

Local Planning Panel

6 April 2022

D/2020/1071 - 58-76, 82-106 Oxford Street, Darlinghurst

D/2020/1072 - 110-122 Oxford Street, Darlinghurst

Applicant: AM Darlinghurst Investment Pty Ltd c/o TOGA Project
Services Pty Ltd

Owner: City of Sydney – 99 year lease to AM Darlinghurst (2019-2118)

Architect: Place Studio

proposal

- restoration works to three groups of heritage buildings
- facade paint stripping, repointing and repair of stonework and brickwork
- removal and new openings in some lightweight partitions, internal walls
- removal of some non-original ceilings, wall, floor linings
- replace fire stairs, lift cores, new footings, seismic strengthening works
- restoration or removal and replacement of shopfronts
- removal of redundant services

recommendation

approval subject to conditions

sites



DA notification information



- exhibition – 6 January 2022 and 8 February 2022
- re-notified – 7 March and 22 March 2022
- 1476 owners and occupiers notified
- 16 submissions received
- 2 in support, 13 objections, 1 comment
- 5 objections to re-notification

submissions

- timing and process
- relationship with D/2020/1071 and D/2020/1072
- conflict of interest
- heritage impacts
- residential amenity impacts
- traffic impacts
- construction impacts

submissions



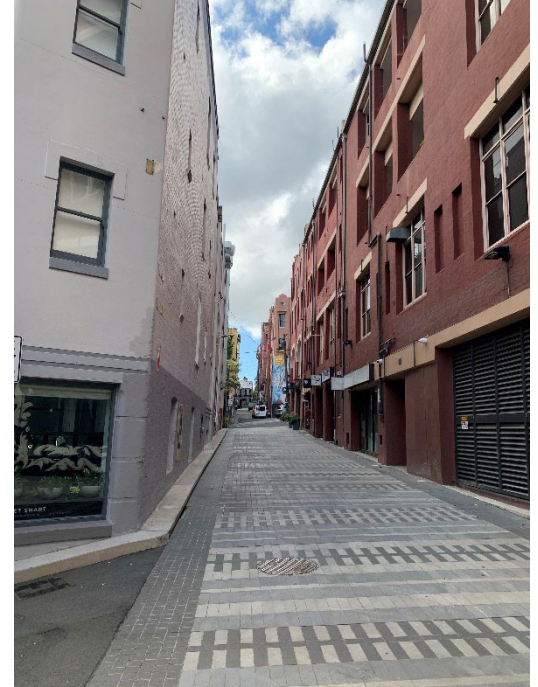
-  subject sites
-  submitters



Group 1 viewed from the SW corner of Riley Street & Oxford Street



Group 1 shopfronts, and neighbouring Zink & Sons



Group 1 – View of Foley Street from Oxford Square



Group 1 – View of Foley Street from Crown Street



Group 2 viewed from the western side of Crown Street



western portion of Group 2 viewed from Oxford Street



eastern portion of Group 2 viewed from Oxford Street



shopfronts of Group 2 viewed from Oxford Street



Group 2 viewed from the eastern side of Palmer Street



Group 2 – Foley St viewed from Palmer Street



Group 2 – entrance hall



Group 2 – entrance hall and lift



Group 2 – L1 and L2 corridors



Group 2 – tenancy example



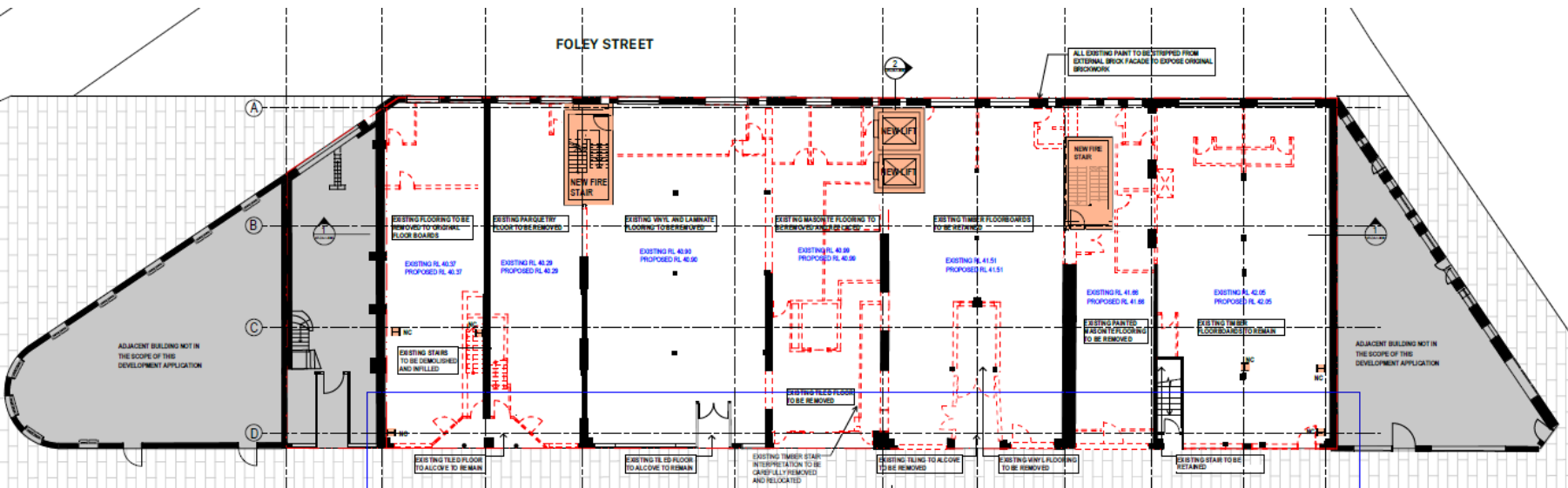
Group 3 – viewed from Oxford Street



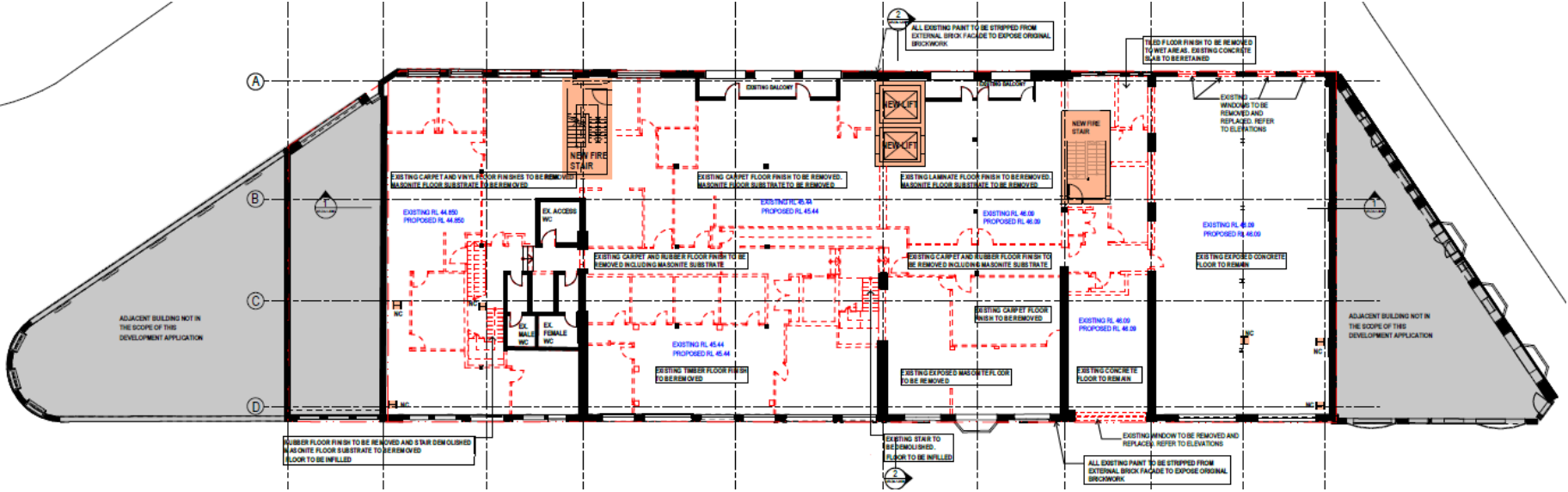
Group 3 – Foley Street elevation from the intersection with Palmer Street



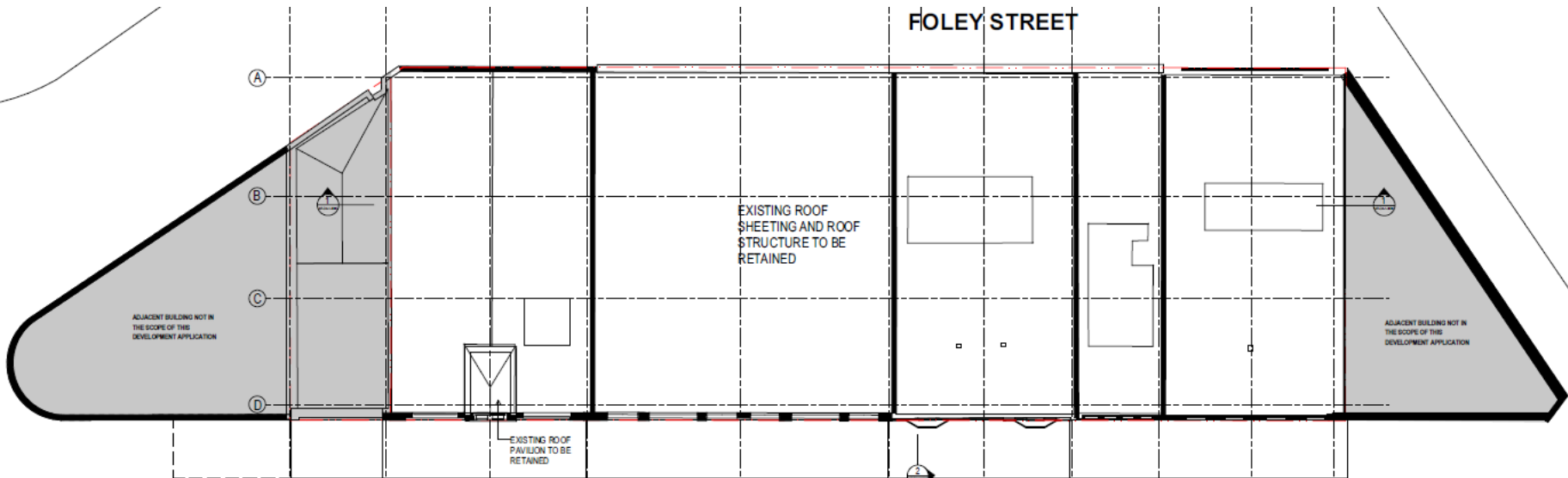
Group 3 – interiors



Group 1 – ground



Group 1 – level 1



Group 1 – roof

LEGEND:

- WINDOW MODIFICATIONS
- NEW SHOPFRONTS
- INTERPRETED SHOPFRONTS
- REINSTATED SHOPFRONTS
- CONSERVED SHOPFRONTS

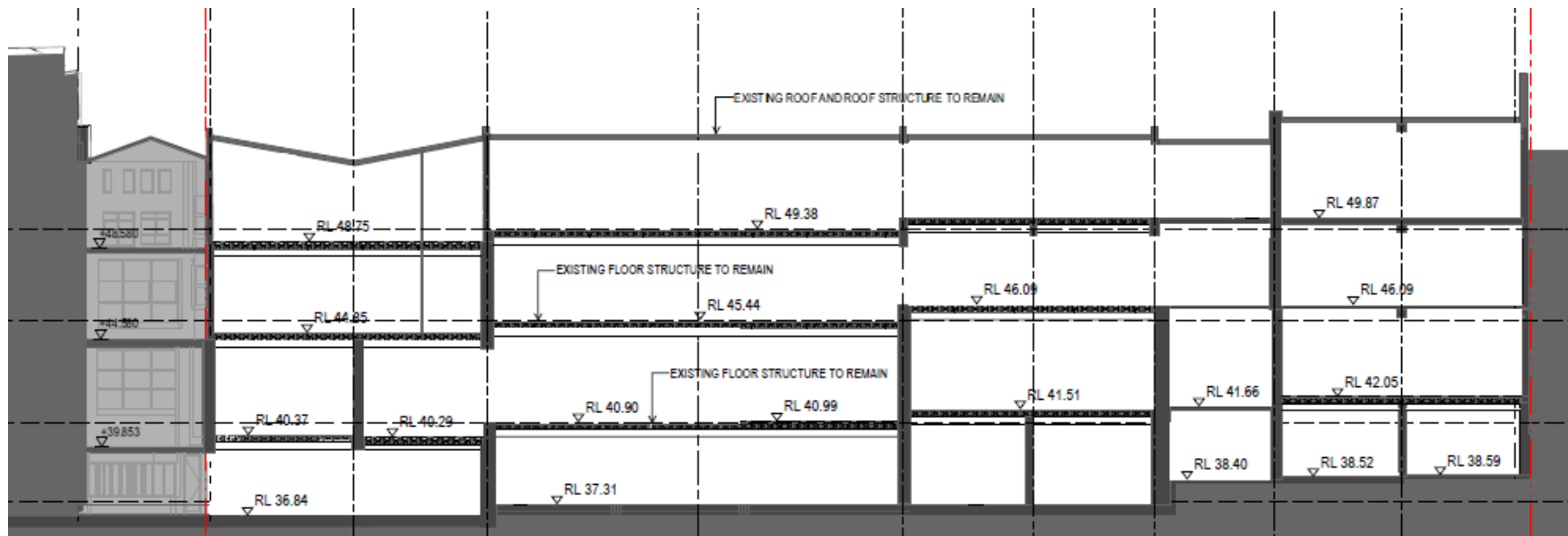


Group 1 – Oxford Street elevation

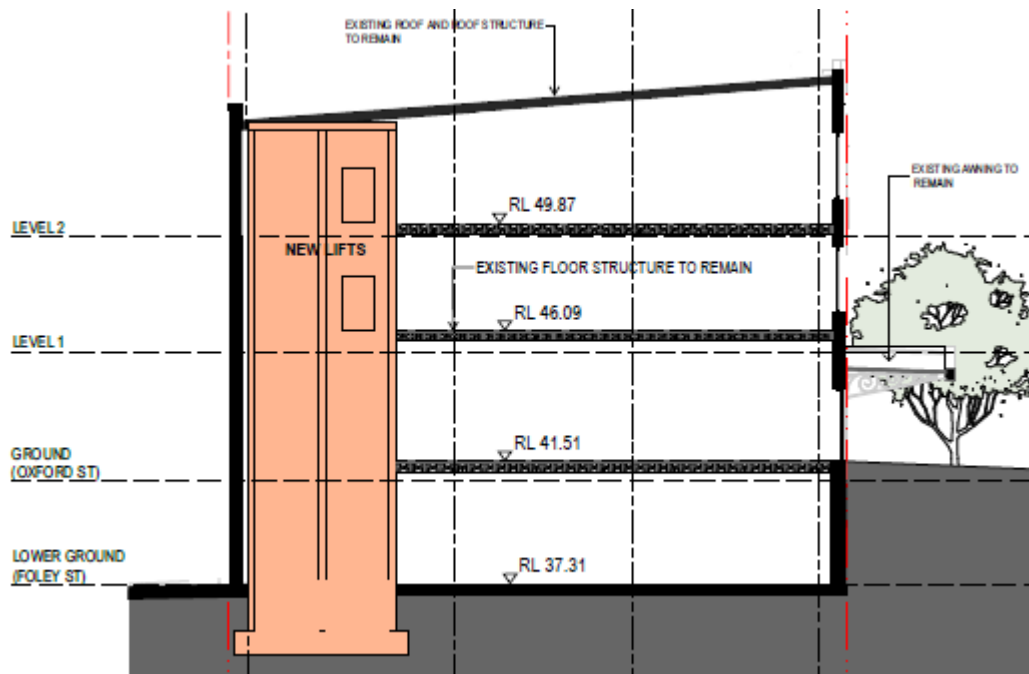
REMOVE AND REPLACE EXISTING ALUMINIUM
WINDOWS WITH DOUBLE-HUNG TIMBER FRAMED
WINDOWS CONSISTENT WITH ORIGINAL WINDOWS
OF THE CORRESPONDING OXFORD STREET FACADE



Group 1 – Foley Street elevation

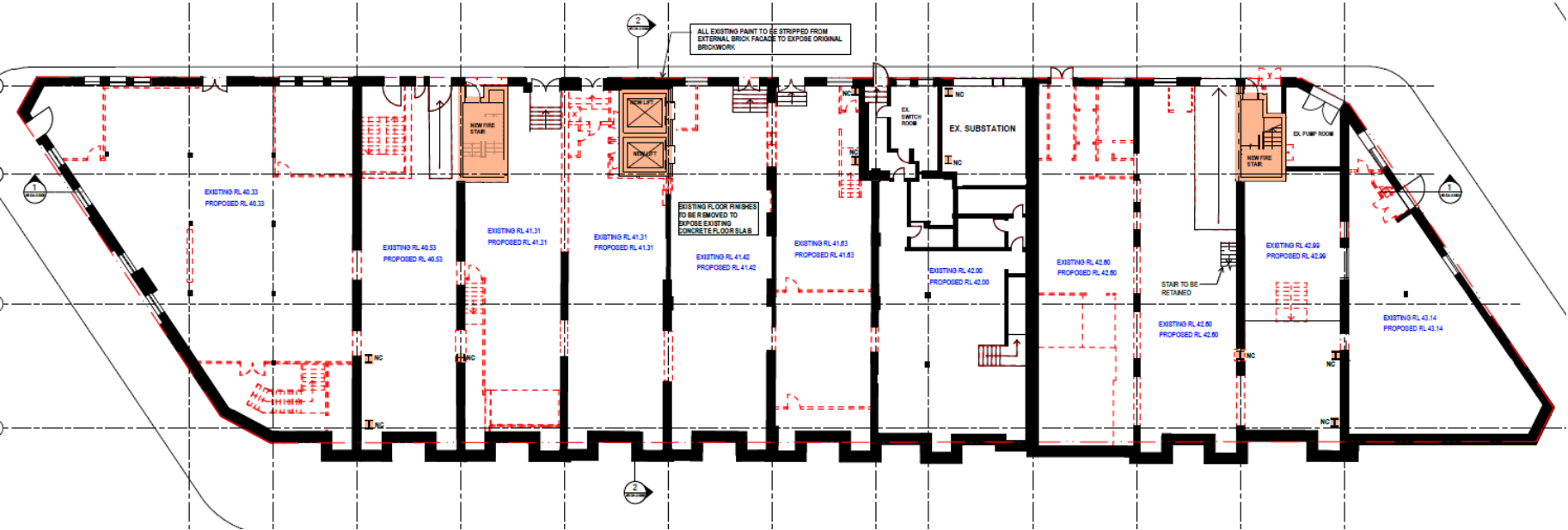


Group 1 – long section

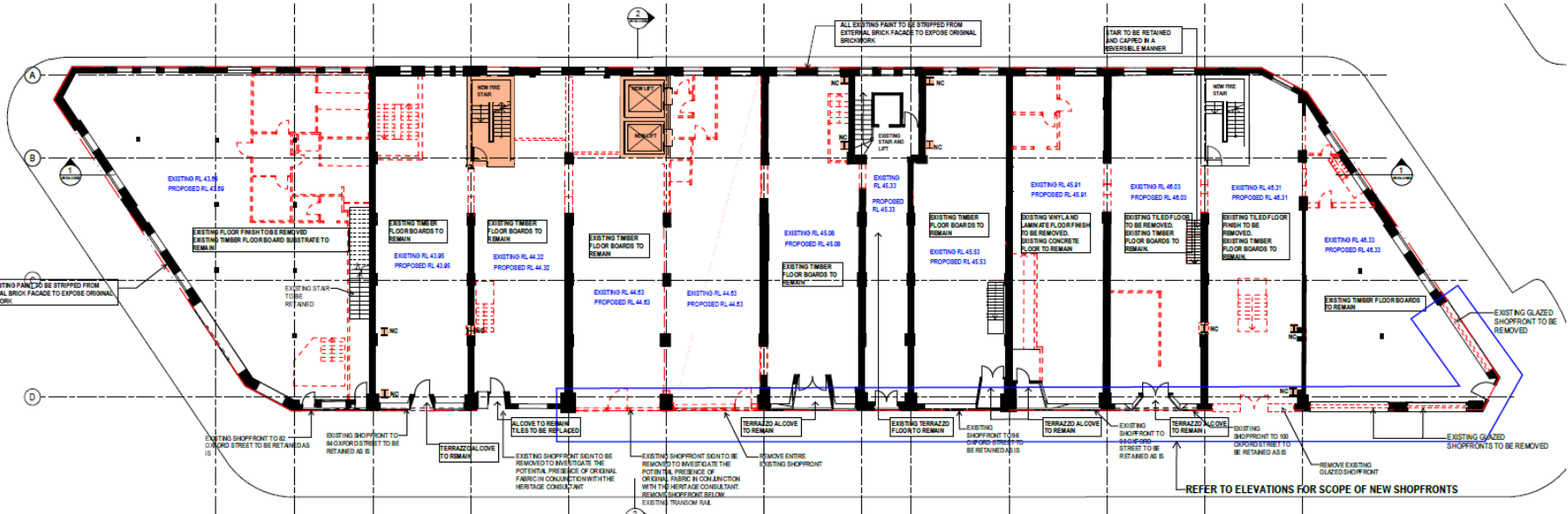


Group 1 – short section

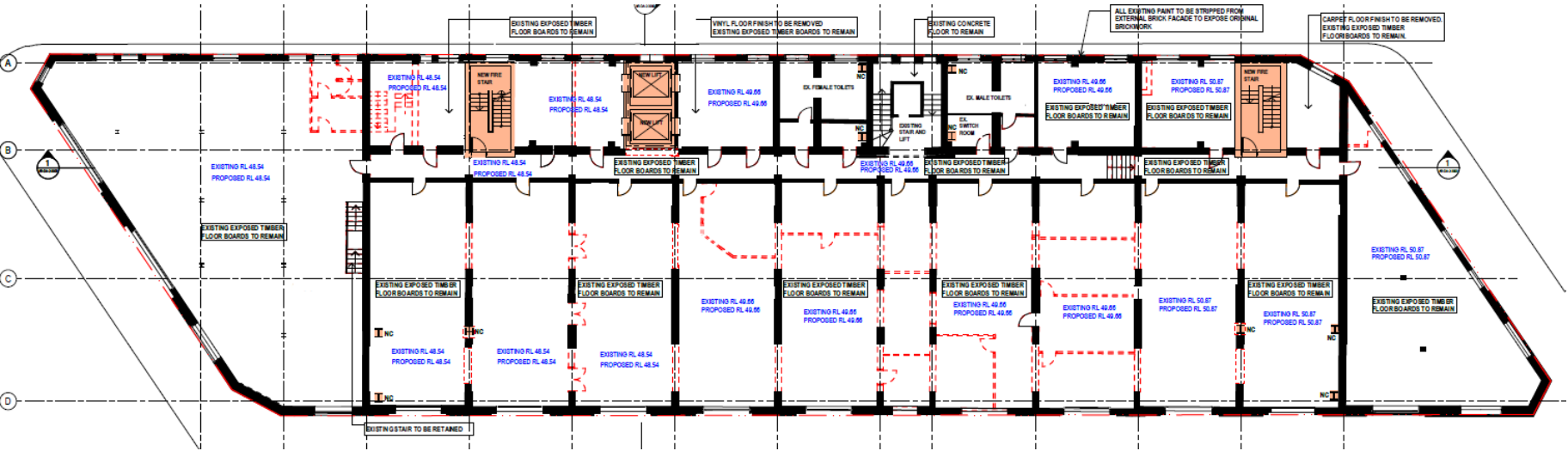
Plans - Group 2



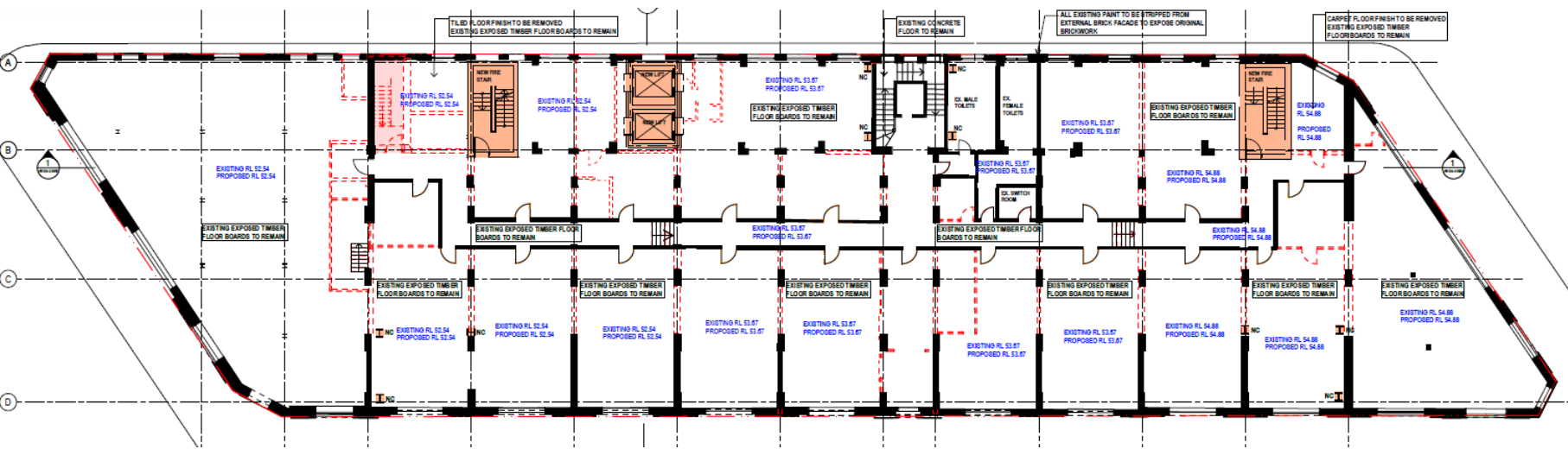
Group 2 – lower ground



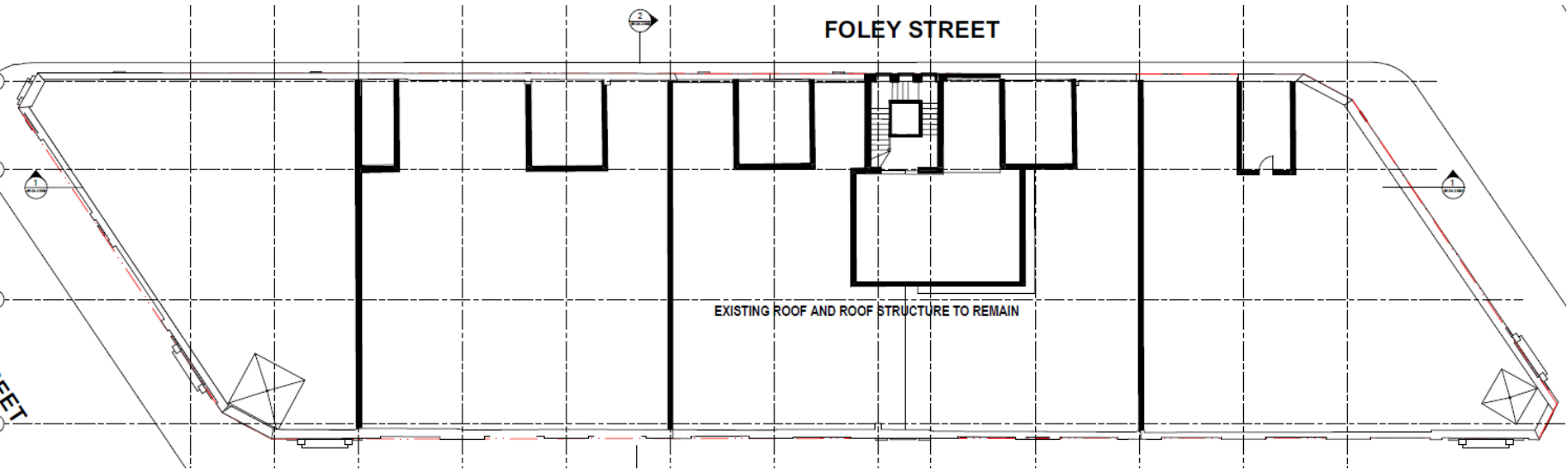
Group 2 – ground



Group 2 – level 1








Group 2 – level 3



Group 2 – roof

LEGEND:

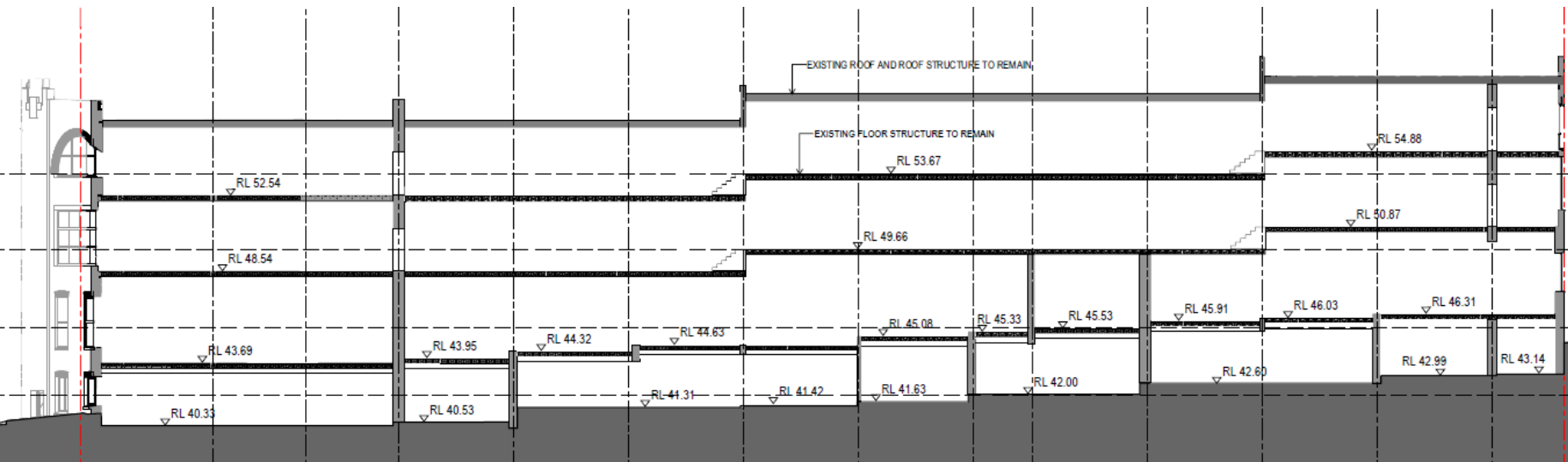
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-  NEW SHOPFRONTS
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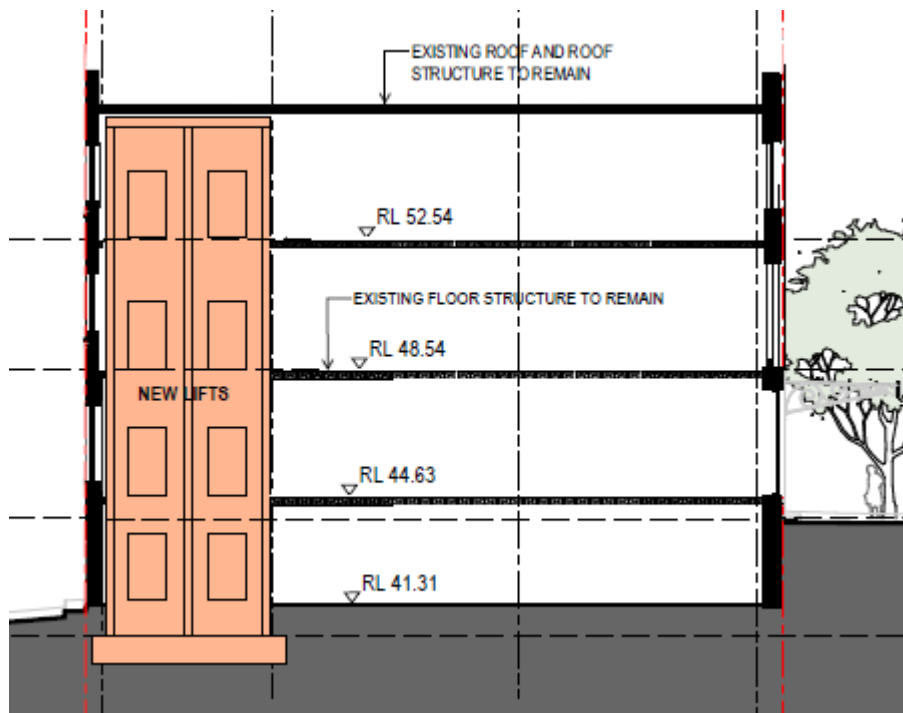
Group 2 – Oxford Street elevation



Group 2 – Foley Street elevation

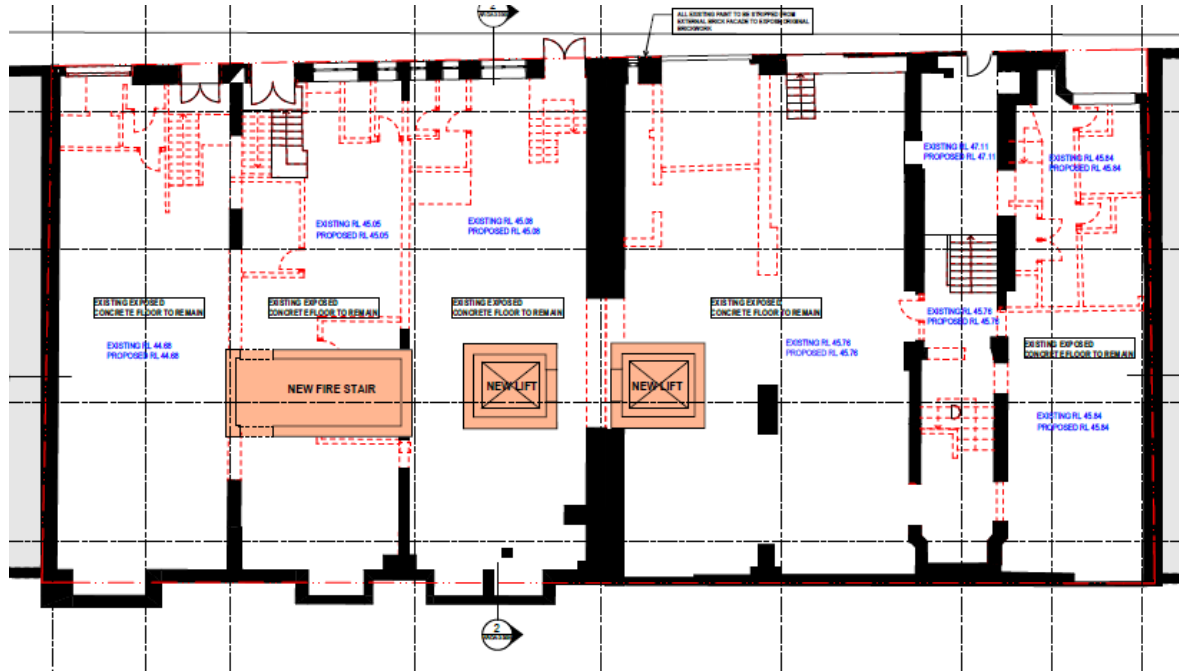


Group 2 – long section

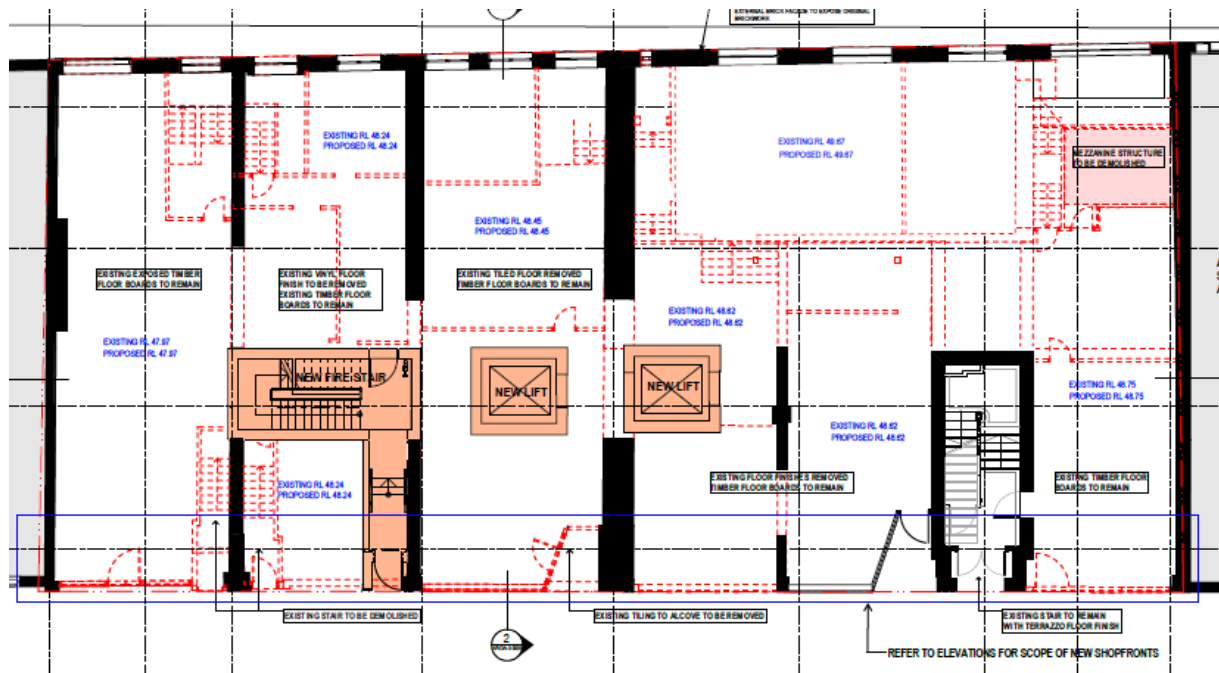


Group 2 – short sections

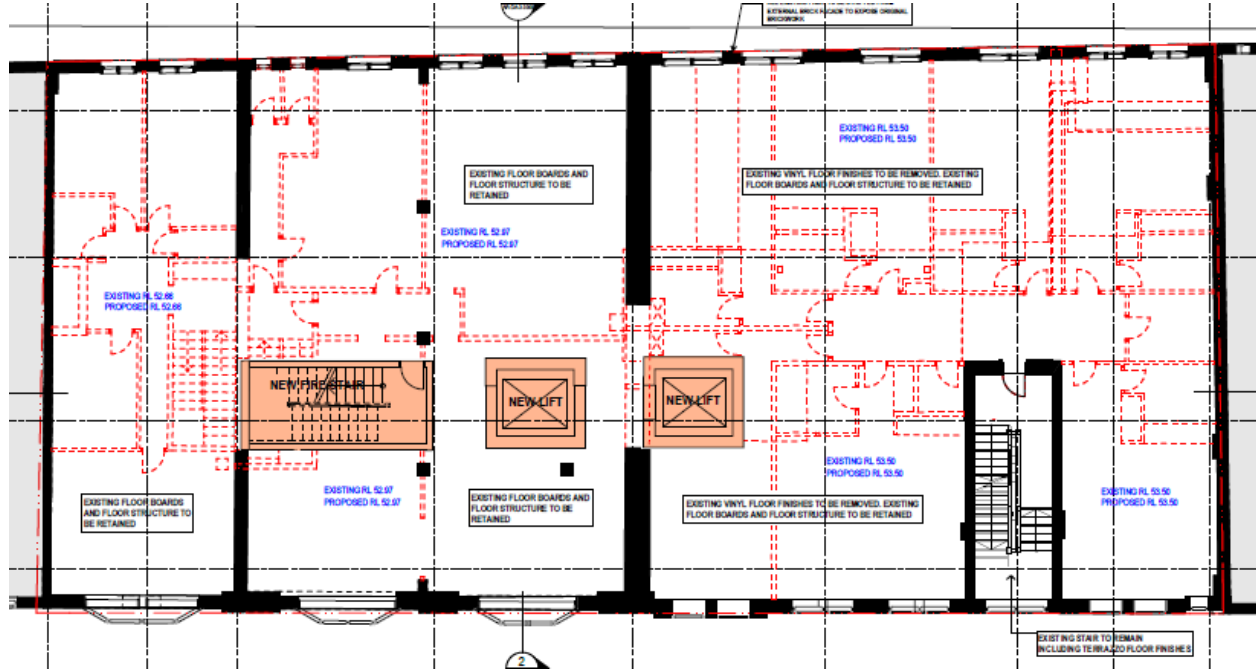
Plans - Group 3



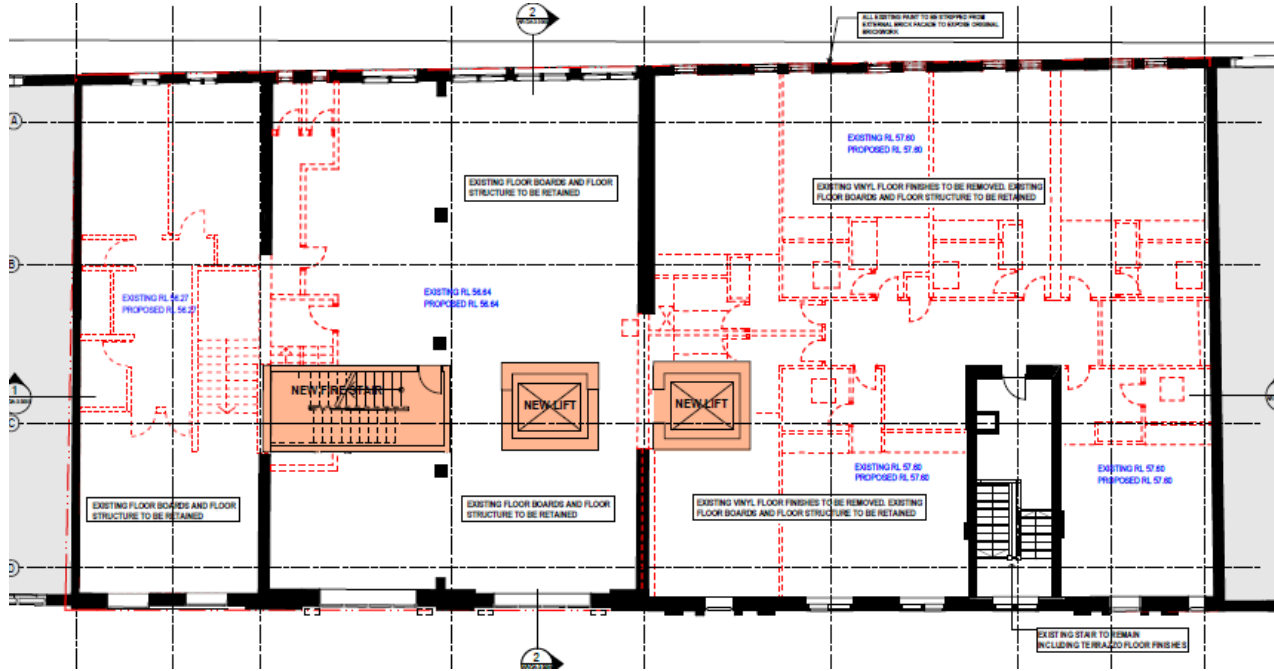
Group 3 – lower ground



Group 3 – ground








Group 3 – level 1



Group 3 – level 2

LEGEND:

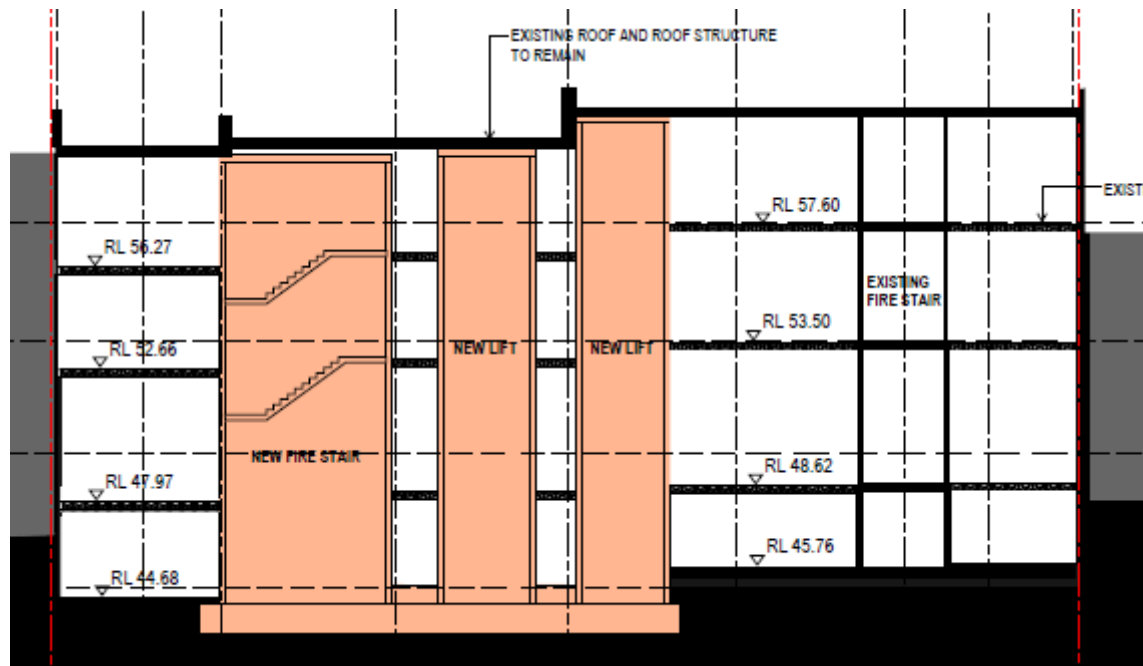
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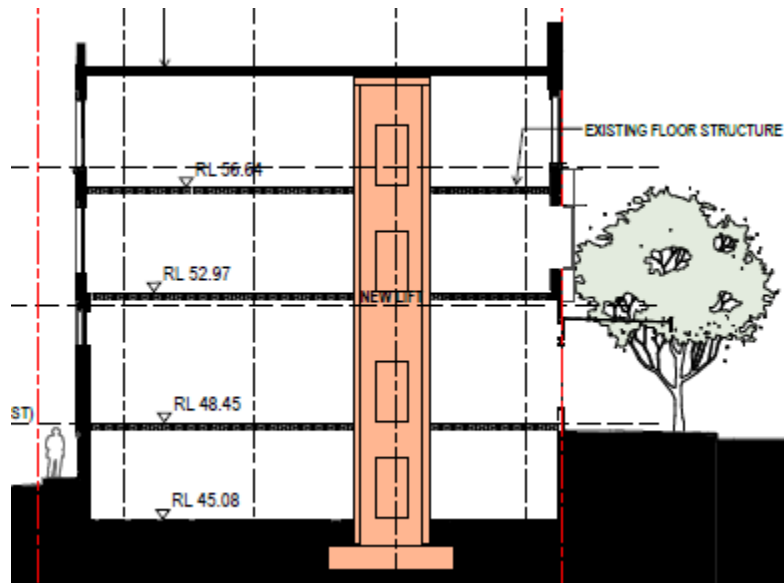
Group 3 – Oxford Street elevation



Group 3 – Foley Street elevation



Group 3 – long section



Group 3 – short sections

compliance with key LEP standards

	control	proposed	compliance
height	15m	no change	yes
floor space ratio	4:1	no additional FSR	yes

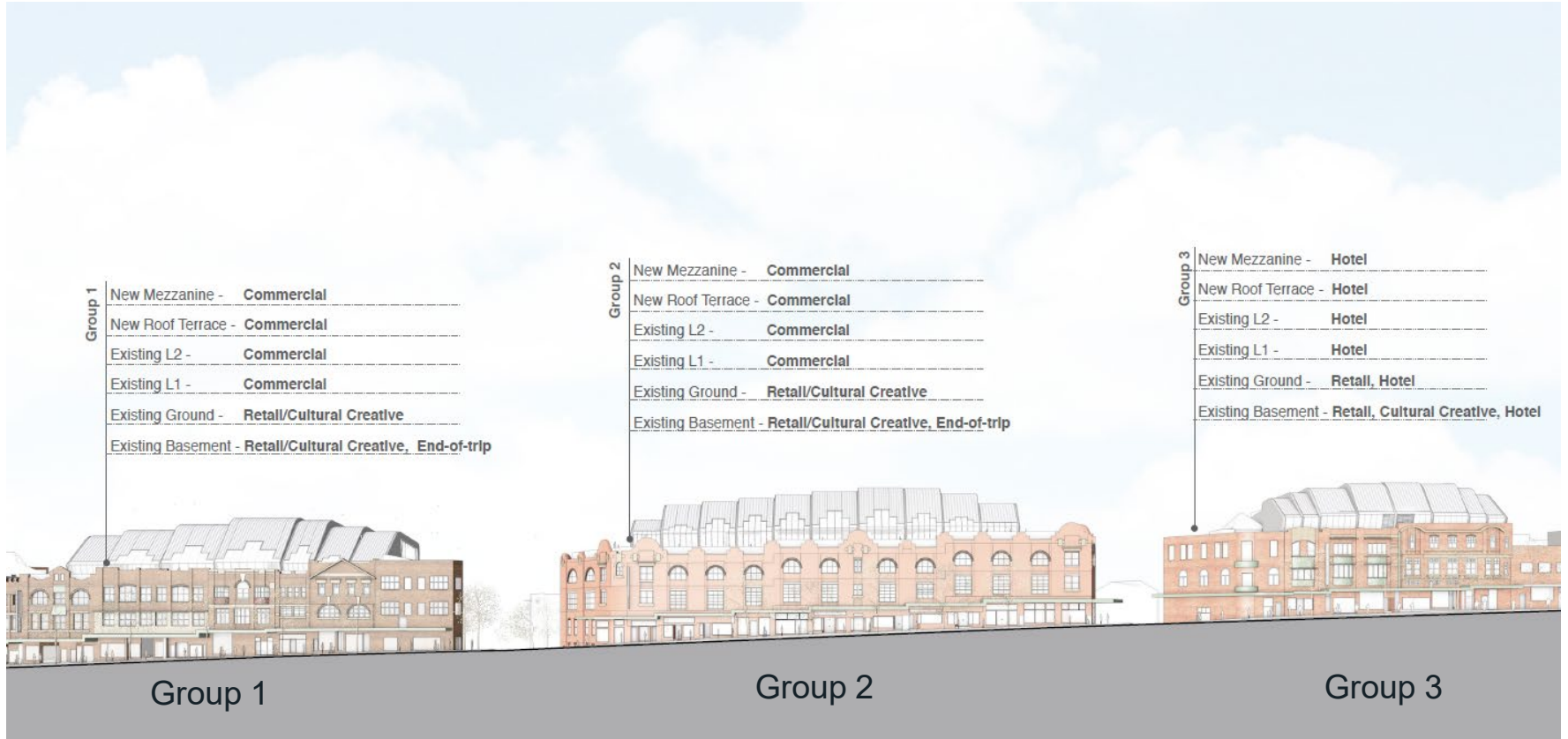
issues

- relationship with other development applications for the site
- heritage

D/2020/1071 & D/2020/1072

- alterations and additions to Group 1 and Group 2 as mixed use development
- two storey additions
- retail, food & drink, cultural & creative uses at lower ground & ground level
- commercial offices to Groups 1 and 2
- 75-room hotel to Group 3

D/2020/1071 & D/2020/1072



D/2020/1071 & D/2020/1072

- Reported to LPP in September 2021 and deferred

The Panel deferred consideration of Development Application No. D/2020/1071 and D/2020/1072 until a subsequent meeting of the Local Planning Panel to enable further consideration of issues raised by the Design Advisory Panel and the Heritage Committee, particularly in relation to variety of roof forms, streetscape, setbacks in particular the benefit of observing a 3m setback behind the Oxford Street parapets, amenity, privacy, outlook, and environmental performance.

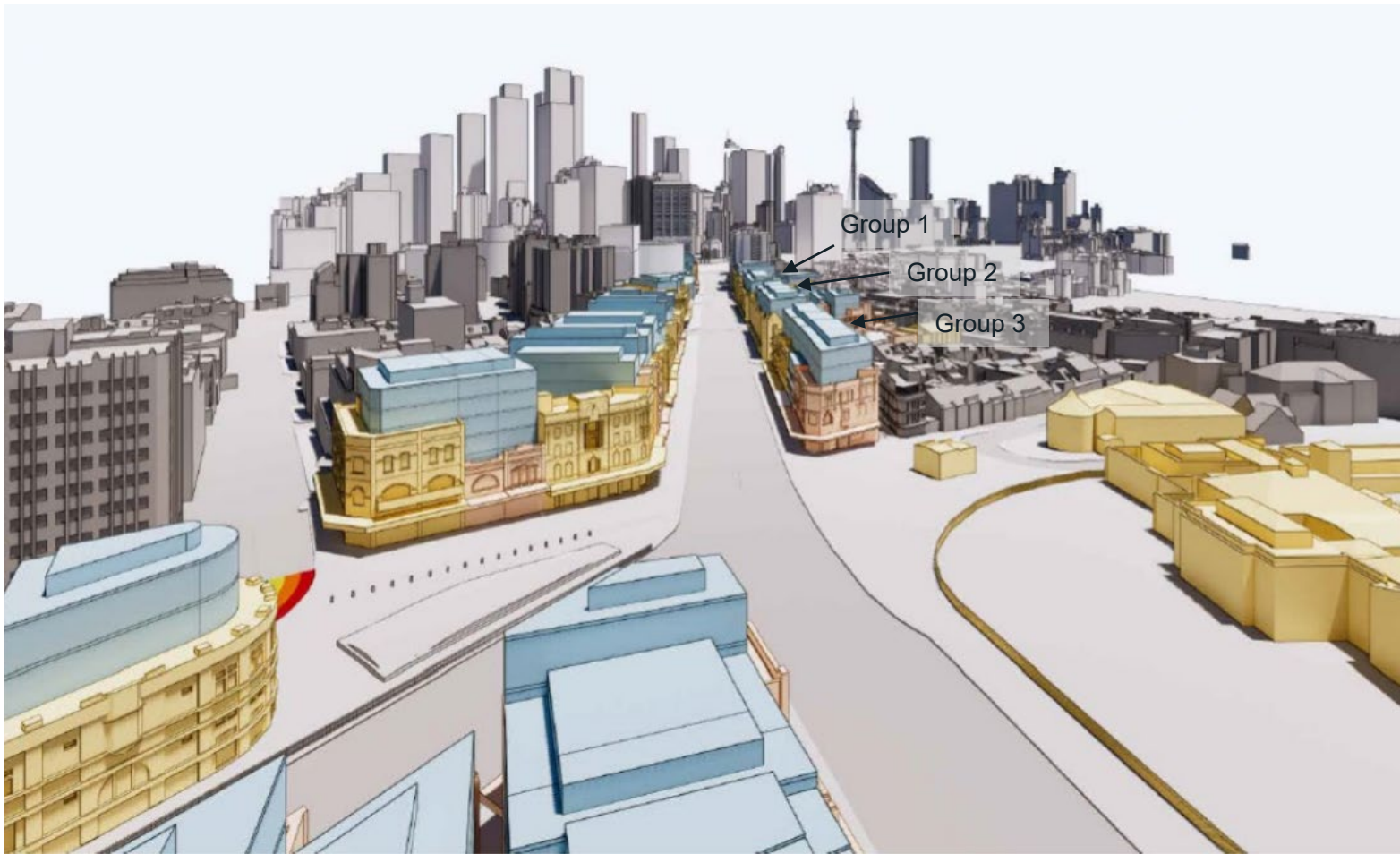
Oxford Street Planning Proposal

Oxford Street Cultural and Creative Precinct

- reviews planning controls applying to Oxford Street
- responds to high level of retail vacancy, noisy road environment, underused public spaces and impact of lockout laws and pandemic
- allows additional height where:
 - cultural and creative floor space is maintained and enhanced
 - heritage fabric is retained



Planning Proposal area



planning proposal - indicative massing between Taylor Square and the city

relationship with other DA's for the site

- application originally proposed 'preparatory early demolition works'
- application amended to ensure that it didn't rely on the approval of the 2020 DA's
- example – shopfronts are now proposed to be restored/replaced
- the subject DA stands alone and can be implemented regardless of whether the 2020 DA's are approved
- future fit out and use of each tenancy will be subject to separate DA's

heritage

- site within conservation area and buildings are heritage items
- buildings constructed c1911-1912 as part of Oxford Street road widening
 - Group 1 – 5 heritage items
 - Group 2 – 1 heritage item
 - Group 3 – 2 heritage items



Group 1 - 1982



Group 2 – 1920



heritage

- sites subject to heritage controls of the Sydney LEP and DCP
- a heritage committee is not required for this DA
- a heritage committee was formed for D/2020/1071 and D/2020/1072 in March 2021

heritage

Committee raised concerns with:

- the Conservation Management Plans
- considered that all building fabric of moderate, high or exceptional significance should be retained and conserved
- original/early shopfronts and building entrances should be retained and conserved and early shopfronts should be re-instated
- visible additions above the roof level not considered appropriate
- impact of any additions on structure, fire safety, access and service requirements requires thorough understanding, so that any addition does not impact significant fabric on the floors below

heritage

Committee continued:

- development should recognise that the buildings are individual and separate (both externally and internally)
- the applicant should consider a range of options for the redevelopment, including the option of maintaining the existing buildings
- a long term costed maintenance plan should be prepared
- the conservation and restoration of the heritage elements to be retained should be fully documented

heritage

- the scope of works and information submitted with the DA addresses the relevant concerns of heritage committee
- a high quality of heritage conservation is required, consistent with LEP, DCP controls – addressed in proposal and via conditions
- the proposal maintains the heritage significance of the buildings
- a number of conditions recommended to ensure detailed resolution

recommendation

approval subject to conditions