

Local Planning Panel

12 June 2024

Application details

256 Crown Street, Darlinghurst

D/2023/265

Applicant: Kristy Hodgkinson – Hamptons Property Services Pty Ltd

Owner: 256 Crown Street Pty Ltd

Architect/Designer/Consultants: Tonkin Zulaikha Greer

Proposal

alterations and additions and change of use to private members club Soho House comprising:

- partial demolition of existing building and excavation
- two storey addition with level 3 terrace, rooftop terrace and pool
- food and drink premises and entertainment facility – up to 939 patrons
- internal hours of operation - 7am to 12am (midnight) Monday to Saturday
- external hours of operation – 7am to 10pm Monday to Saturday

Recommendation

approval, subject to recommended conditions

Proposal



proposed perspective – Crown Street looking east



proposed perspective – corner of Oxford Street and Crown Street looking north-east

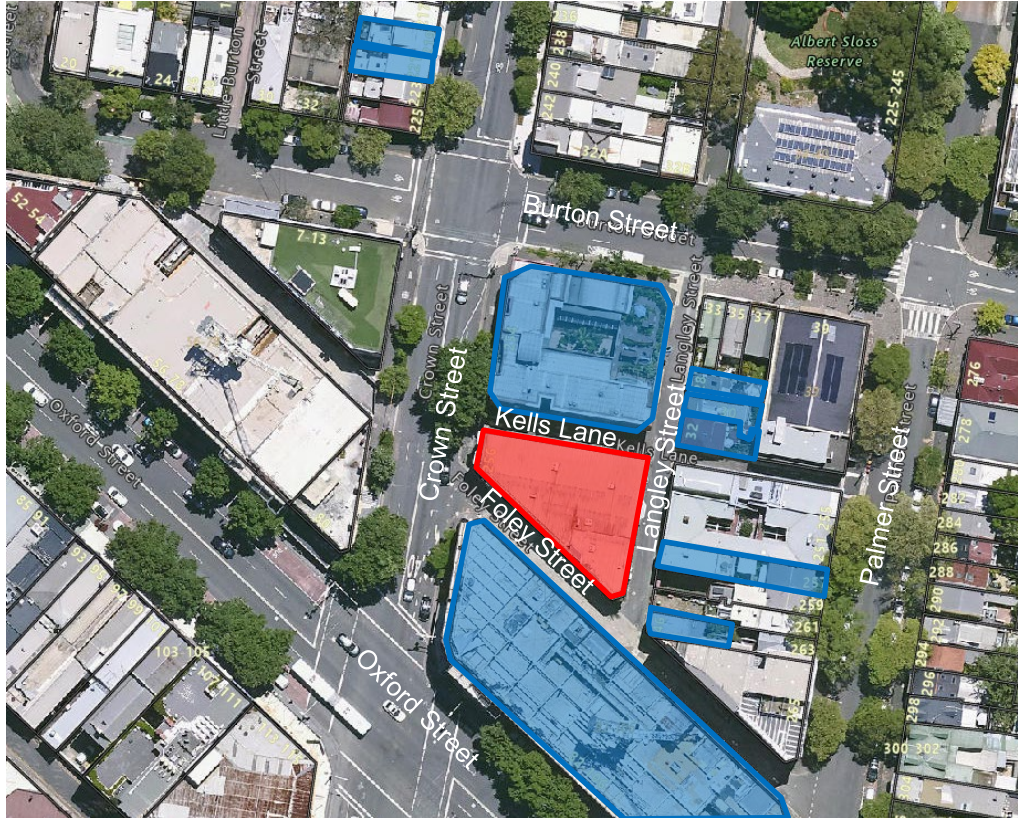
Notification



- exhibition period 19 April 2023 to 18 May 2023
- 576 owners and occupiers notified
- 10 submissions received (7 in objection and 3 in support)

Submissions

- noise impacts
- visual privacy
- disorderly behaviour of patrons
- waste management and servicing
- height, setbacks and views
- traffic and construction impacts
- inconsistencies in documents
- vermin during demolition and excavation

Submissions



-  subject site
-  submitters

location of one
submitter in
support
unknown

Site





site viewed from Crown Street looking east



site viewed from corner of Langley Street and Foley Street looking north-west



site viewed from Kells Lane looking south-east



view towards the site from Foley Street



internal view west from second level



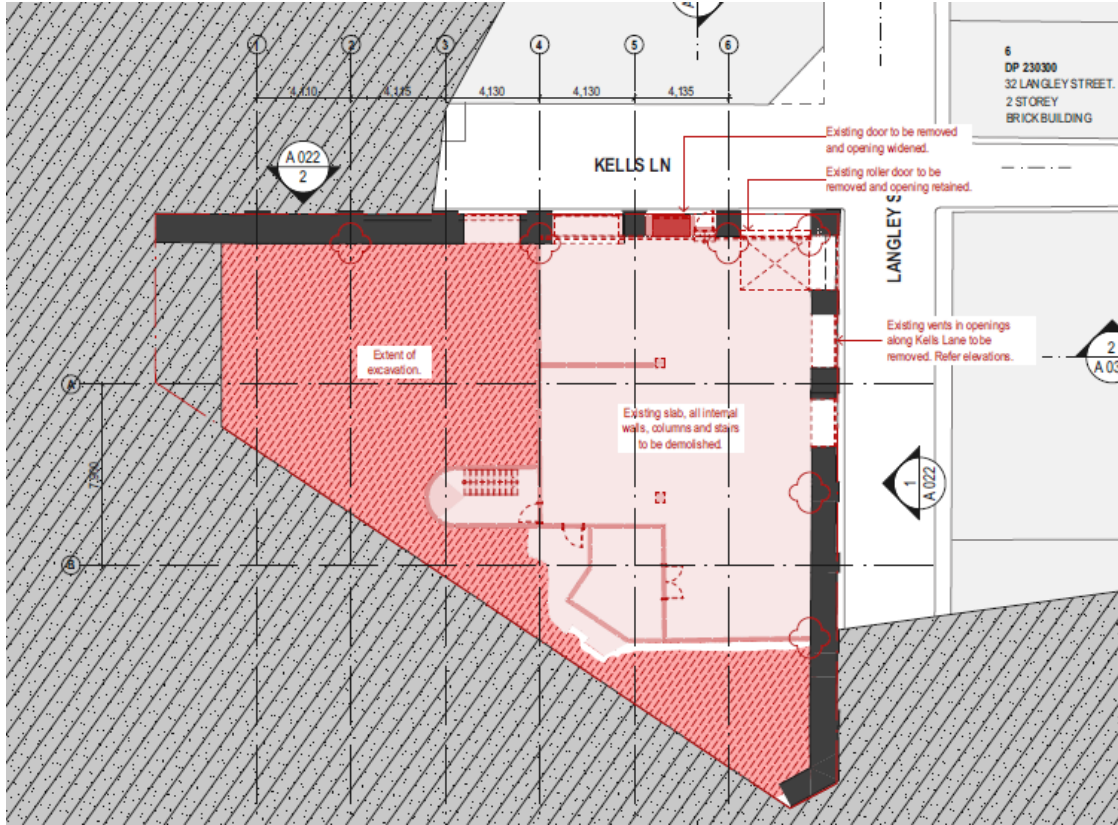
view towards neighbouring building at 82-106 Oxford Street to the south



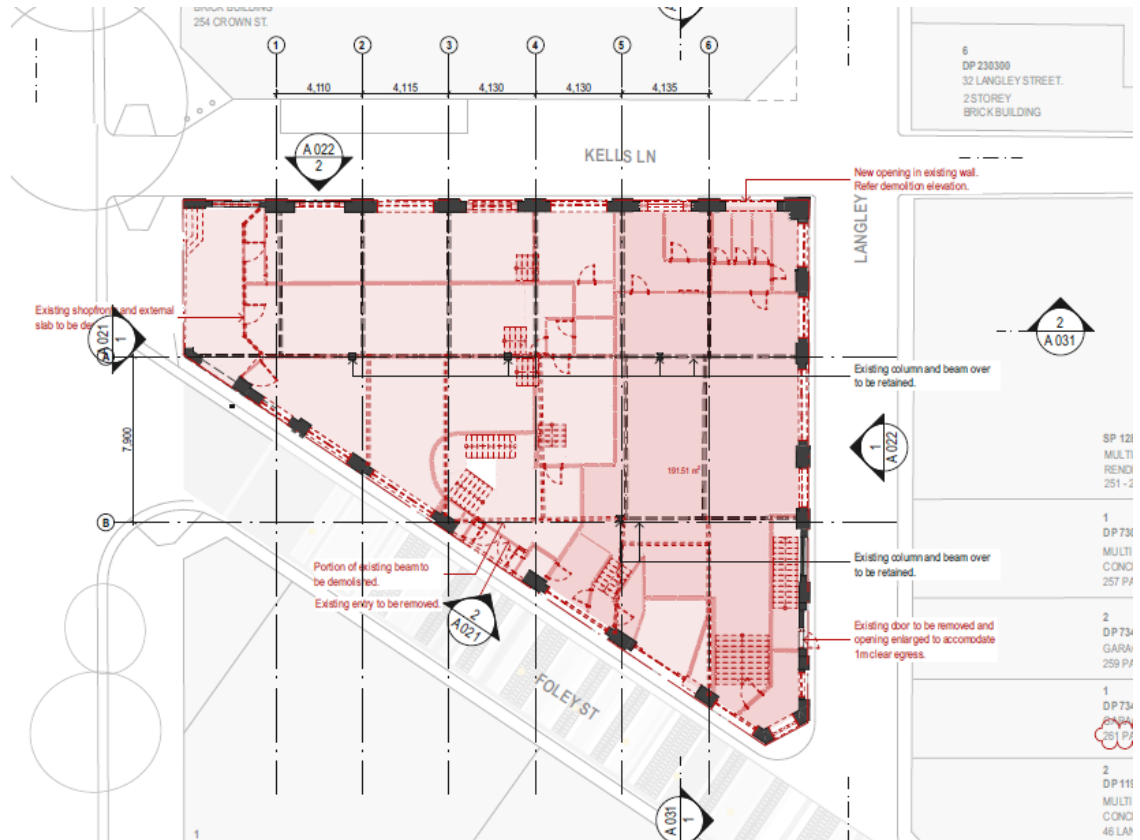
view east from Crown Street towards neighbouring building to the north at 254 Crown Street



view south along Langley Street

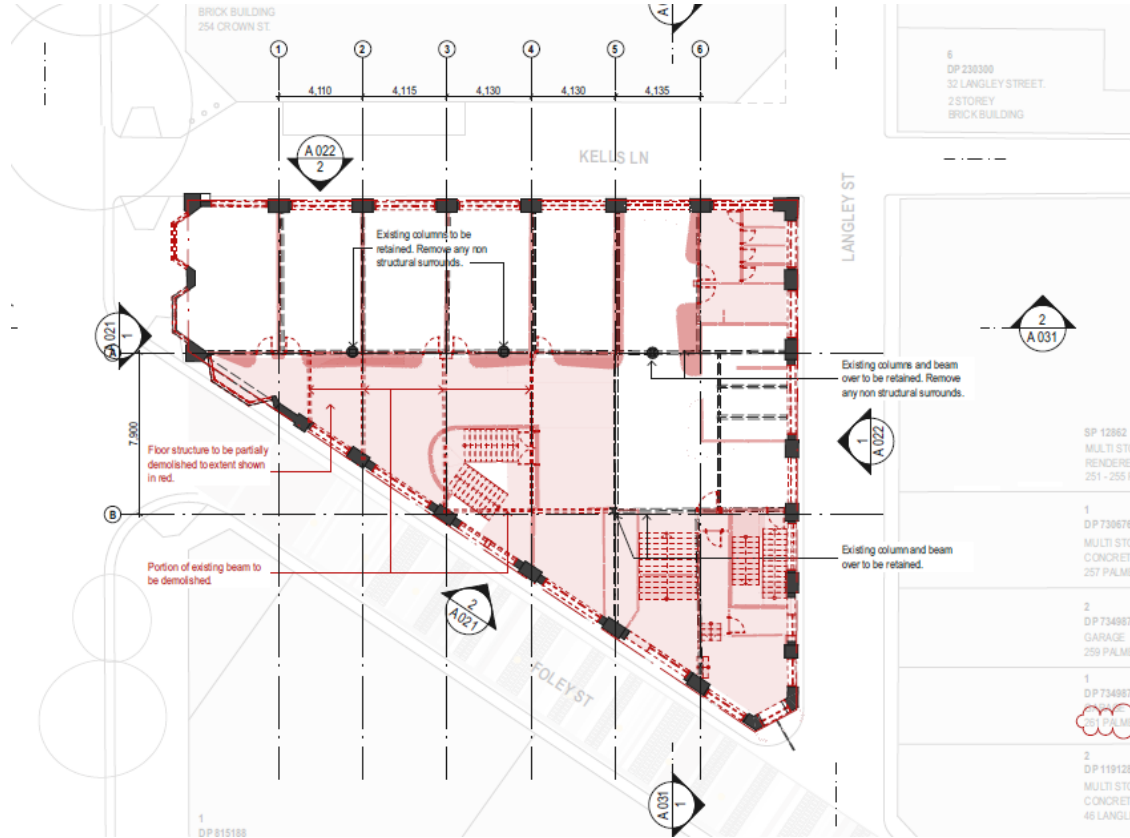


basement - demolition/ excavation

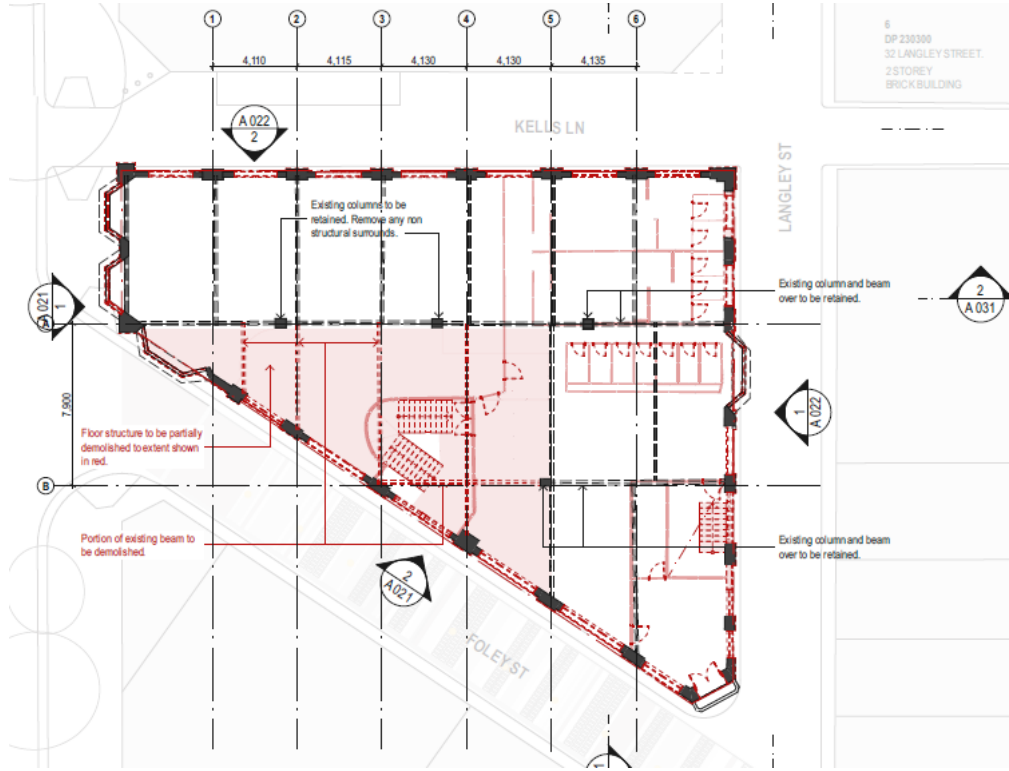


6
DP 230300
32 LANGLEY STREET.
2 STOREY
BRICK BUILDING

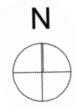
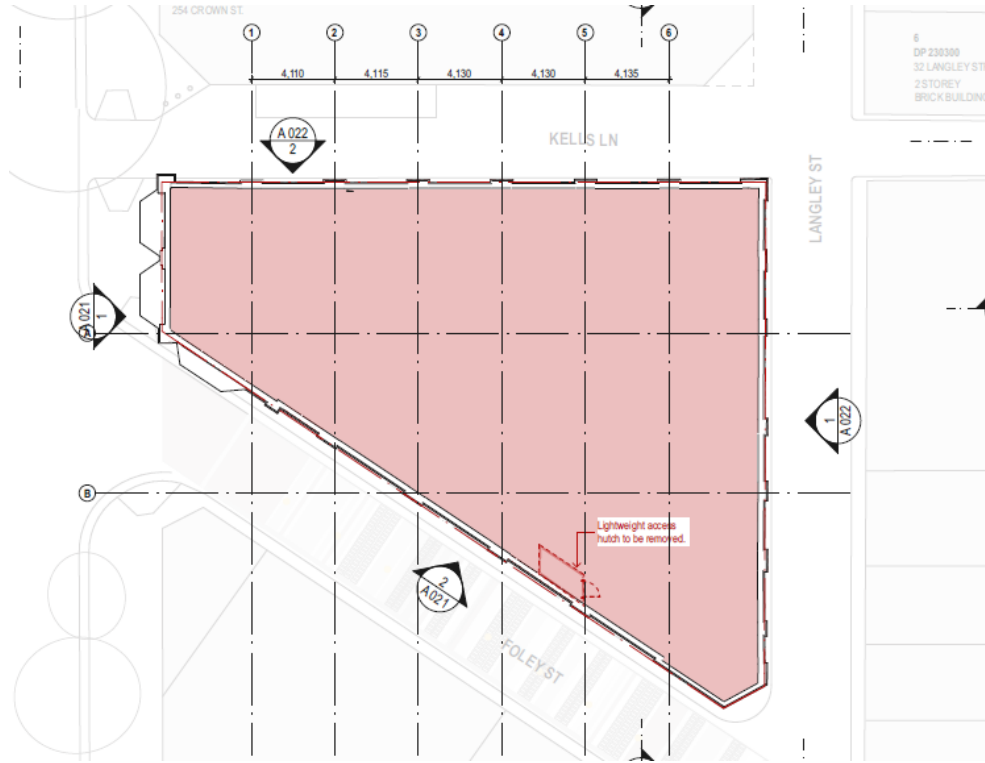
ground floor - demolition



first floor - demolition



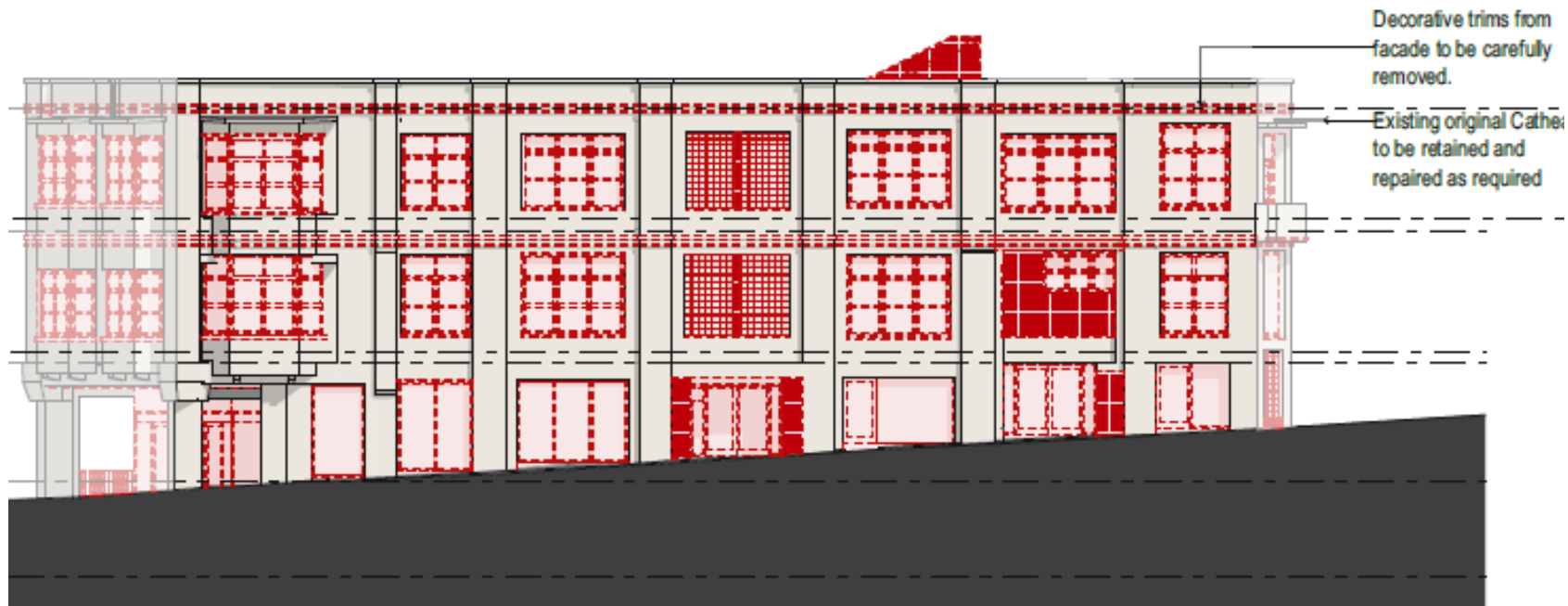
second floor - demolition



roof - demolition



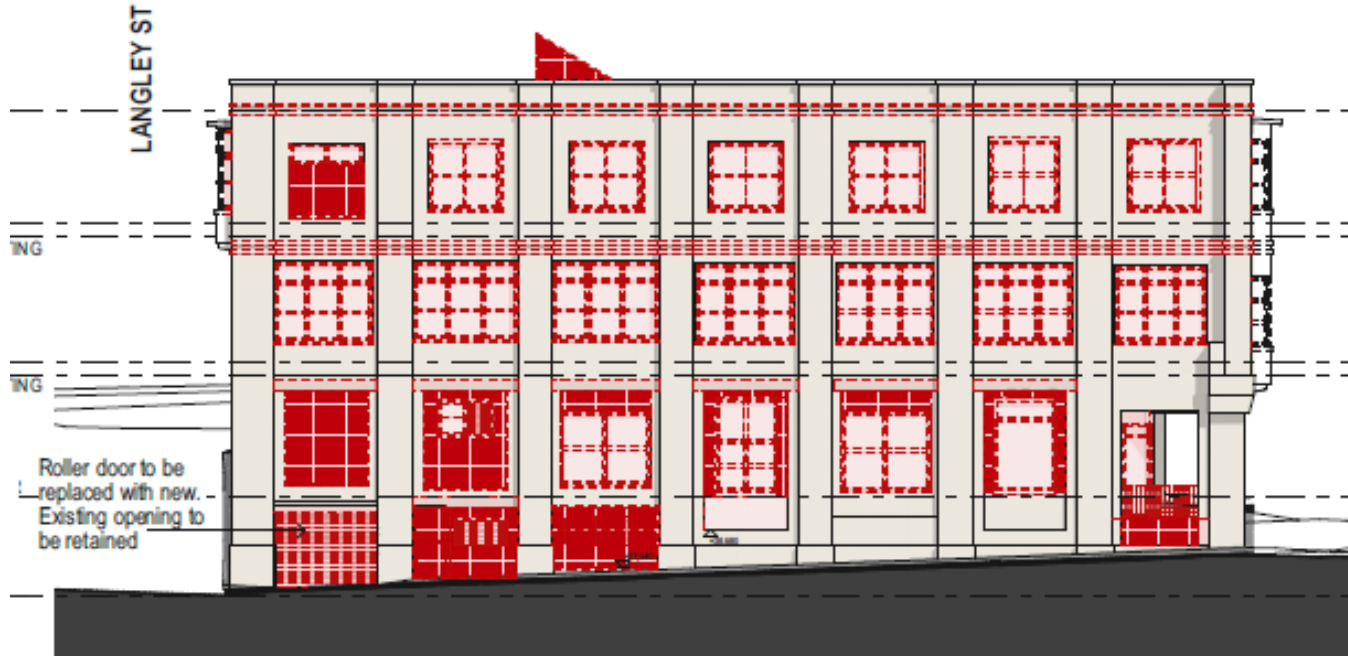
Crown Street elevation - demolition



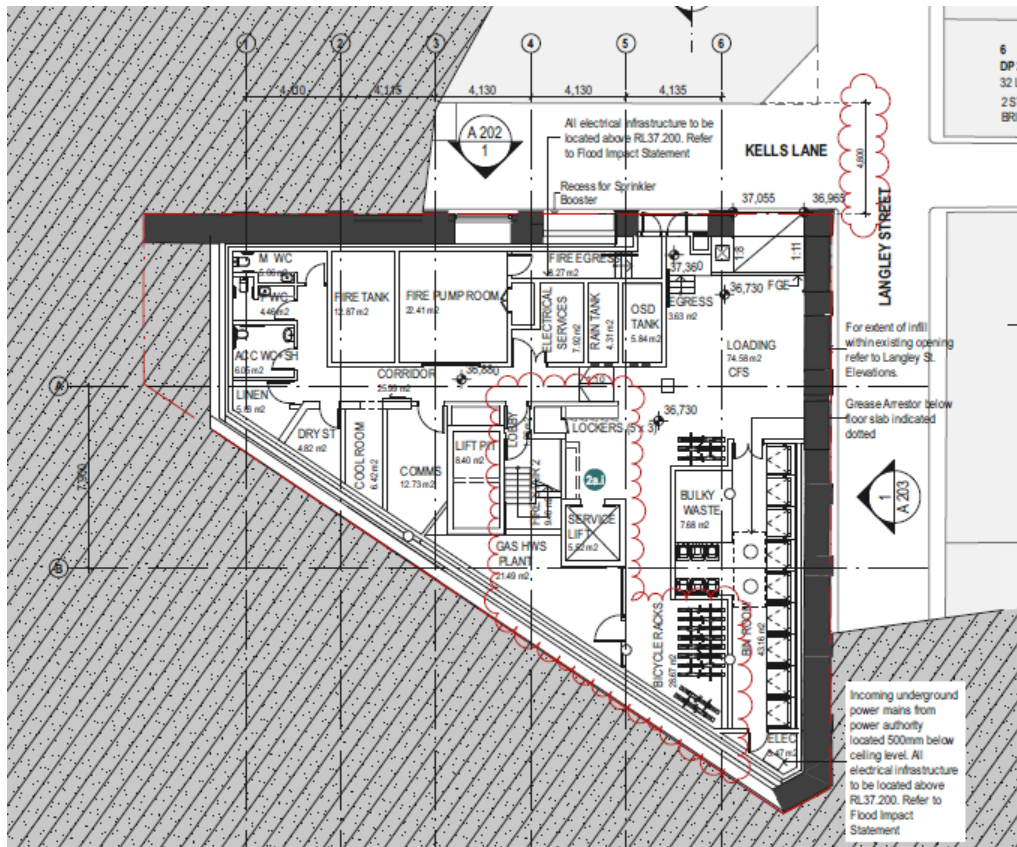
Foley Street elevation - demolition



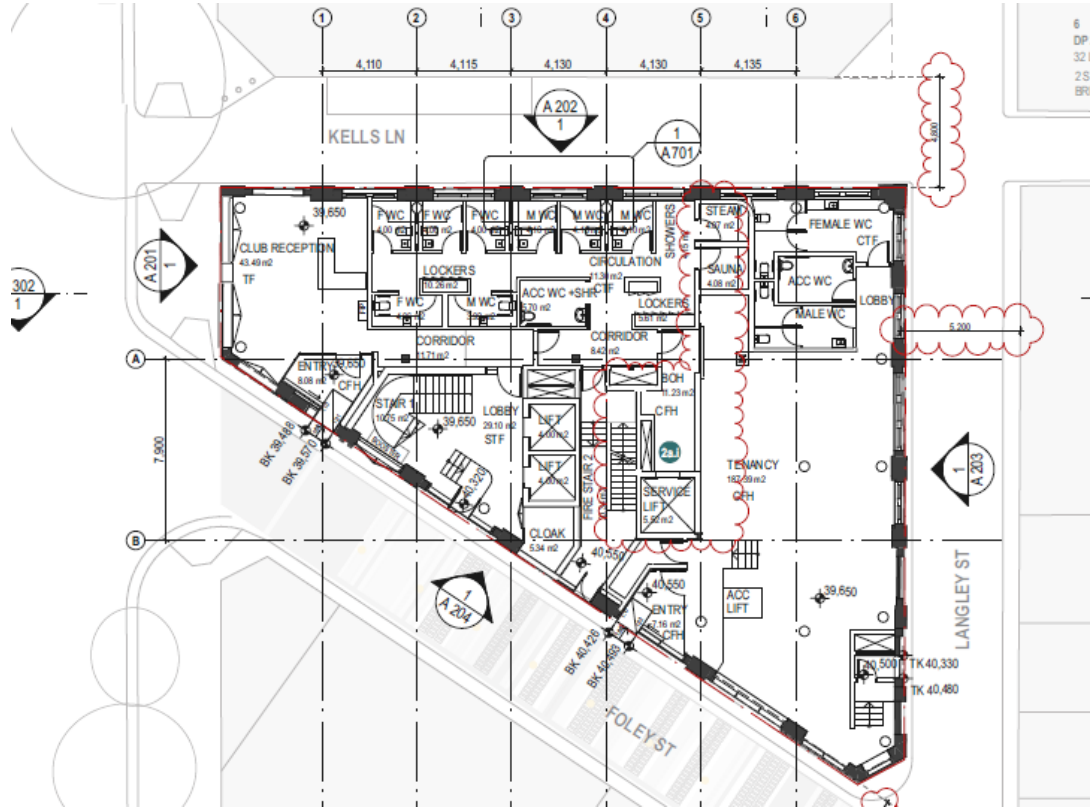
Langley Street elevation - demolition



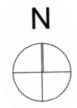
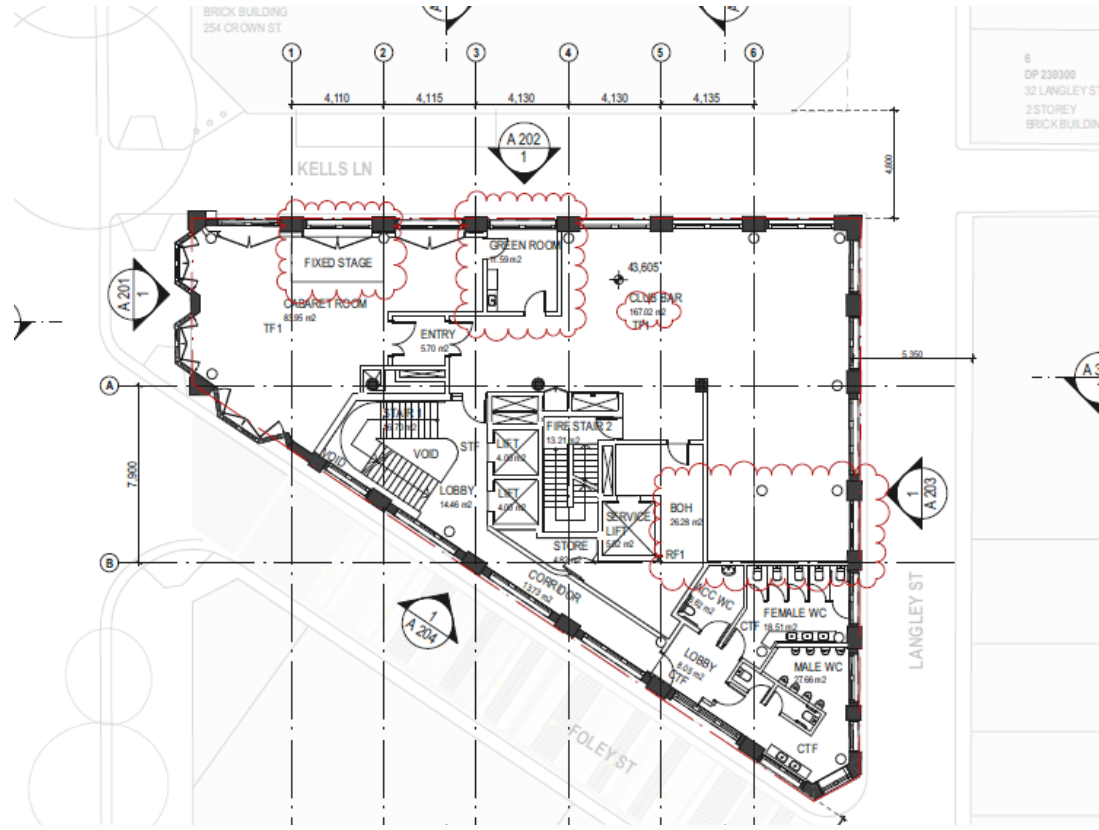
Kells Lane elevation - demolition



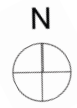
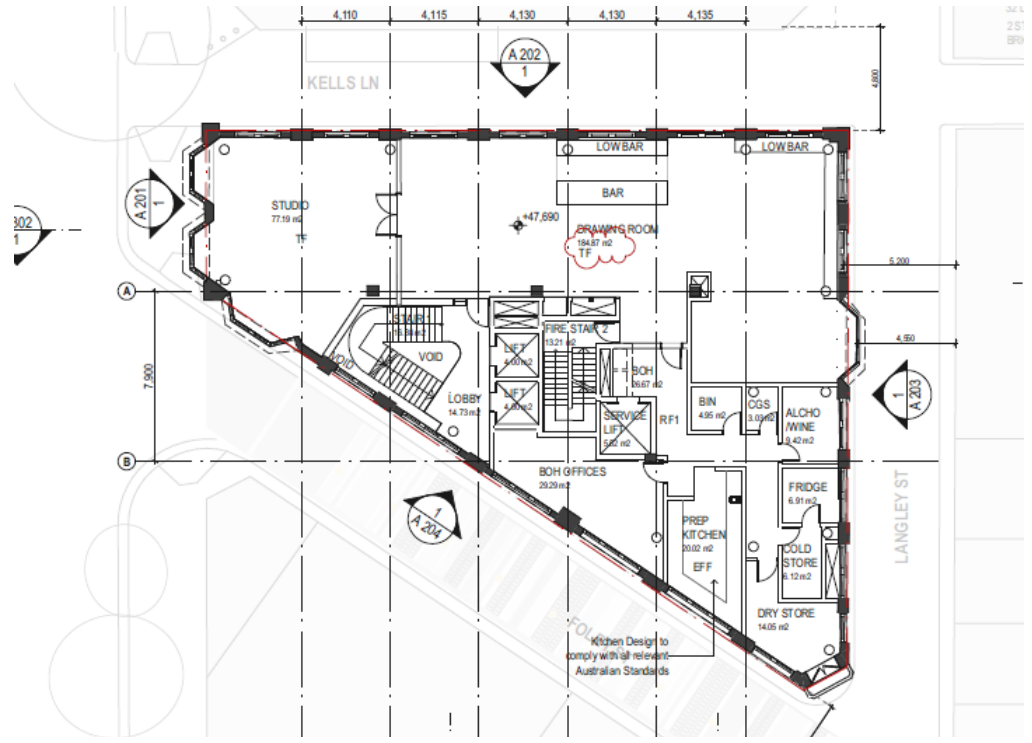
proposed basement



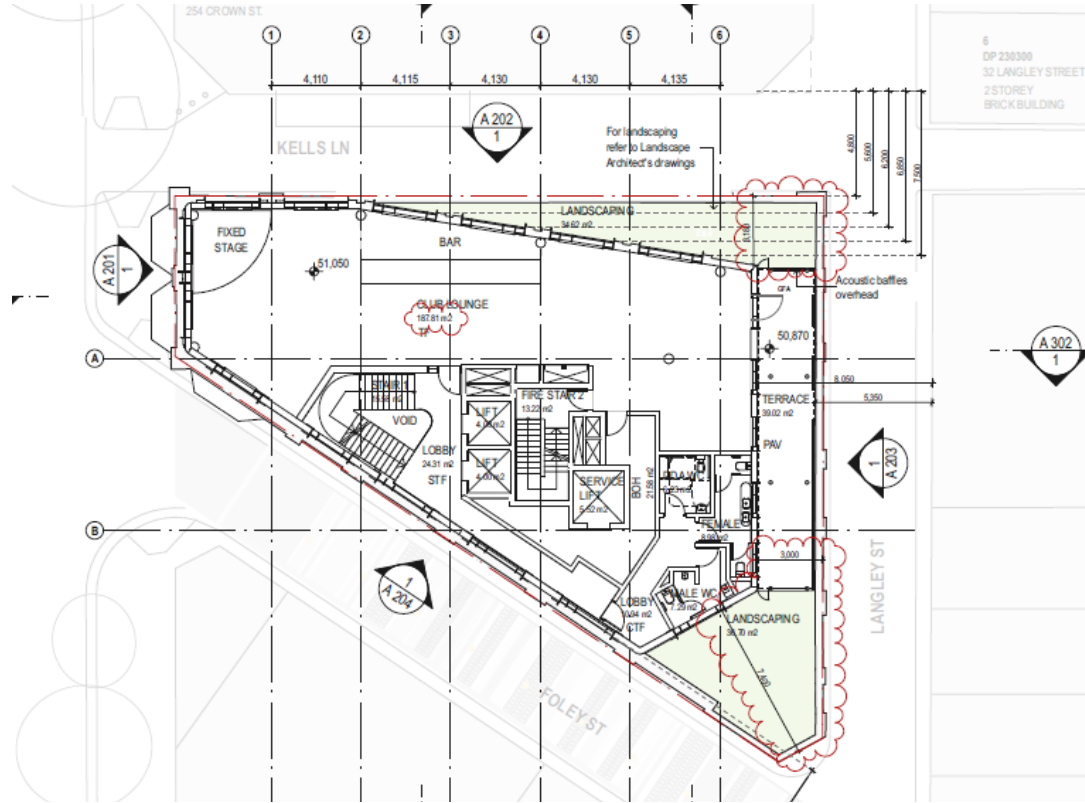
proposed ground floor



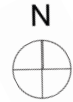
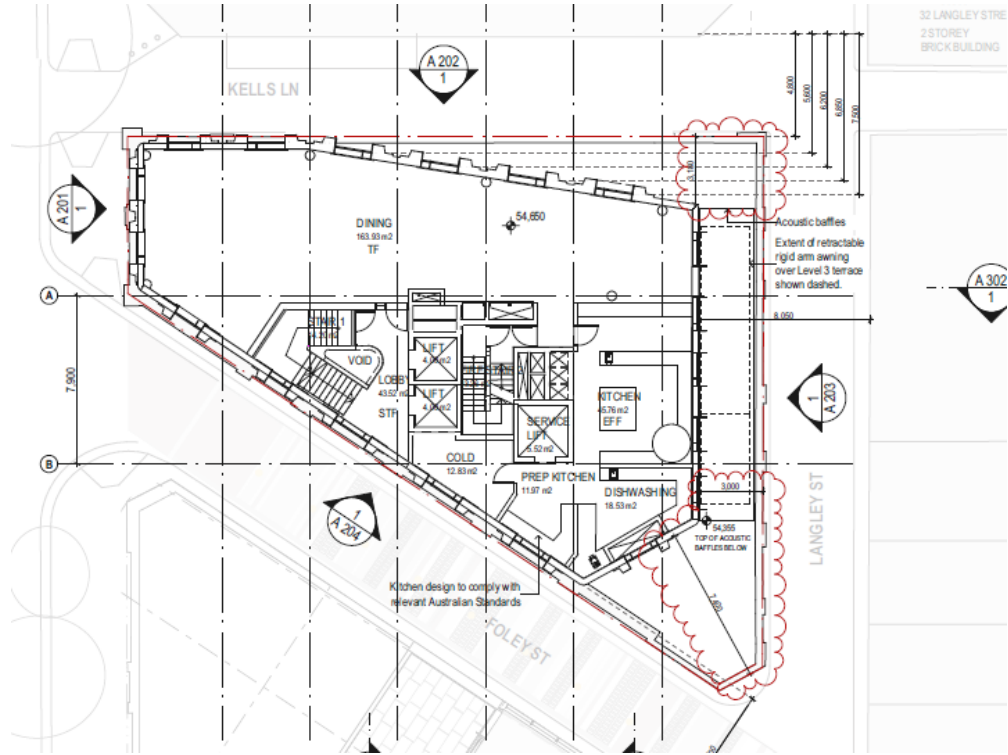
proposed level 1



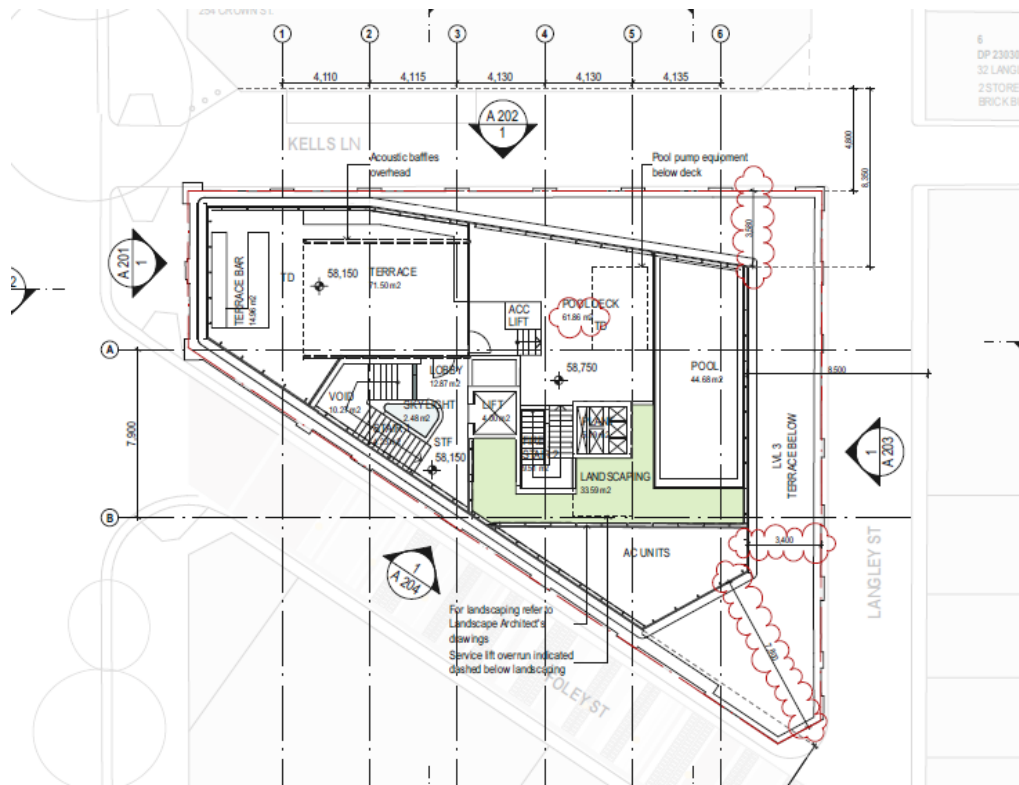
proposed level 2



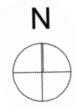
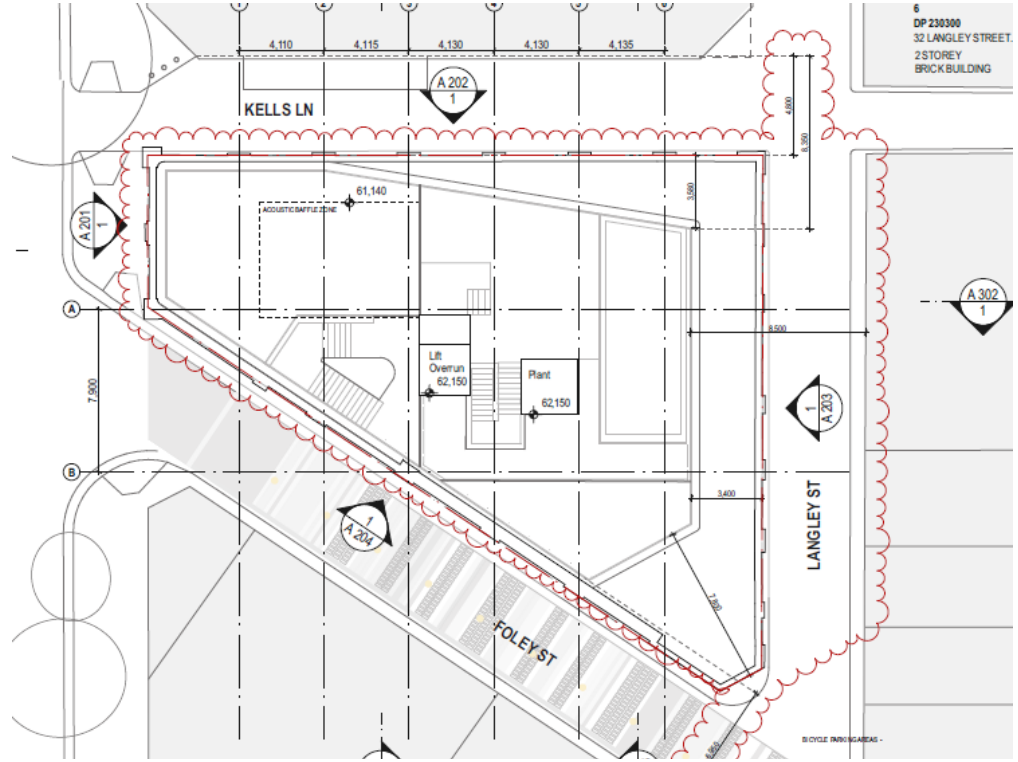
proposed level 3



proposed level 4



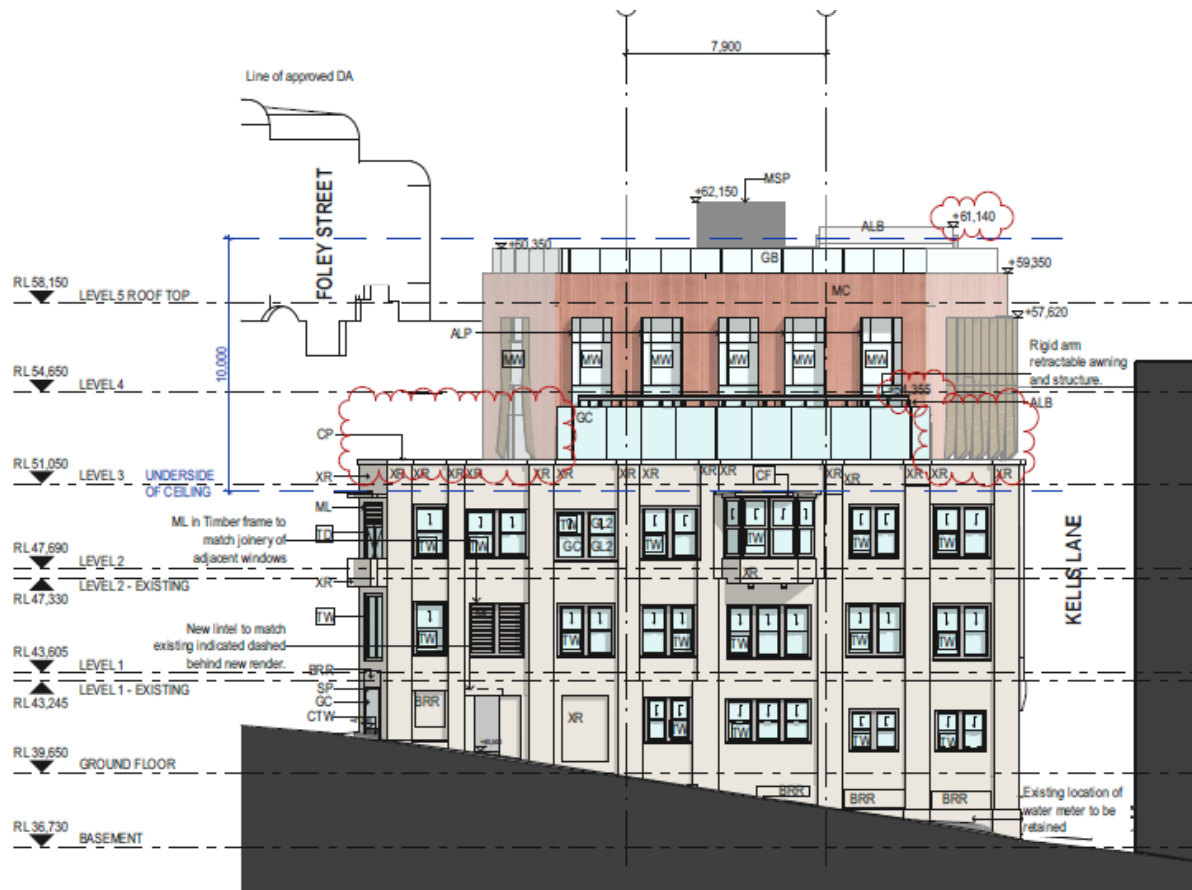
proposed level 5 – roof top



proposed roof top plant



proposed Kells Lane elevation

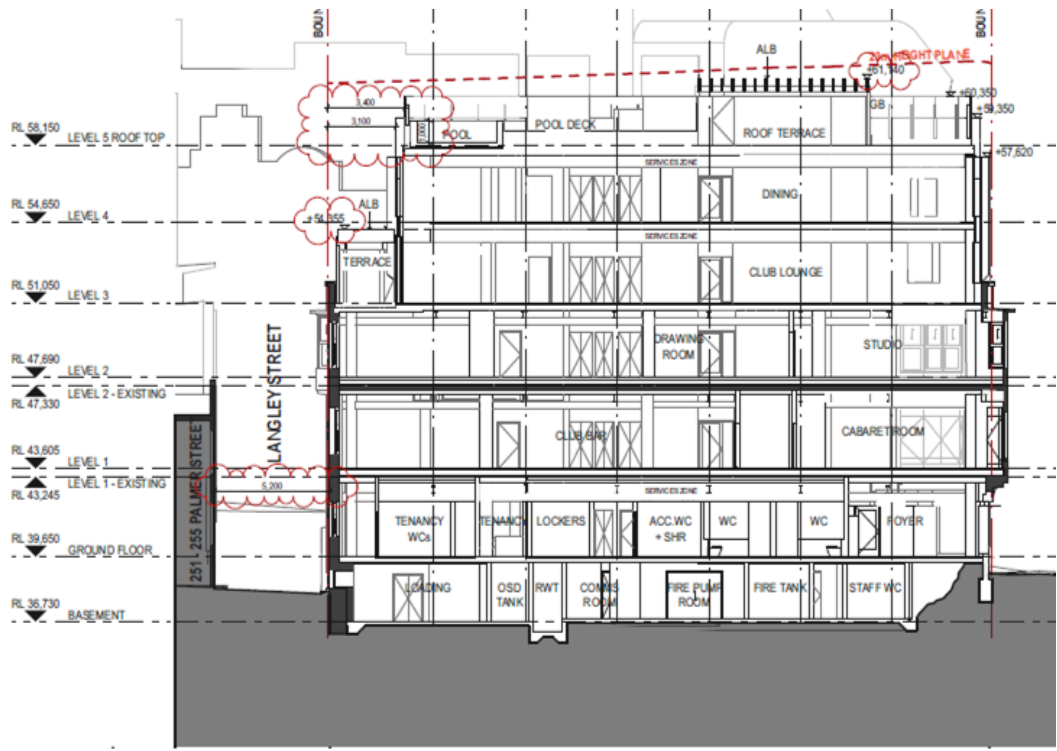


proposed Langley Street elevation

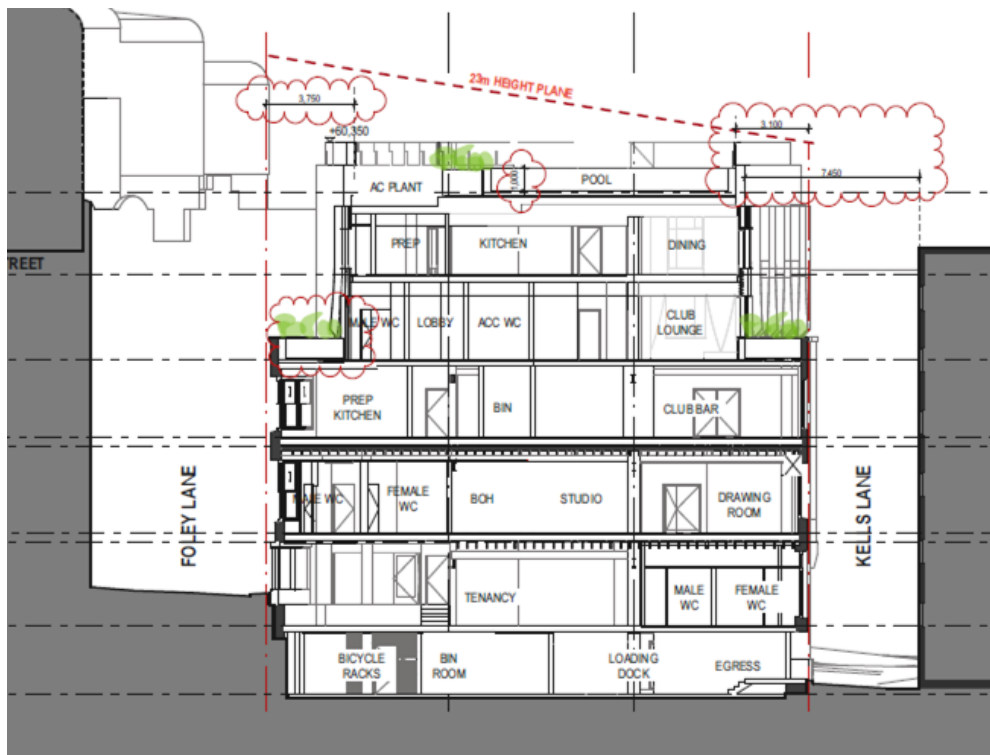


proposed Foley Street elevation





proposed section 2



Proposed section 3

Compliance with key LEP standards

	control	proposed	compliance
height	15m	23m	no - proposal seeks alternative height under 6.60D
alternative height	23m	23m	yes
cultural and creative	10% of GFA	10% of GFA	yes
floor space ratio	5:1	3.79:1	yes

Compliance with DCP controls

	control	proposed	compliance
alternative height in storeys	5 storeys	5-6 storeys	no – along Kells Lane due to slope of land
alternative street frontage height	3 storeys	3 storeys to Langley St 5 storeys to Foley St Crown St and Kells Lane	no – except to Langley Street

Compliance with DCP controls

	control	proposed	compliance
active frontage	active frontage to Crown Street	glazing to Crown Street proposed	yes
setbacks	3m for new additions	<ul style="list-style-type: none">- 3m – nil to Kells Lane- nil to Crown Street- 3m to Langley Street- nil to Foley Street	partial compliance

Compliance with DCP controls

	control	proposed	compliance
built form	additions to be 2 storey and no more than 10m in height	2 storey addition and 10m except for lift overrun/ plant	yes
deep soil	10%	nil	no - due to retention of existing contributory building
solar access	2 hours between 9am and 3pm June 21	20min impact to POS of 261 Palmer Street	acceptable subject to conditions

Hours of operation

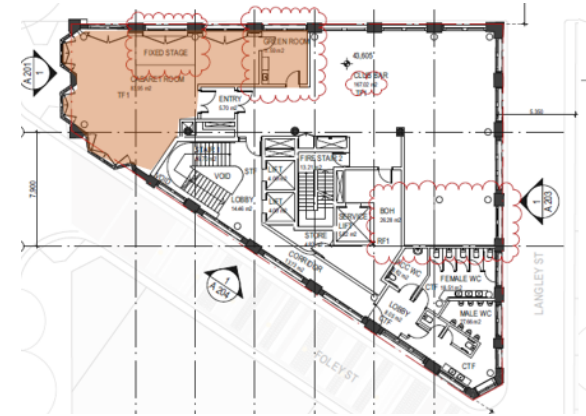
	DCP base hours & extended hours	proposed hours	recommended hours
internal - Monday to Saturday	10.00am to 10.00pm with extended hours to 12 midnight	7.00am to 12 midnight	10.00am to 10.00pm with 1 year trial to 12 midnight
external - Monday to Saturday	10.00am to 8.00pm with extended hours to 10.00pm	7.00am to 10.00pm	10.00am to 8.00pm with 1 year trial to 10.00pm

Issues

- cultural and creative uses
- visual privacy
- overshadowing
- noise management
- setbacks
- heritage

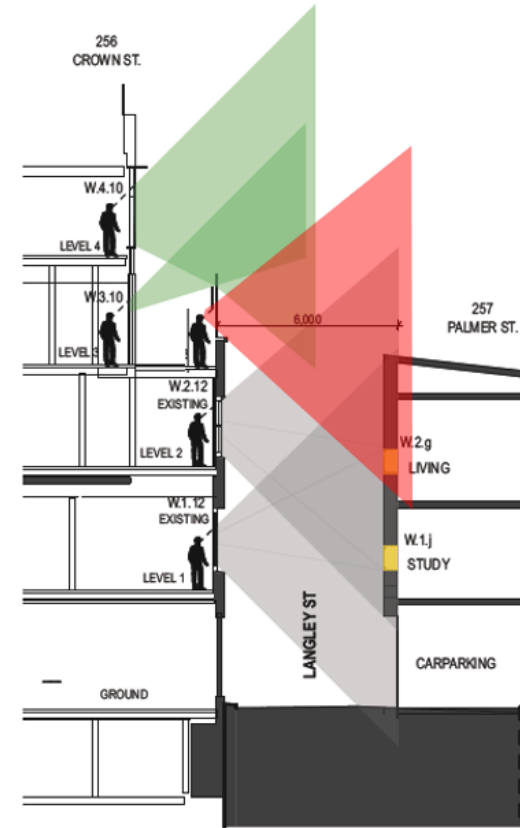
Cultural and creative use

- clause 6.60D of LEP requires 10% GFA for cultural and creative use to access 23m alternative height
- 10% of GFA proposed for cabaret and performance space
- condition recommended requiring update to plan and plan of management for further details of performance space



Visual privacy

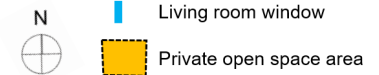
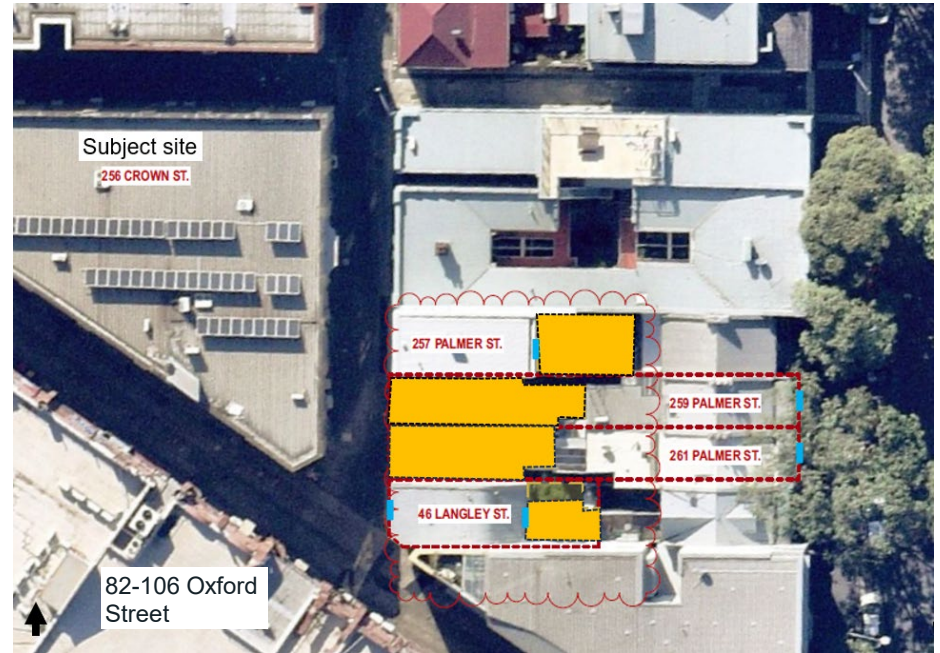
- existing commercial/residential interface where windows are not being altered
- visual privacy impacts from:
 - level 3 terrace
 - enlarged windows along Langley Street
 - new windows to 2 storey addition
- design modification conditions:
 - remove trafficable level 3 terrace
 - obscure glazing to problematic windows



visual privacy impacts from new windows and level 3 terrace (red cone)

Overshadowing

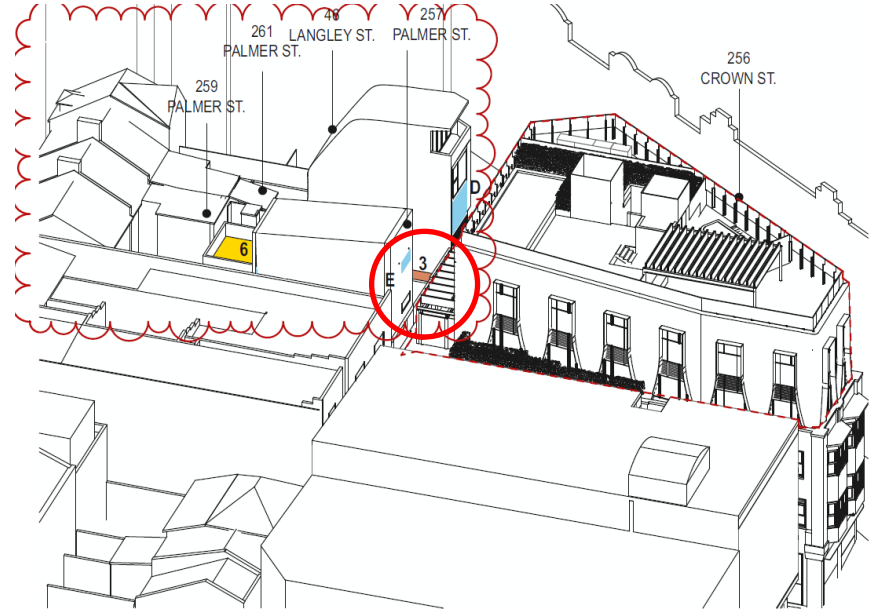
- commercial development to south
- compliant solar access to neighbouring residential properties except open space of 261 Palmer Street



location of private open space and living room windows of adjoining residential properties

Overshadowing

- POS of 261 Palmer Street does not currently receive compliant sunlight
- level 3 terrace and structures further impact solar access to POS of 261 Palmer St at 12.30pm
- condition recommended to remove level 3 terrace



view from the sun at 12.30pm on June 21 – private open space of 261 Palmer St circled

Noise management

design and management measures to mitigate noise:

- absorptive treatment to underside of ceilings
- all windows to remain closed during operation
- acoustic glazing to be installed to entertainment areas
- level 3 terrace conditioned to be removed
- extended internal hours until 12 midnight and external hours to 10pm subject to a 1-year trial
- amplified music decibels limited

Setbacks

- DCP requires 3m setback for new additions
- strict compliance would result in chamfered edge of building at western edge
- level 3 terrace and structure built into 3m setback to Langley Street adding unnecessary bulk
- condition recommended to remove level 3 terrace and structures



proposed setbacks to new addition and location of level 3 terrace shown in red

Heritage

- retention of existing contributory building
- conservation works proposed to facade and inclusion of new timber windows
- heritage structural statement provided for retained building elements
- works supported by Council's Heritage Specialist subject to recommended conditions

Recommendation

- approval subject to conditions