authority from the Department of Planning, Infrastructure and Environment to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan to put into effect Planning Proposal: 1-11 Oxford Street, Paddington;
- (D) Council approve the draft Sydney Development Control Plan 2012 - 1-11 Oxford Street, Paddington, shown at Attachment B to the subject report for public authority consultation and public exhibition concurrent with the Planning Proposal, **subject to the inclusion of ', including the 1970s Brutalist style foyer fitout of the former Academy Twin Cinema' at the end of provision (12) of the Heritage conservation provisions and correcting an error in the RL relating to the ground level in the diagram titled 'Figure 6.xx: 1-11 Oxford Street, Paddington – Maximum building envelope section' under the Built form provisions from RL 68.655. to RL 47.455;**
- (E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal: 1-11 Oxford Street, Paddington, following receipt of the Gateway Determination; and

- (F) authority be delegated to the Chief Executive Officer to make any minor variations to Draft Sydney Development Control Plan 2012 - 1-11 Oxford Street, Paddington, to correct any drafting errors or to ensure it is consistent with the Planning Proposal following the Gateway Determination.

Additions shown in ***bold italics***.

Purpose

The alternative resolution will enable the draft Sydney Development Control Plan 2012 - 1-11 Oxford Street, Paddington (DCP amendment) to be amended to provide for the interpretation of the 1970s Brutalist cinema alteration and correct the ground level reference in a diagram. Further information is provided about the heritage assessment of the subject building.

Background

At the 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 planning controls require an interpretation plan to be submitted with a development application. It is proposed to amend the control so that an interpretation plan addresses the various phases of alterations, including the 1970s 'Academy Twin Cinema' phase with the Brutalist fitout.

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 DCP Amendment. The diagram shows RL 68.655. The correct RL is 47.455. The Alternative Recommendation corrects this drafting error.

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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