

Local Planning Panel

12 October 2022

Application details

360 Victoria Street, Darlinghurst

D/2021/1531

Applicant: Matthew Owen Pty Ltd

Owner: Trustees of St Vincent's Hospital Sydney

Architect/Designer: Boffa Roberston Group

Planning Consultant: Ethos Urban

Heritage Consultant: Weir Phillips Heritage and Planning

Proposal

- change of use of Green Park Hotel to a medical centre (mental health service)
- alterations and additions to accommodate mental health care spaces, webinar studio, offices, internal lift and storage space
- operating hours between 8.00am – 10.00pm, Monday to Sunday

Recommendation

approval subject to conditions



Notification

- exhibition period 20 January to 11 February 2022
- 174 owners and occupiers notified
- 29 submissions received

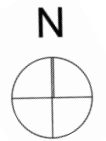
Submissions

- discontinuation of historic use/social and cultural significance
- physical heritage impacts
- unsuitable location
- hours of operation
- impact on character of locality
- impact on adjoining businesses
- existing presence of similar uses



-  subject site
-  submitters

Site





site viewed from Victoria Street



site viewed from Liverpool Street



ground floor main bar



ground floor - detailing



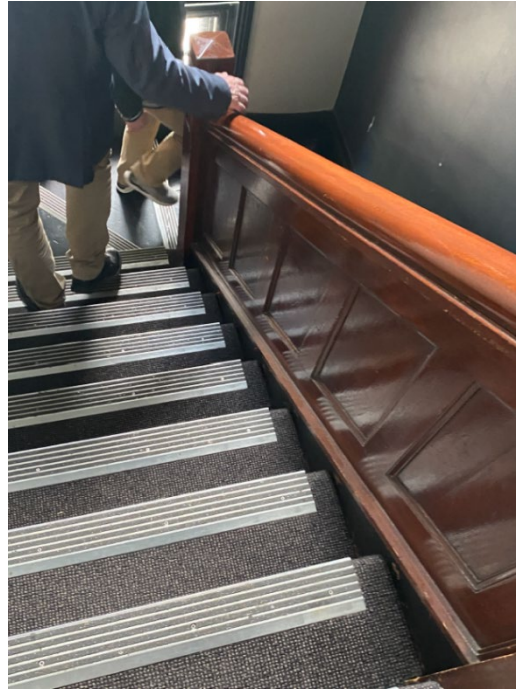
ground floor - facing bar



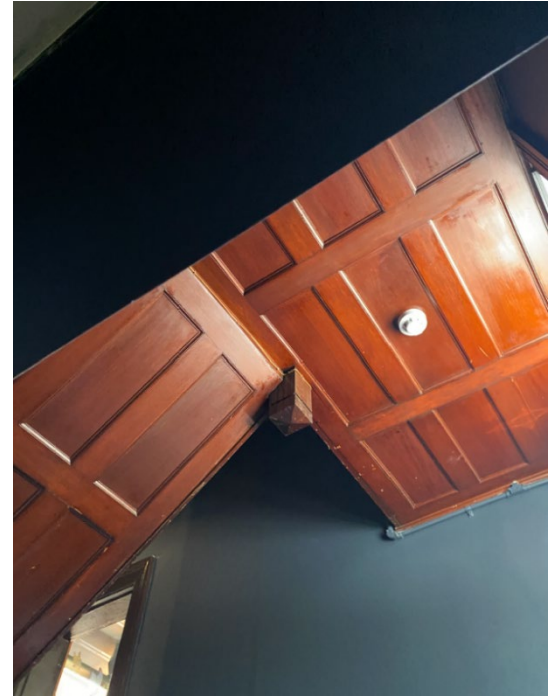
ground floor courtyard



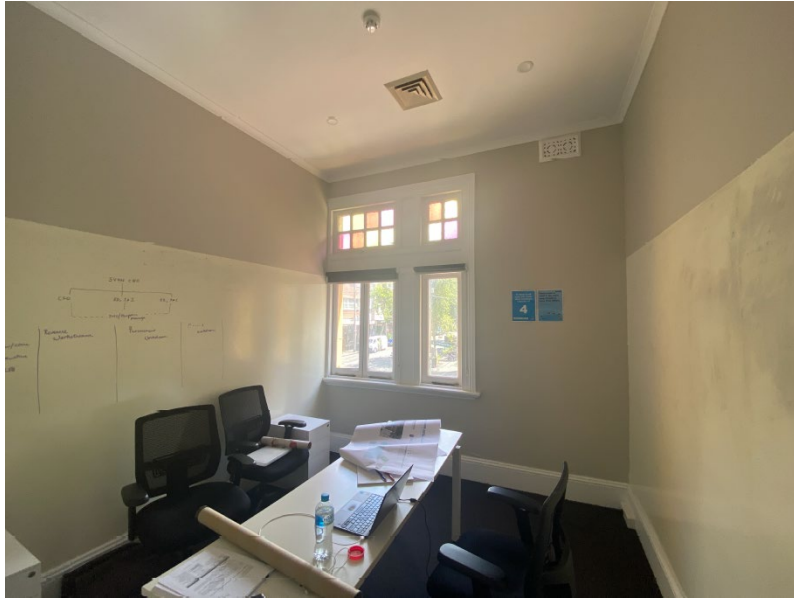
ground floor ceiling



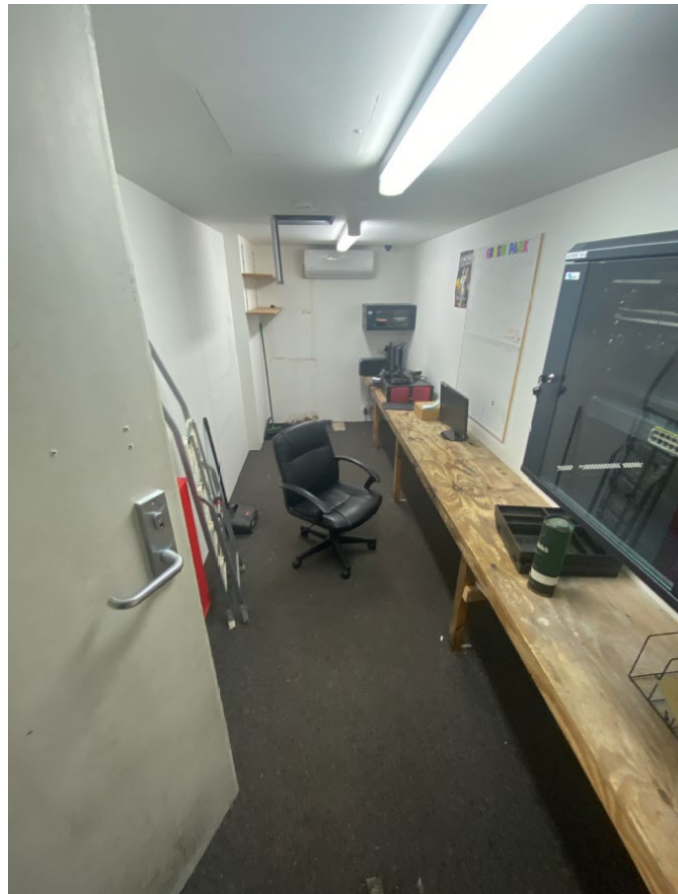
main stair



main stair underside panelling

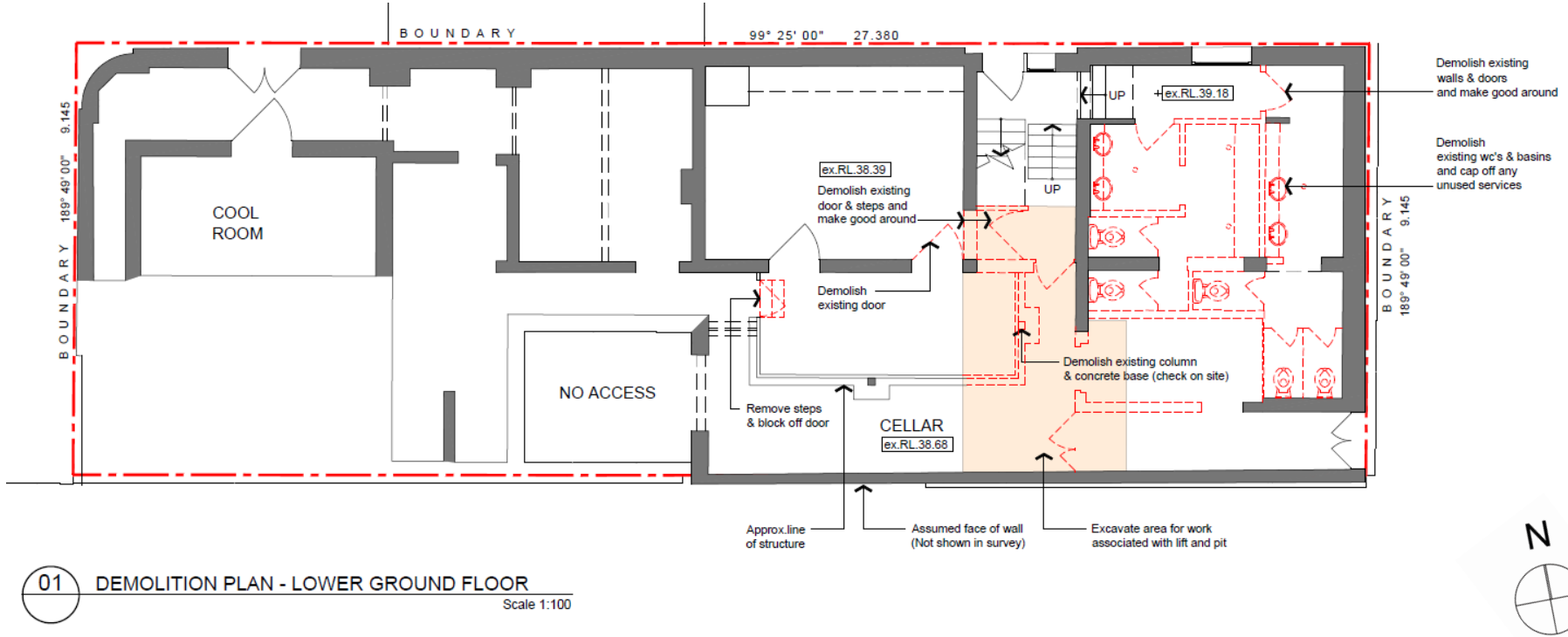


first floor office

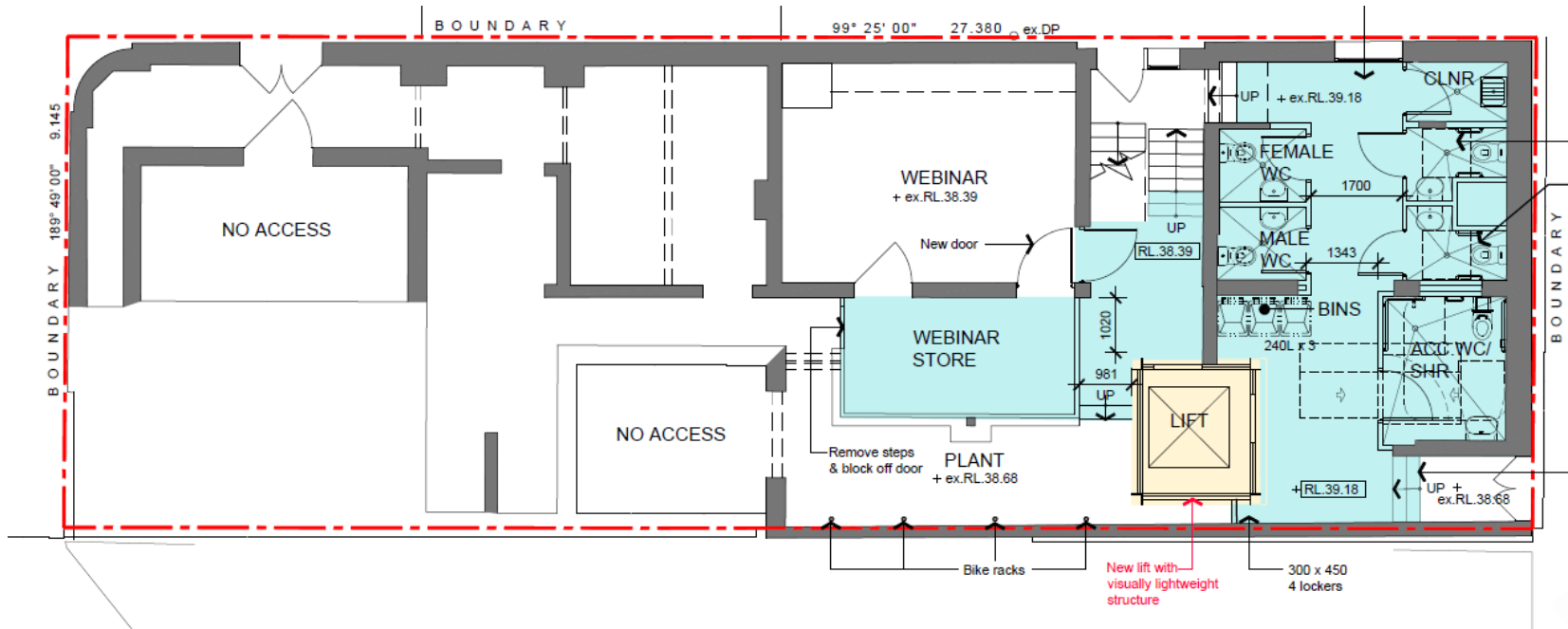


lower ground floor

Plans

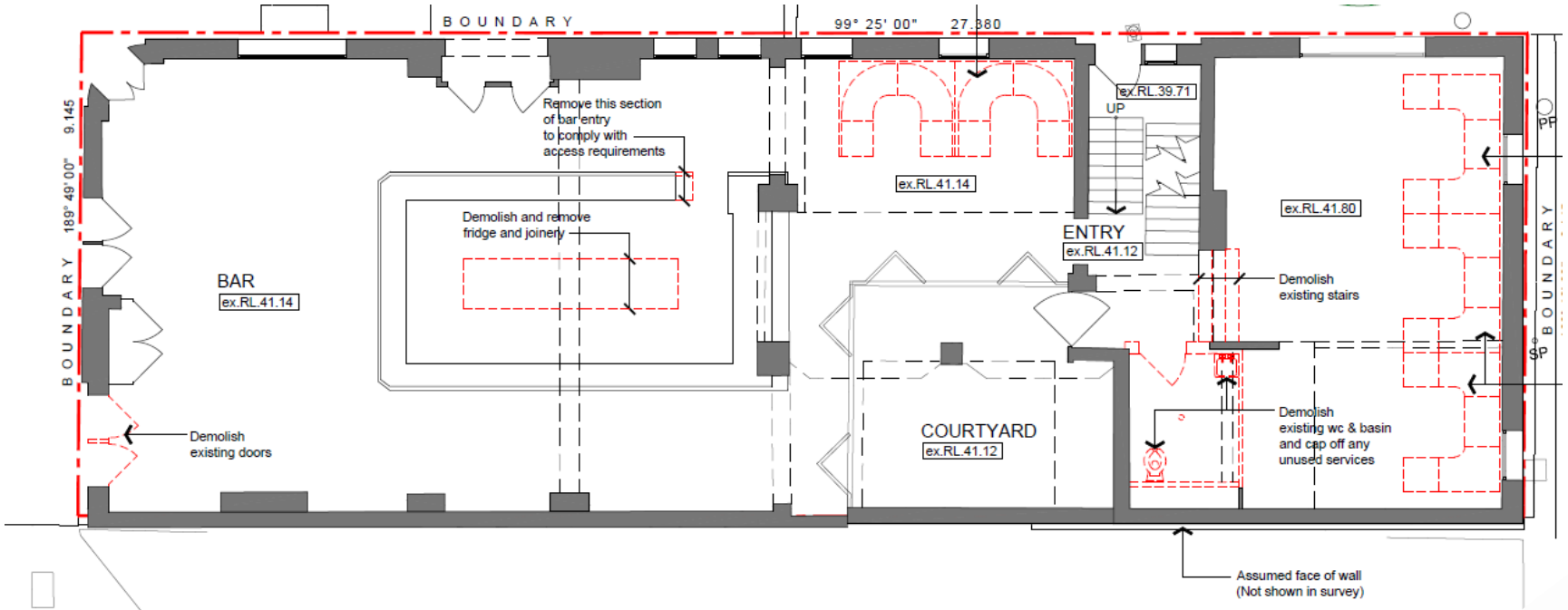


lower ground floor demolition plan



01 PROPOSED PLAN - LOWER GROUND FLOOR
Scale 1:100

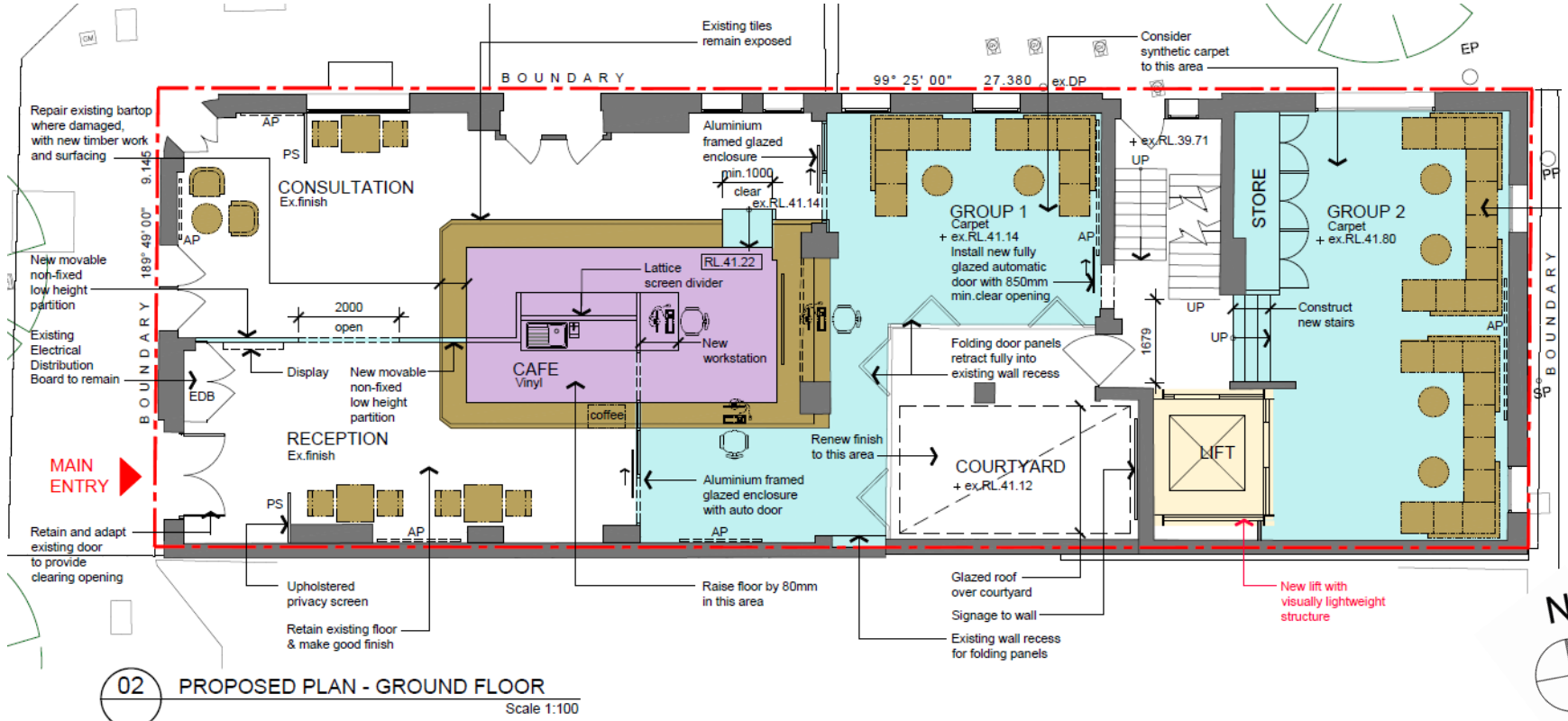
lower ground floor proposed plan



02 DEMOLITION PLAN - GROUND FLOOR
Scale 1:100

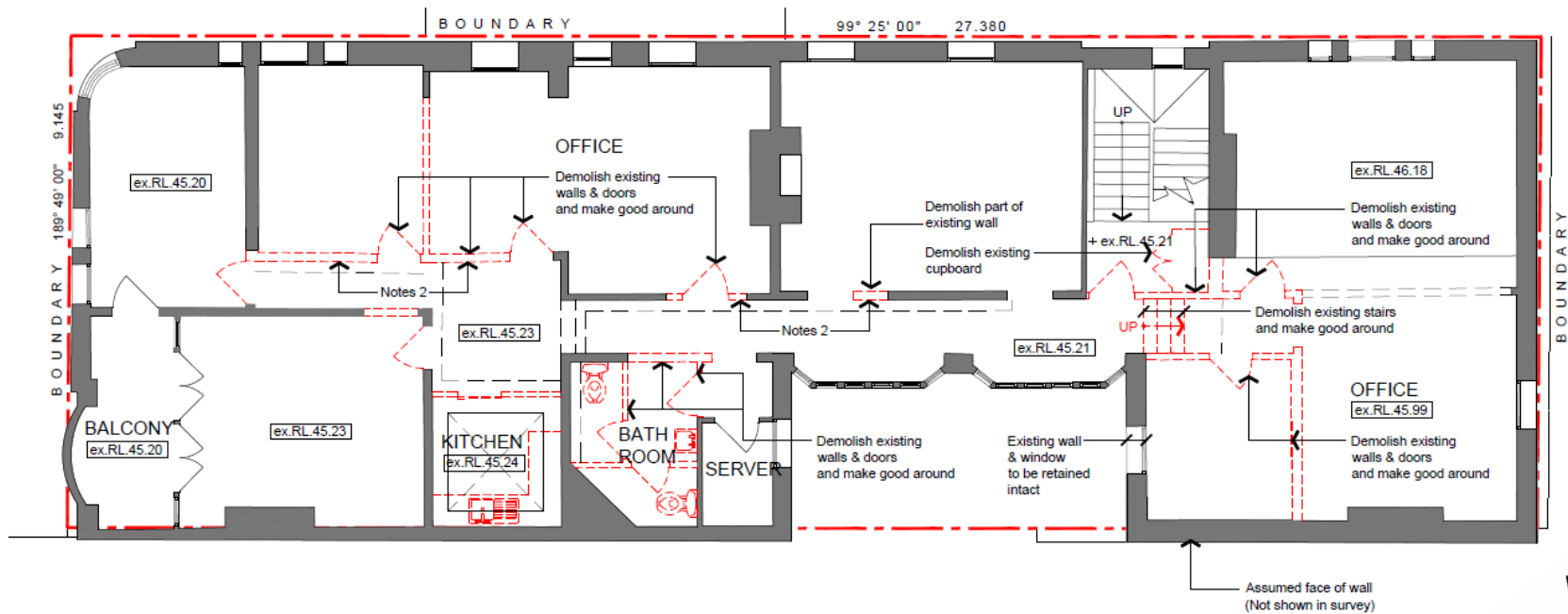


ground floor demolition plan



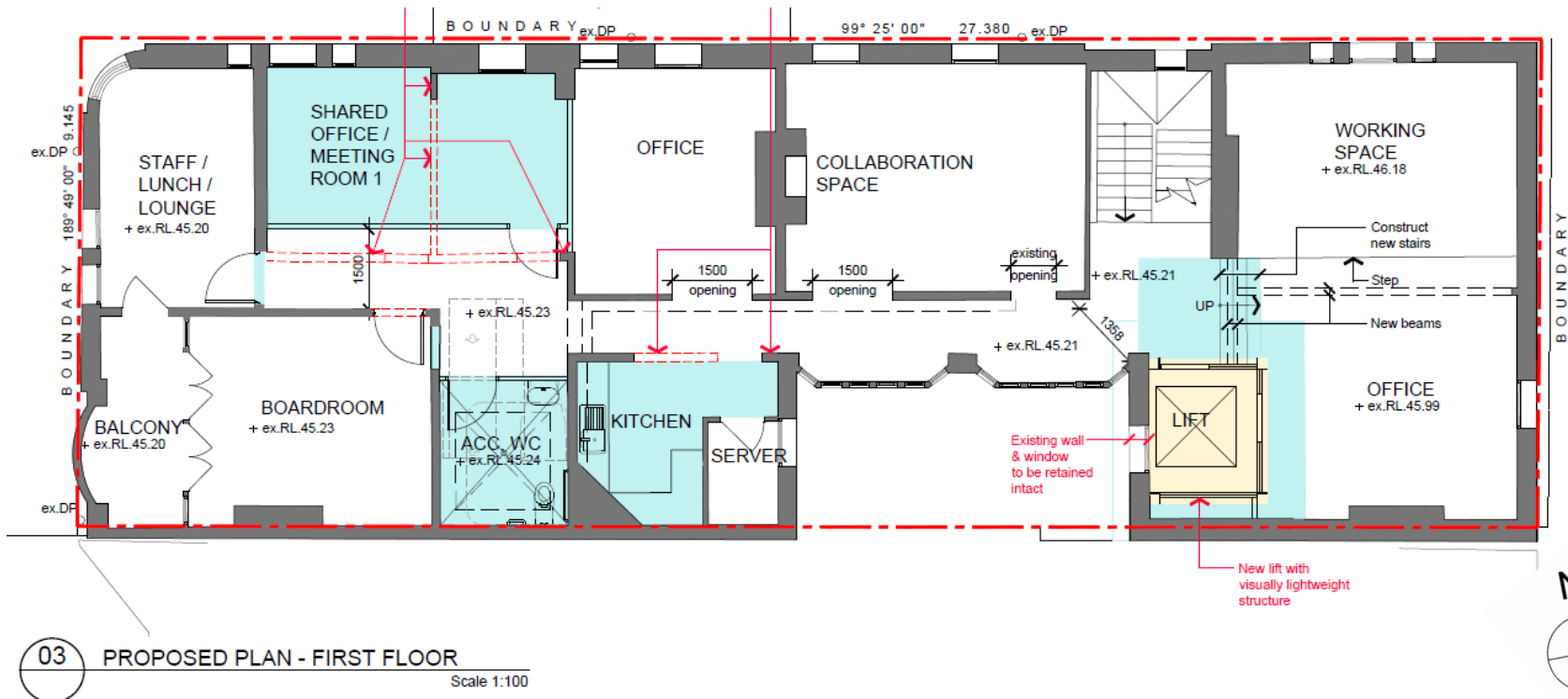
02 PROPOSED PLAN - GROUND FLOOR
Scale 1:100

ground floor proposed plan



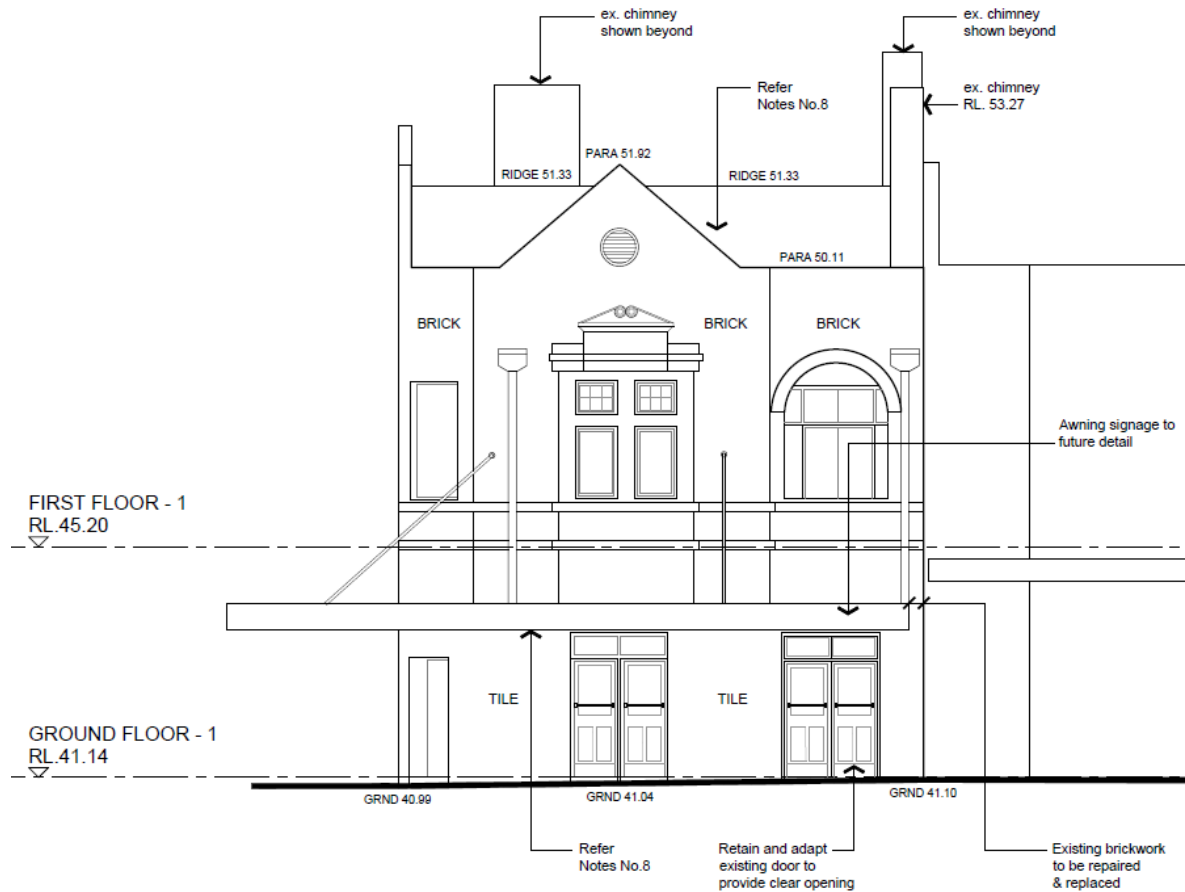
03 DEMOLITION PLAN - FIRST FLOOR
Scale 1:100

first floor demolition plan

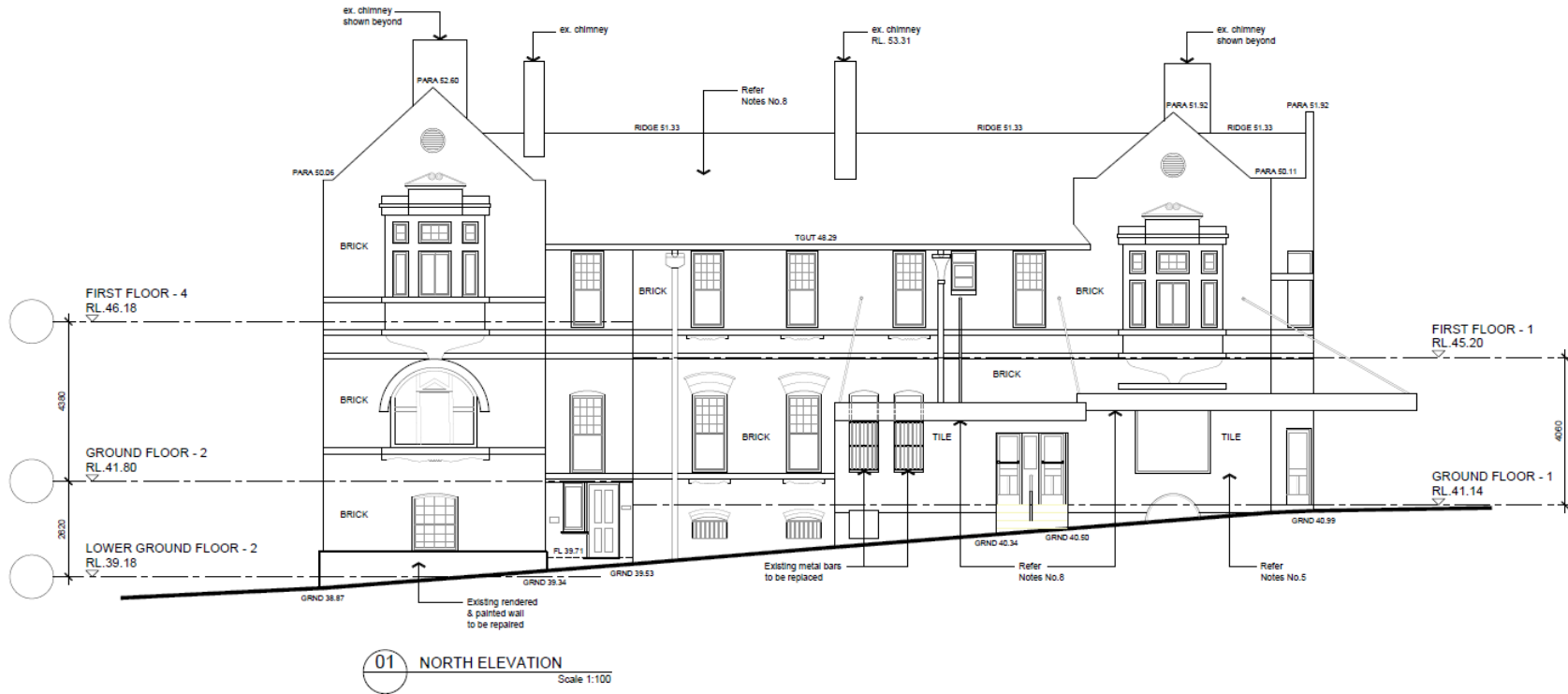


03 PROPOSED PLAN - FIRST FLOOR
Scale 1:100

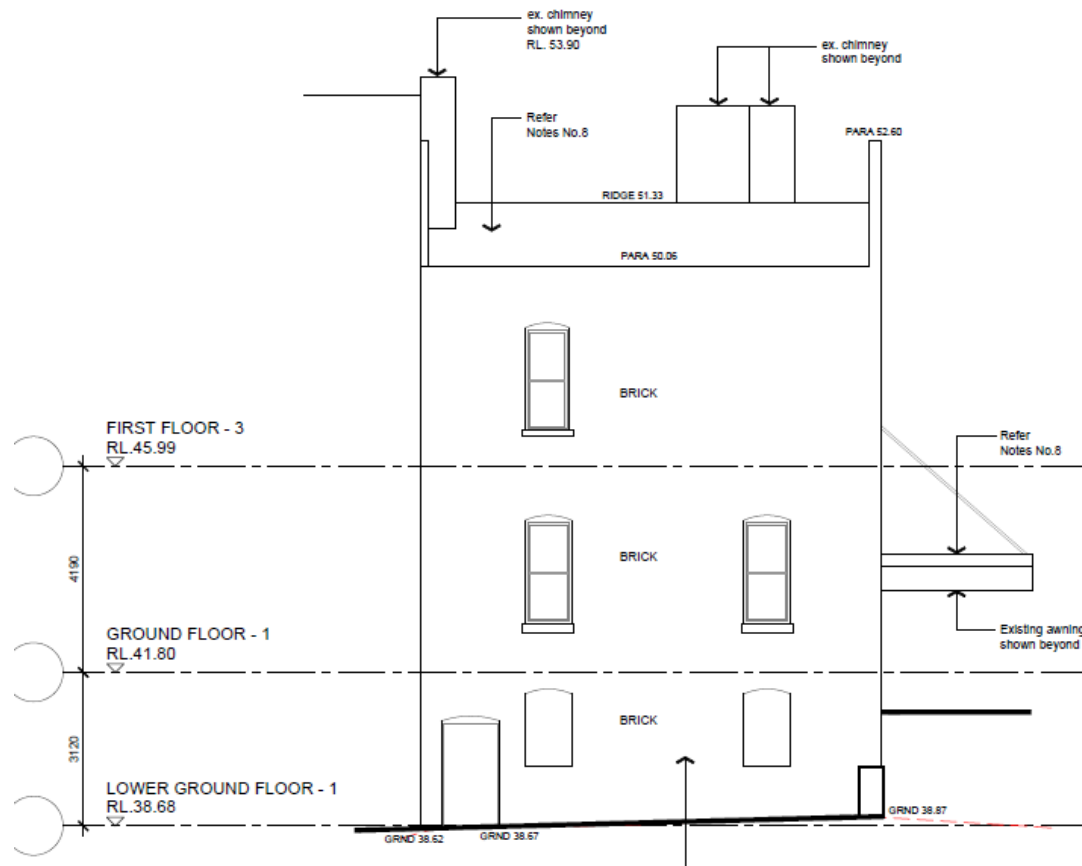
first floor proposed plan



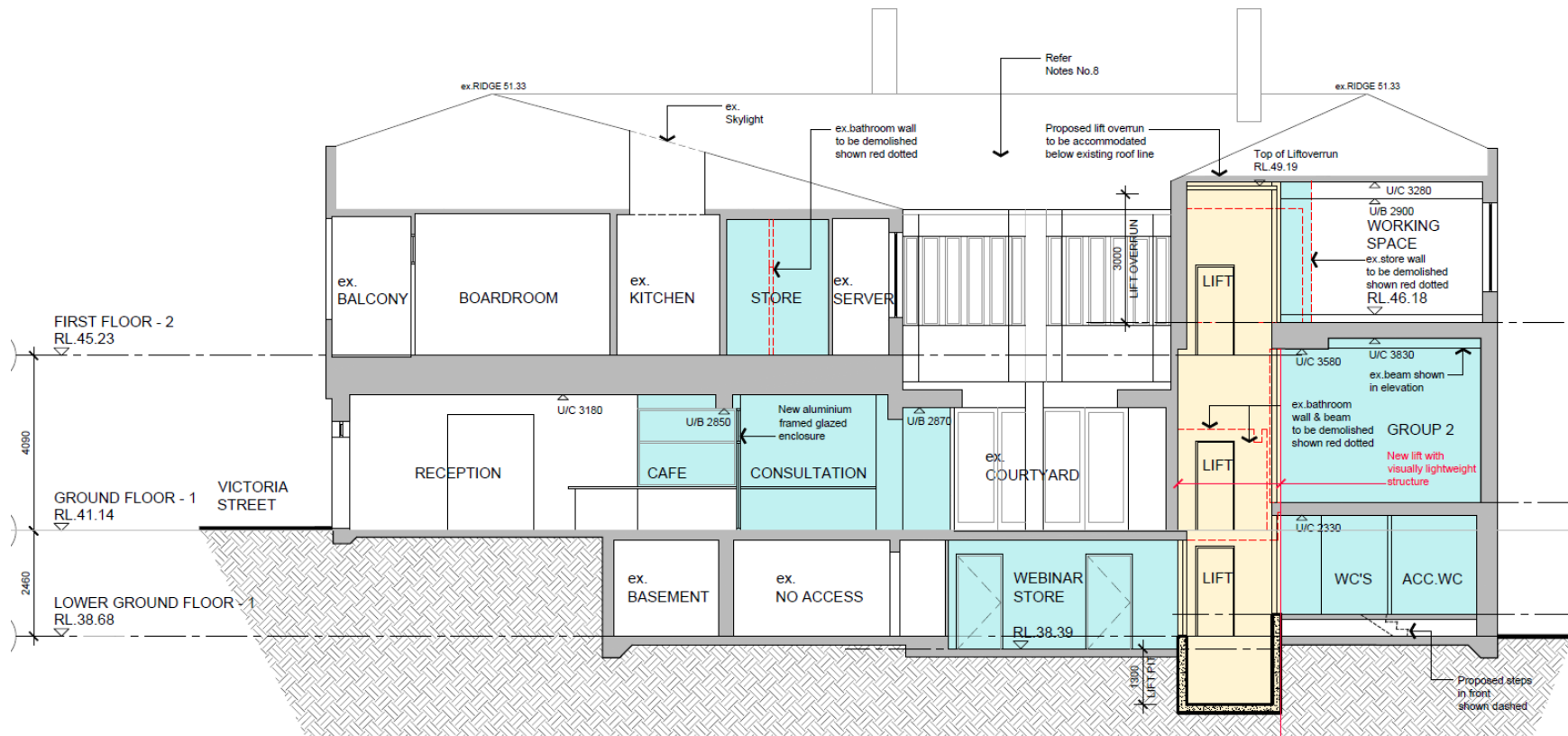
Victoria Street - east elevation



Liverpool Street - north elevation

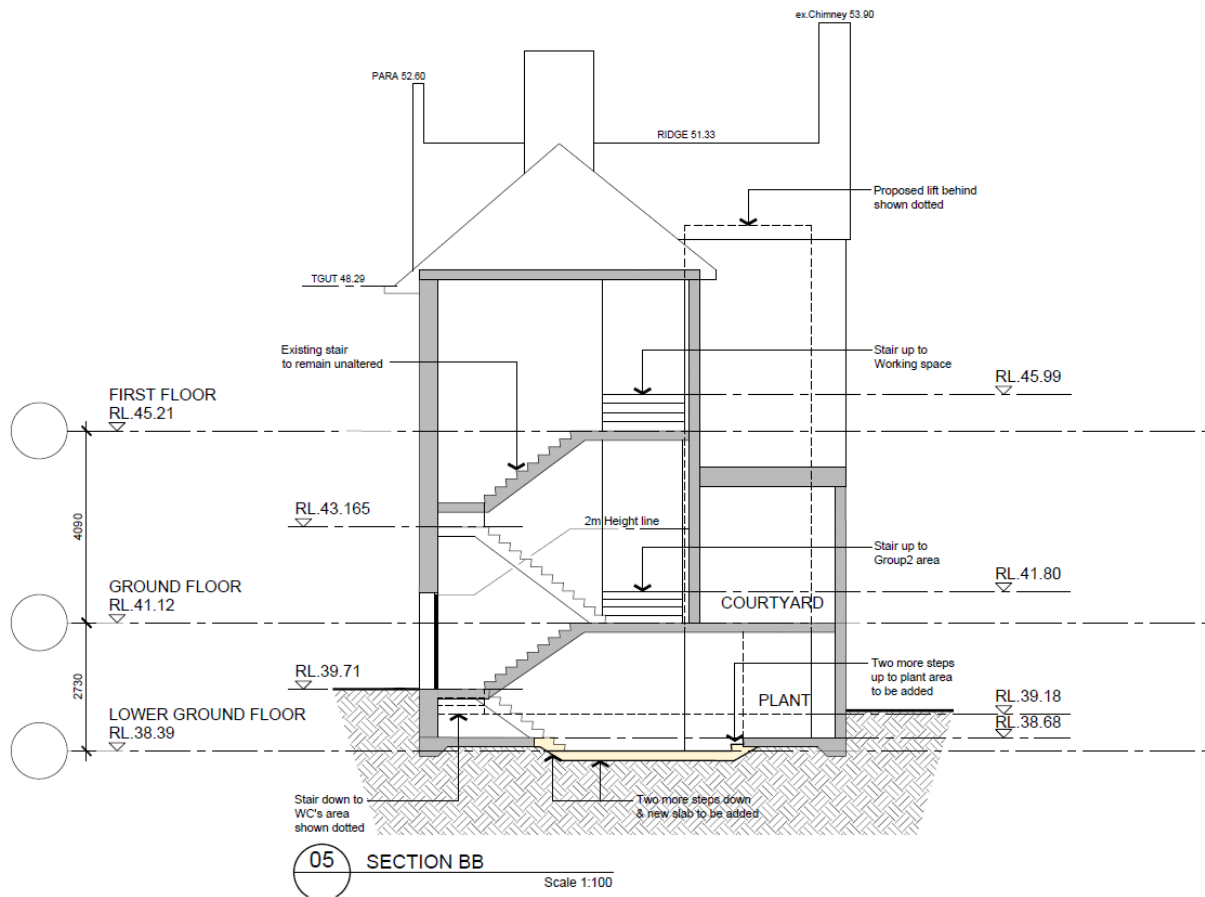


east elevation



04 SECTION AA
Scale 1:100

west-east section



north-south section

Compliance with key LEP standards

	control	proposed	compliance
zone	B4 Mixed Use	medical centre	permissible with consent
height	18m	10.8m (no change)	yes
floor space ratio	2:1	1.69:1	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	5 storeys	2-3 storeys (no change)	yes
transport and parking	1 bicycle space per 5 workers	4 bicycle spaces	yes

Hours of operation

	base hours	proposed hours	recommended hours
Monday to Sunday	7.00am – 2.00am the following day	8.00am – 10.00pm	8.00am – 10.00pm

Issues - Heritage

- site is a local heritage item
- social and cultural value tied to building through historic use as a pub
- social and cultural significance associated with LGBTQI+ community

Heritage

change of use supported as follows:

- proposed use is permissible within the B4 Mixed Use zone
- controls not able to retain pub use – proposed is an appropriate adaptive re-use
- retention of significant internal fabric and sympathetic / reversible alterations allow for potential future reinstatement of historic pub use
- physical works will have minimal impact to extant significant fabric, elements and spaces

Heritage

- mental health service use enables continuation of a community focused use for the site
- use will extend social presence of St Vincent's Hospital for the community
- conditions are recommended to safeguard heritage significance of site

Recommendation

- approval subject to conditions