

Attachment C

Design Advisory Panel Advice Sheet

Project	191-195, 197-199, 201 Oxford Street, Sydney
Review Date	1 September 2022
Panel Present	Ken Maher (Chair) Peter Mould Richard Johnson Kerry Clare James Weirick Che Wall
COI Declaration	Rachel Neeson of Neeson Murcutt + Neille was not present for this item
Owner	Save the Robots Trust
Architect	Neeson Murcutt + Neille
Planner	Mersonn Pty Ltd
Council Officer	Bryan Li
Advice	<p>The Panel was presented with a development application for the subject site. The Panel noted and recommended the following:</p> <ul style="list-style-type: none"> • The proposal responds to draft Oxford Street precinct controls that are not yet on force. The proposal's form and architecture were identified as key issues. • The Panel does not support the proposal in its current form. It felt that it is the wrong site for an understated proposal. Any proposal on the site should be less mute, more engaged with street and hold the corner at Taylor Square. There is too much bulk located just behind the corner site, creating an uncomfortable void above the corner building. • Definition of Taylor Square is important. • The roof top addition's blank wall to Taylor Square is an inappropriate architectural gesture for the site. • The majority view of the Panel was that the proposal requires a redesign to include increased massing on the corner of Oxford and Flinders streets; a two-storey addition on the corner lot with reduced street setbacks, and if retained, the billboard integrated into the architecture. • It was felt that integrating the billboard into the architecture was better than setting back the rooftop addition. • Lots beyond the corner lot should then transition back to the 3m setback per the draft controls. • Masonry facade elements of the upper floors should be brought down to ground. • Expression of the Gallery on the first floor could become part of the building's engagement with the street, however it needs to work with the façade's heritage fabric. • More perspectives of the proposal in the context of Taylor Square would be helpful. • The proposed land use is good.