

Local Planning Panel

16 March 2022

38-46 Oxford Street, Darlinghurst

D/2021/1336

Applicant: Town Planning Group

Owner: Strata Plan No 49764; Aspen Properties (Vic) Pty Ltd; Black Mountain Properties Pty Ltd; DFV Pty Ltd; Gogo MD Pty Ltd

Architect/Designer: Town Planning Group

proposal

- alterations to existing restricted premises (sex on premises venue) 'Sydney Sauna'
- expand to the rear lower ground floor of Lot 4B
- works include two new sling rooms and a private room
- hours - Mon 10am-1am, Tues-Thurs 10am-6am, Fri 10am-12am, Sat 24hrs, Sun 12am-6am (the following day)
- no increase in patron capacity

recommendation

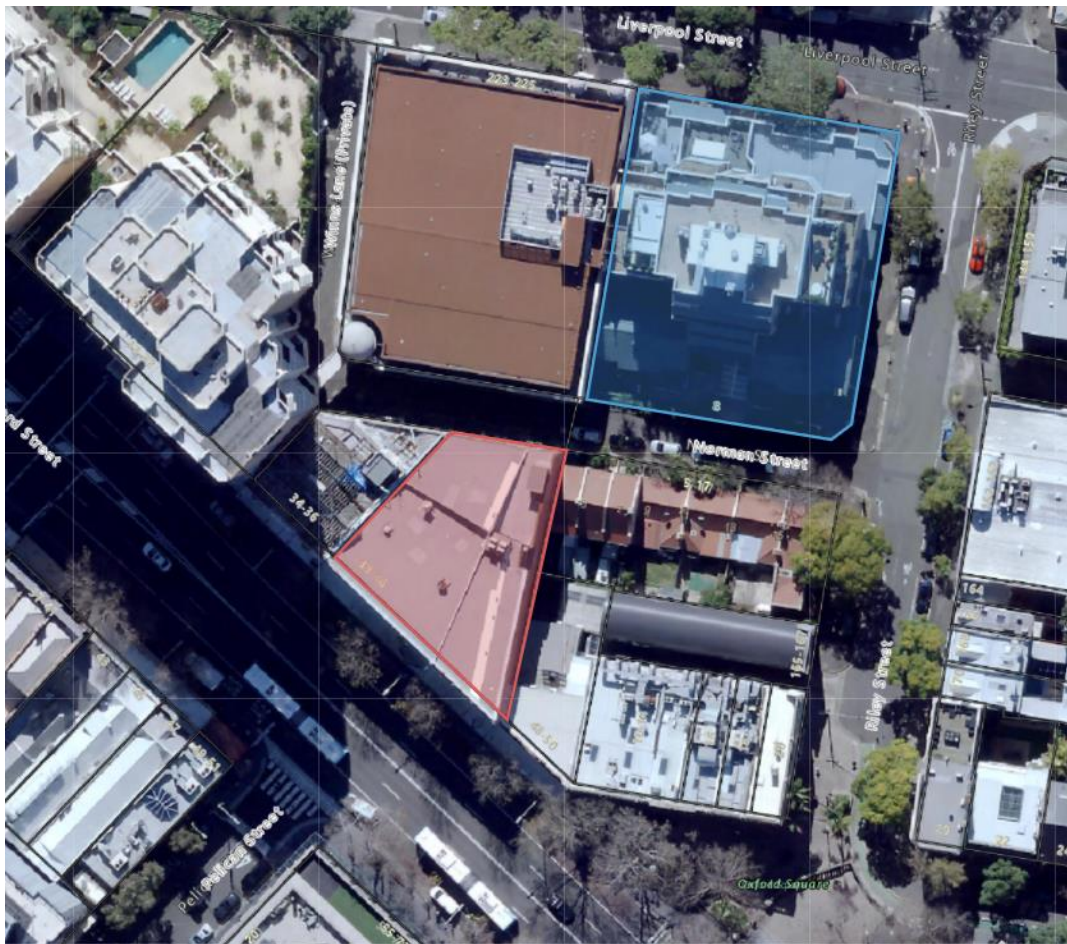
deferred commencement approval



notification information

- exhibition period 29 November 2021 to 10 January 2022
- 162 owners and occupiers notified
- 1 submission received

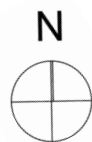
submissions

- should be no access or egress through the rear to Winns Lane/Norman Street



-  subject site
-  submitters

site





site viewed from Oxford Street



ground floor and entrance - Oxford Street



entrance - Oxford Street



retail tenancy (Daly Male) of Lot 4



entrance to common corridor and lifts



site viewed from Winns Lane



existing Lot 4B fitout

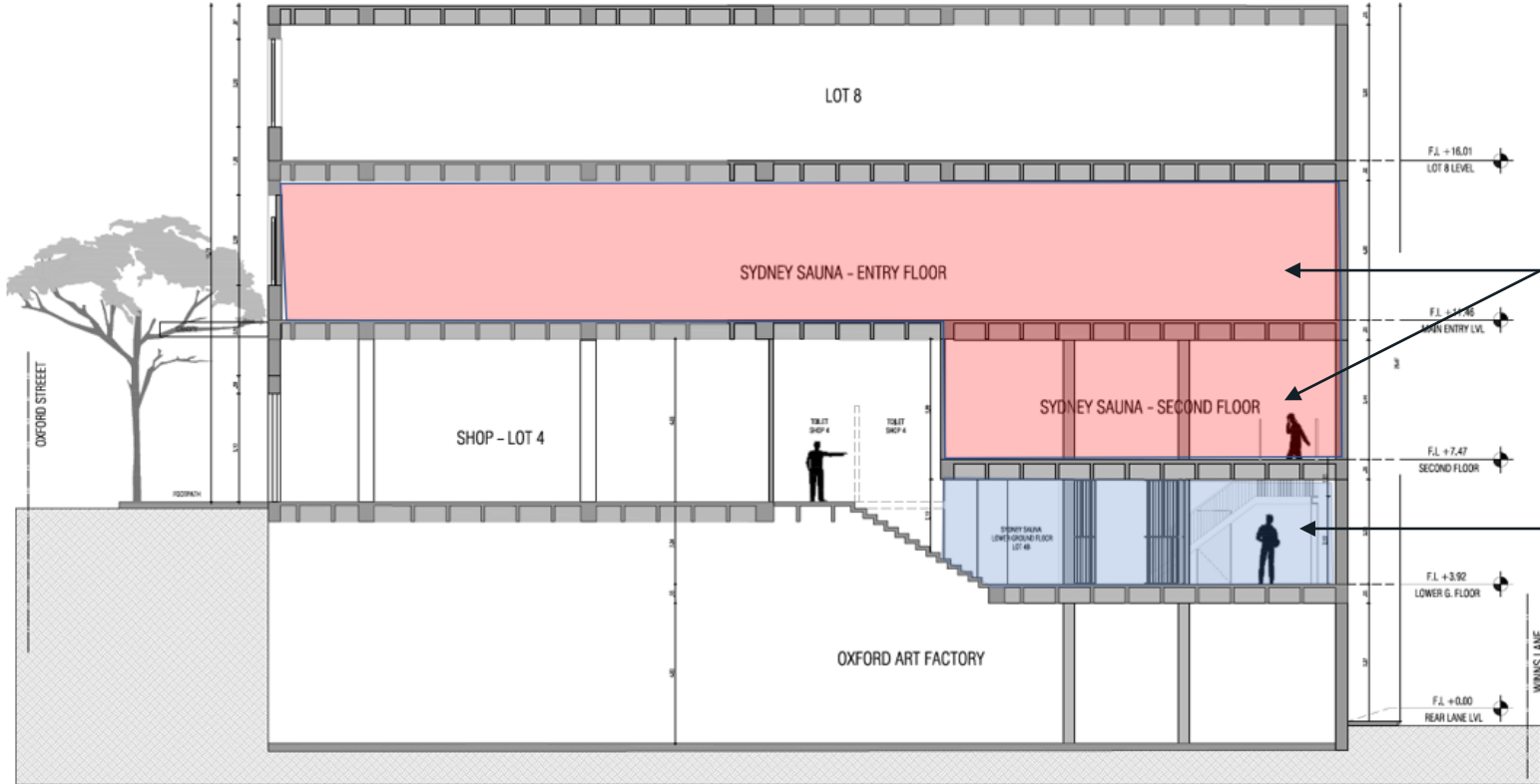


stairs constructed to connect to the tenancy above



stairs connecting to the common corridor

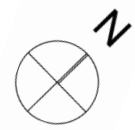
proposal



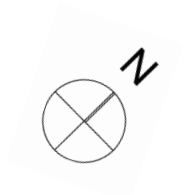
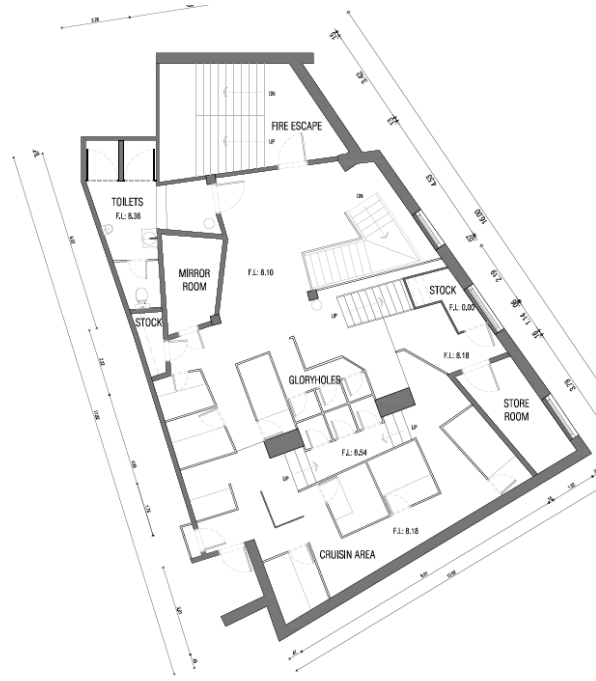
existing

proposed
lot 4B

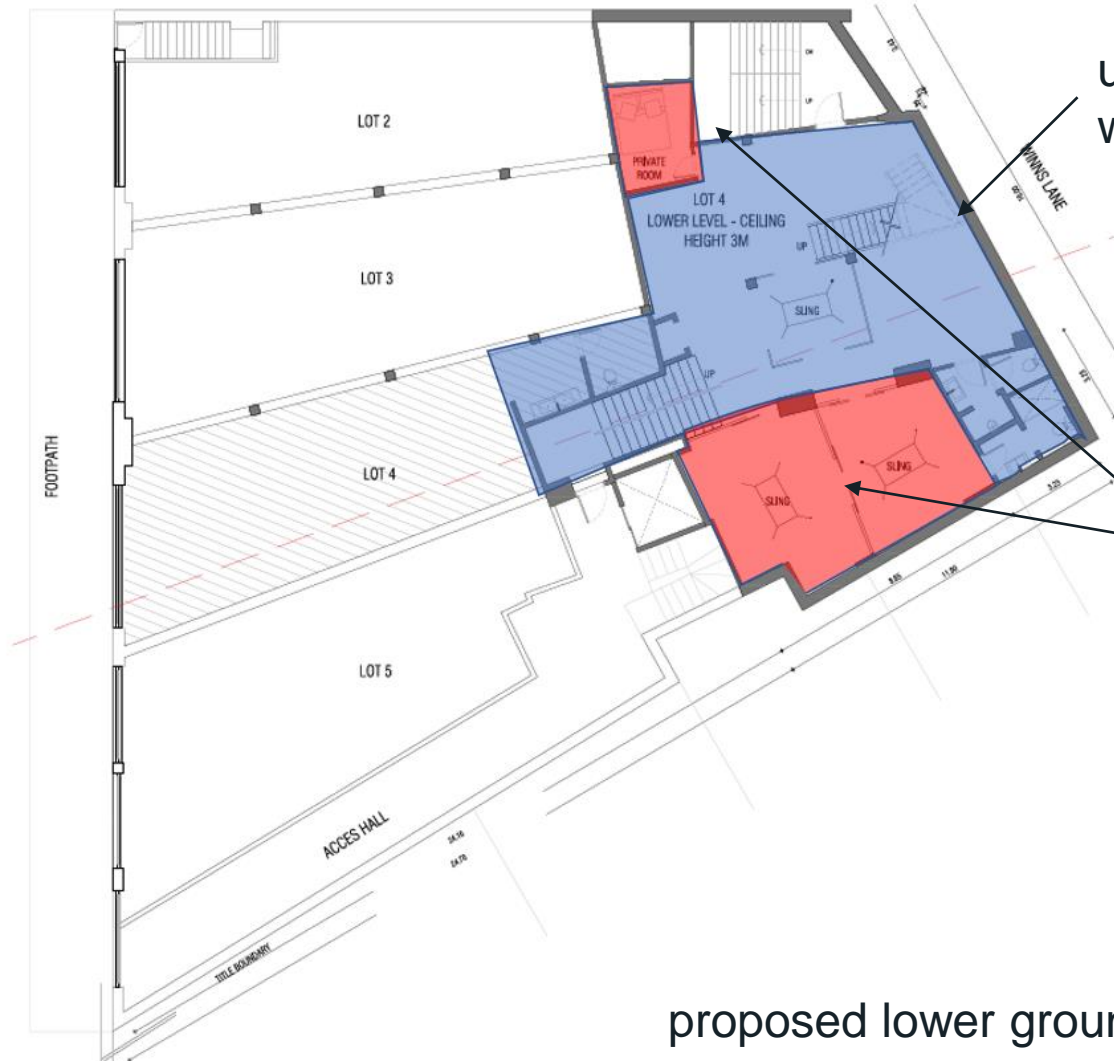
section



existing first floor plan

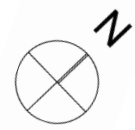


existing upper ground floor plan



unauthorised works

proposed works



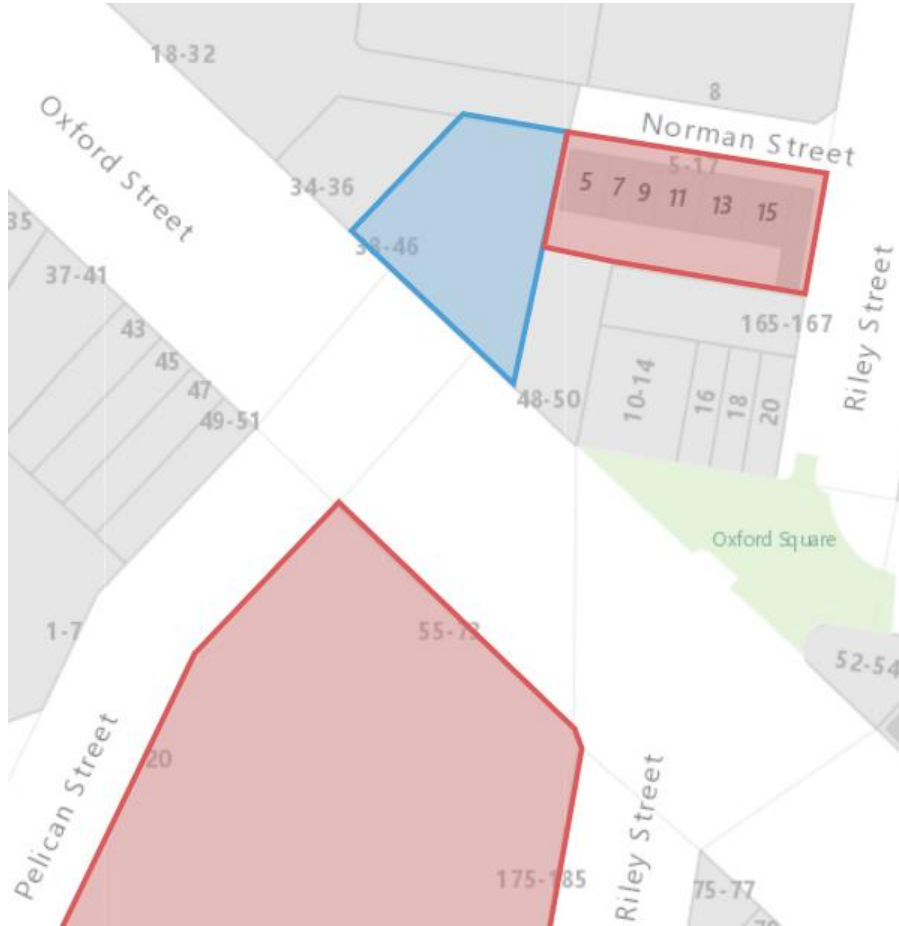
proposed lower ground floor plan

issues

- location of premises
- unauthorised works
- hours of operation

location of premises

- DCP provides location controls for sex industry premises
- must not be located within, adjacent to or opposite residential buildings
- must not be located within 75m of another sex industry premises



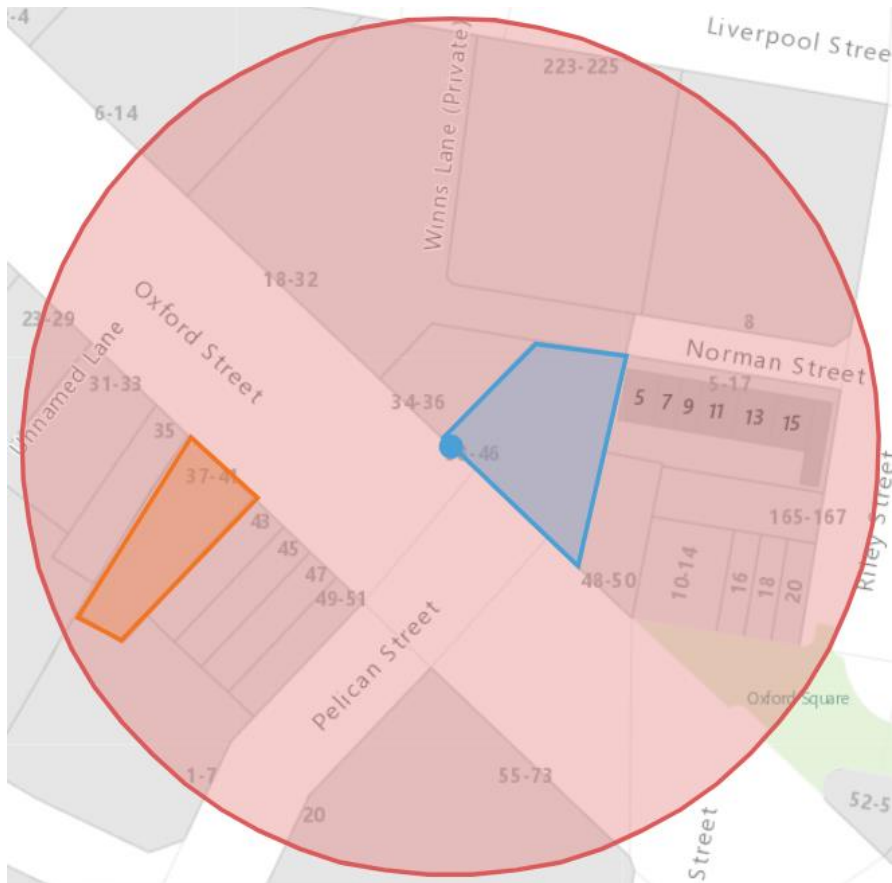
site (blue) and residences (red)



residential terraces
at 5-17 Norman
Street



mixed use
development at
55-73 Oxford St



other restricted
premises within
75m radius

location of premises

- proposal is supported
- extension of existing use within the building
- access via existing Oxford Street entry only

unauthorised works

- Building Information Certificate lodged for unauthorised works
 - the provision of stairs to connect to the level above
 - new bathrooms
 - a sling room
 - privacy measures to the windows facing Winns Lane
 - works to the retail tenancy in Lot 4A facing Oxford Street



rear windows - August 2020



unauthorised works to rear windows

unauthorised works

- works to windows not supported - detract from the heritage item
- condition recommended for removal of works to windows and reinstatement of traditional windows
- deferred commencement conditions recommended for:
 - details of window treatments/privacy measures to be prepared in consultation with a heritage consultant
 - approval of Building Information Certificate

hours of operation

- DCP permits base trading hours of 6am to 2am the following day - with potential extended trading hours of 24 hours per day
- proposed hours - Mon 10am-1am, Tues-Thurs 10am-6am, Fri 10am-12am, Sat 24hrs, Sun 12am-6am (the following day)
- hours consistent with existing tenancy
- there is no increase in patron numbers and the premises is well managed
- proposed hours supported

recommendation

- deferred commencement approval subject to conditions