

Local Planning Panel

6 November 2024

Application details

1-5 Flinders Street, Surry Hills

D/2023/119

Applicant: Archon Property Pty Ltd

Owner: Archon Property Pty Ltd

Architect: David Mitchell Architects

Planning: Ethos Urban

Heritage: Heritage 21

Proposal

- internal demolition and alterations and additions to the existing heritage building
- new three storey plus rooftop addition
- accommodating offices, food and drink and entertainment uses

Recommendation

deferred commencement approval

Proposal



photomontage – view from Flinders Street

Reason reported to LPP

- application is reported to the LPP for determination as it represents contentious development with more than 25 unique submissions received

Notification

- exhibition period 16 March 2023 to 14 April 2023
- 710 owners and occupiers notified
- 24 submissions received



- re-exhibition period 25 July 2024 to 23 August 2024
- 780 owners and occupiers notified
- 24 submissions received

Submissions

- amenity
- built form
- design
- land use
- traffic and parking
- creative and cultural floorspace
- LGBTQIA+ community
- noise

Submissions



-  subject site
-  submitters

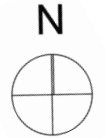
one additional submitter in Redfern (1.38km)

address of 14 submitters unknown

Site



 subject site





site viewed from Taylor Square



site viewed from Bourke Street



site viewed from Patterson Lane



site viewed from Flinders Street



interior - basement level



interior – lower ground



interior - ground



interior – upper ground



interior – mezzanine



interior – first floor

Surrounds



Taylor Square - looking north





development opposite on Bourke Street - looking west



development to south on Bourke Street – opposite side of Patterson Lane

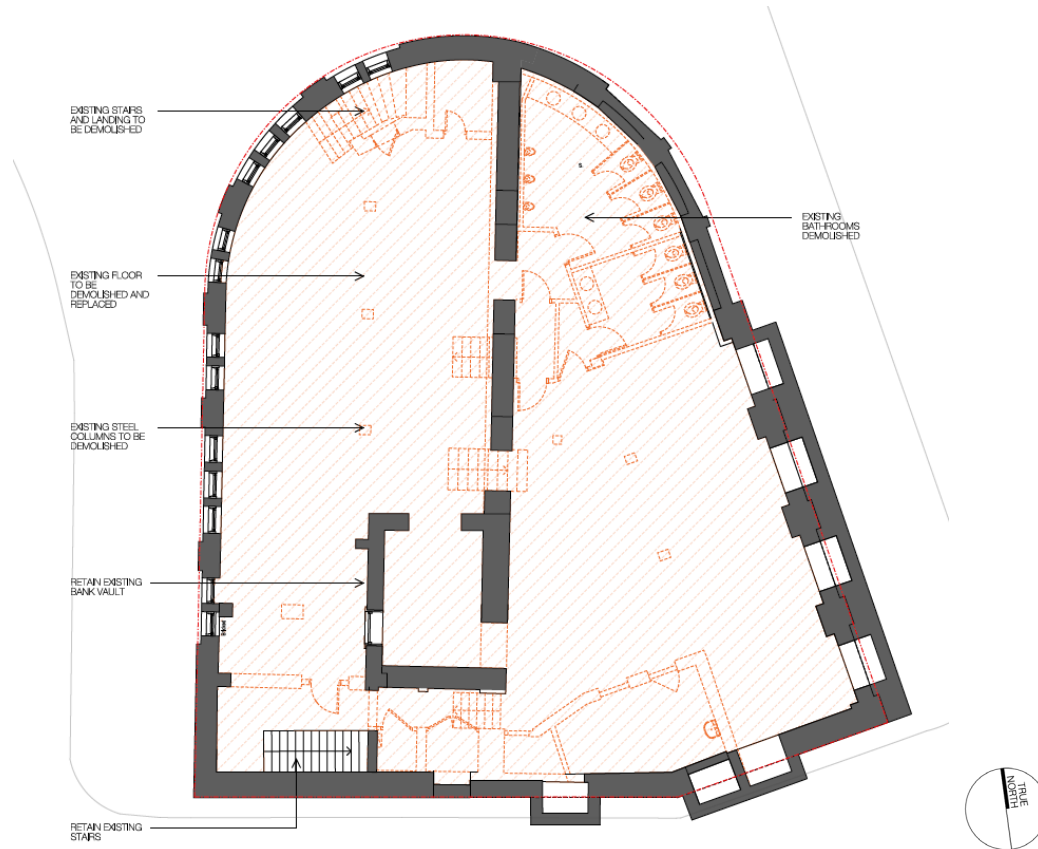


development to south on Flinders Street – opposite side of Patterson Lane

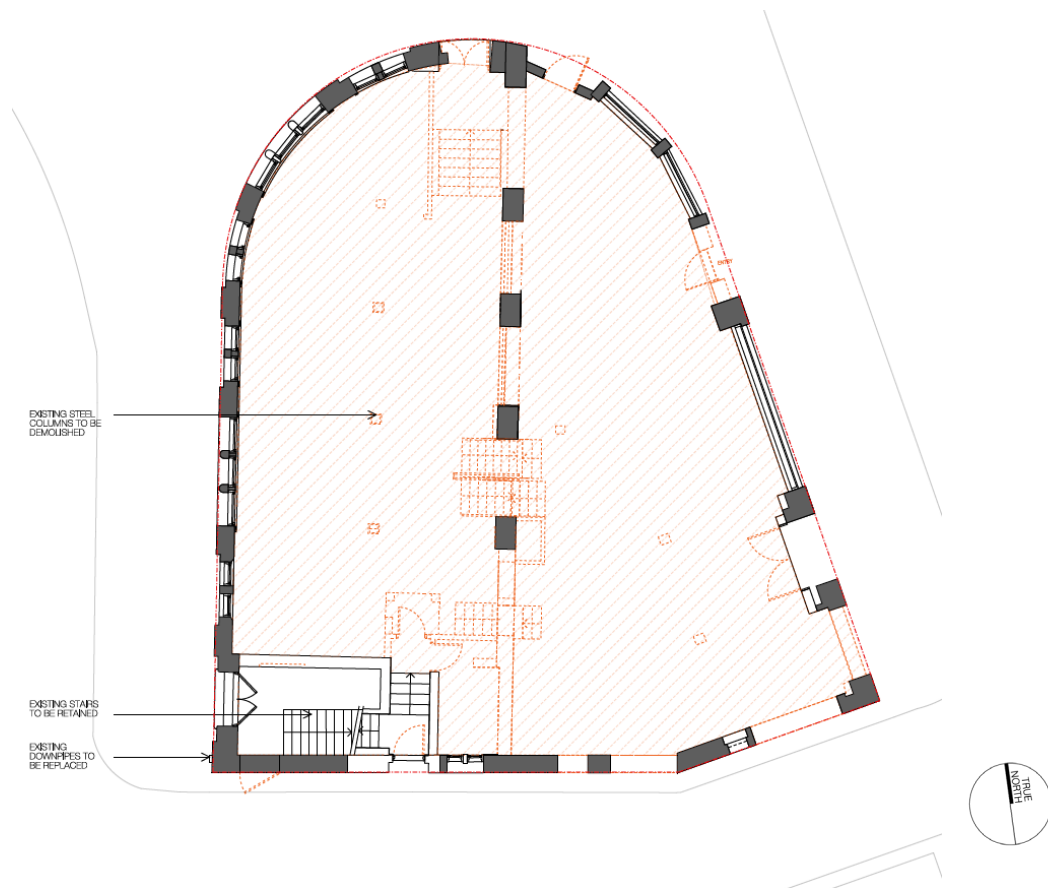


development opposite on Flinders St - looking east

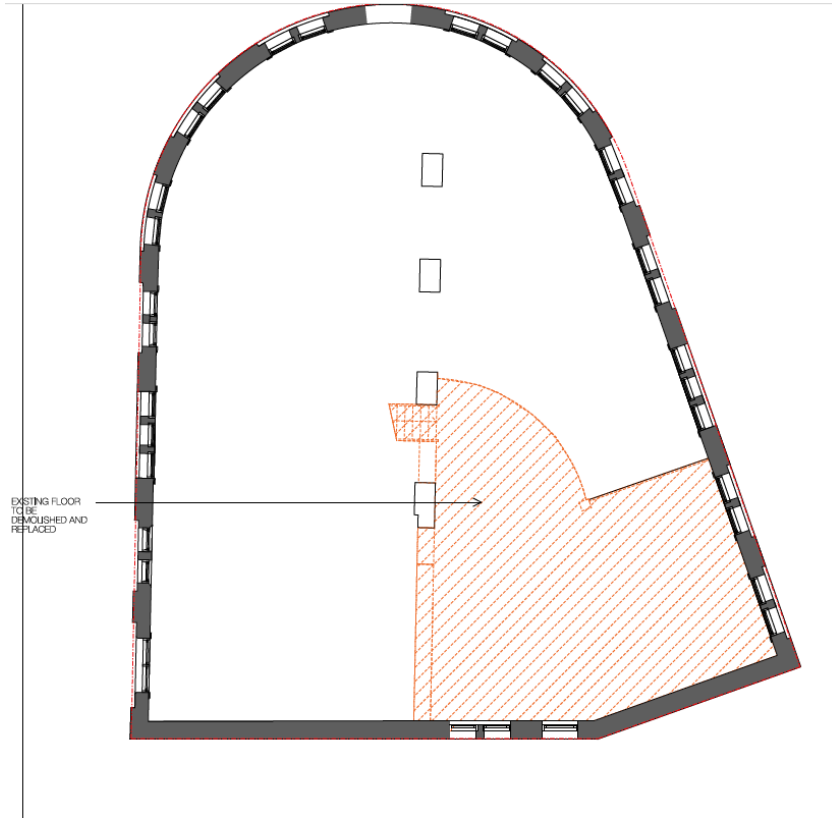
Proposal



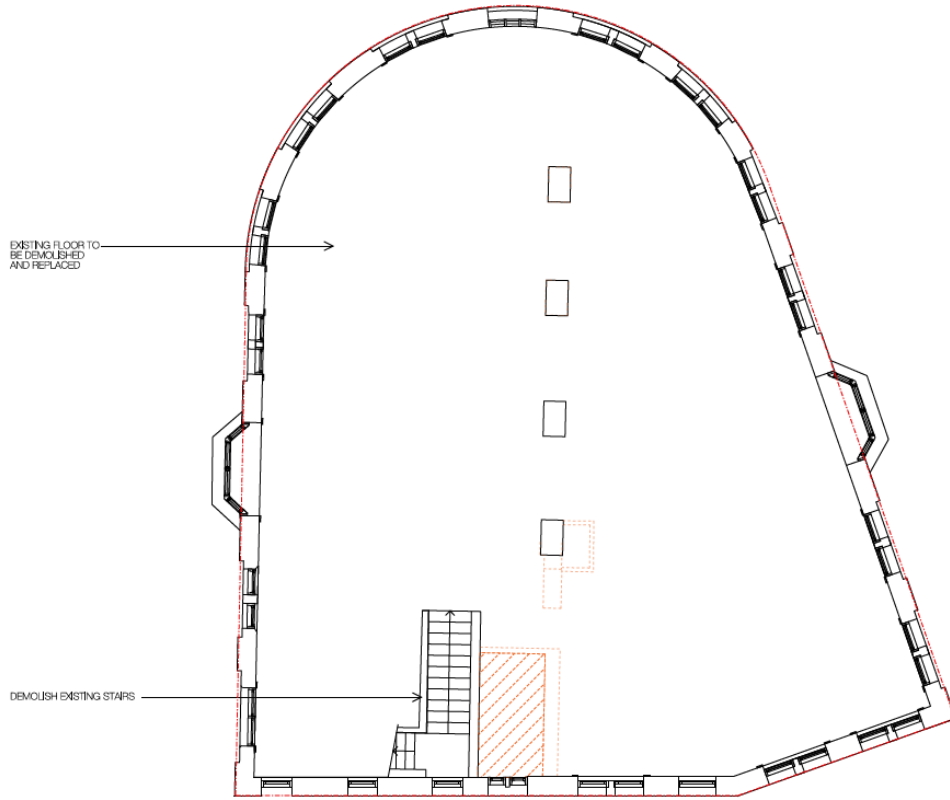
basement (right side) and lower ground (left side) demolition plan



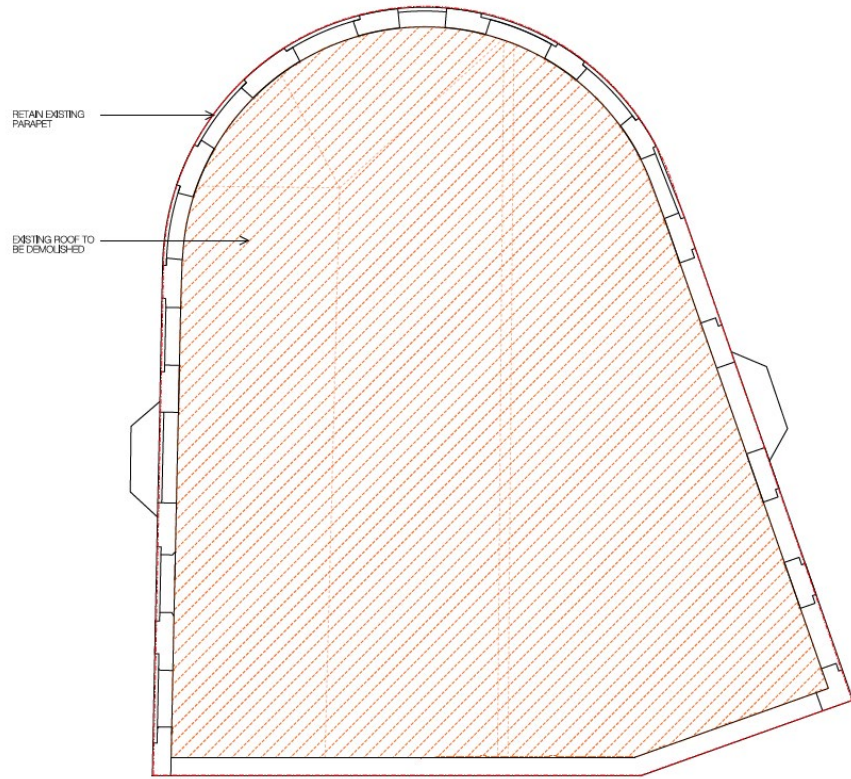
ground (right side) and upper ground (left side) demolition plan



mezzanine demolition plan



level 1 demolition plan



existing roof demolition plan



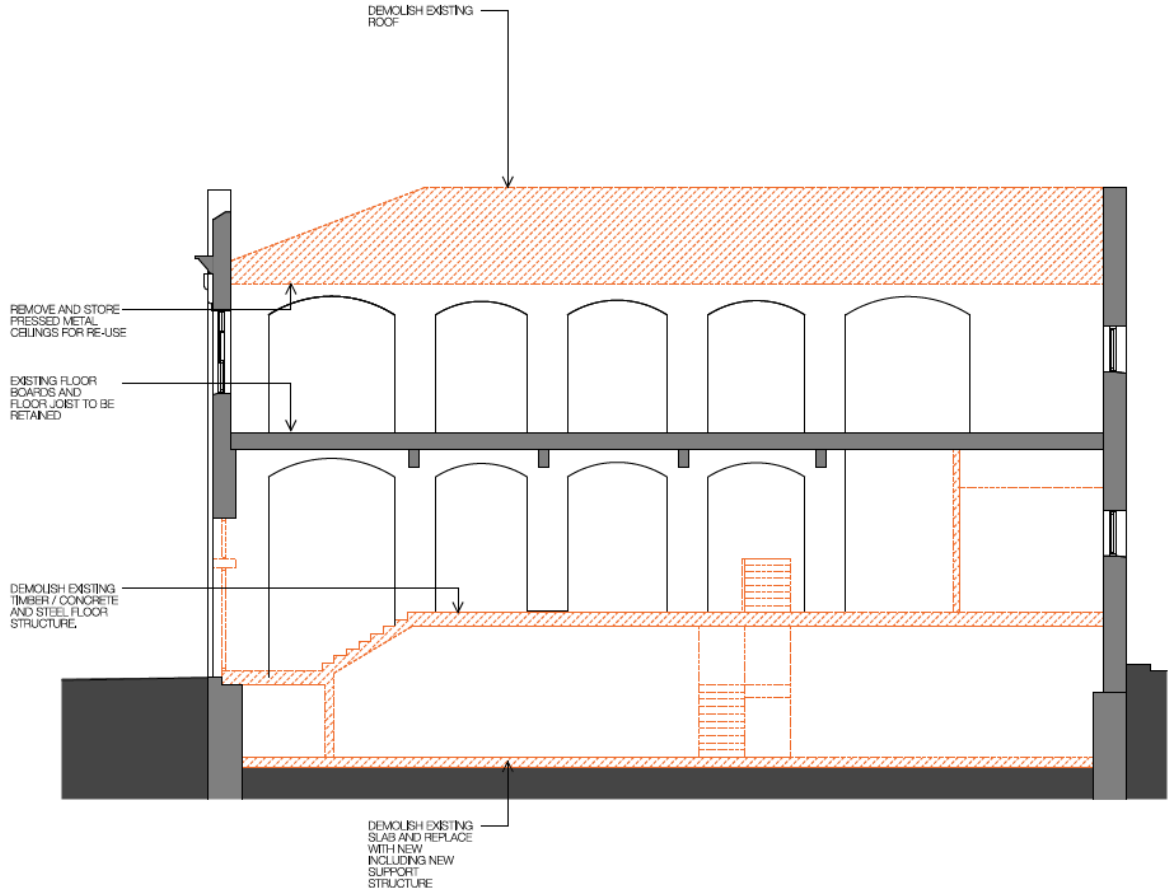


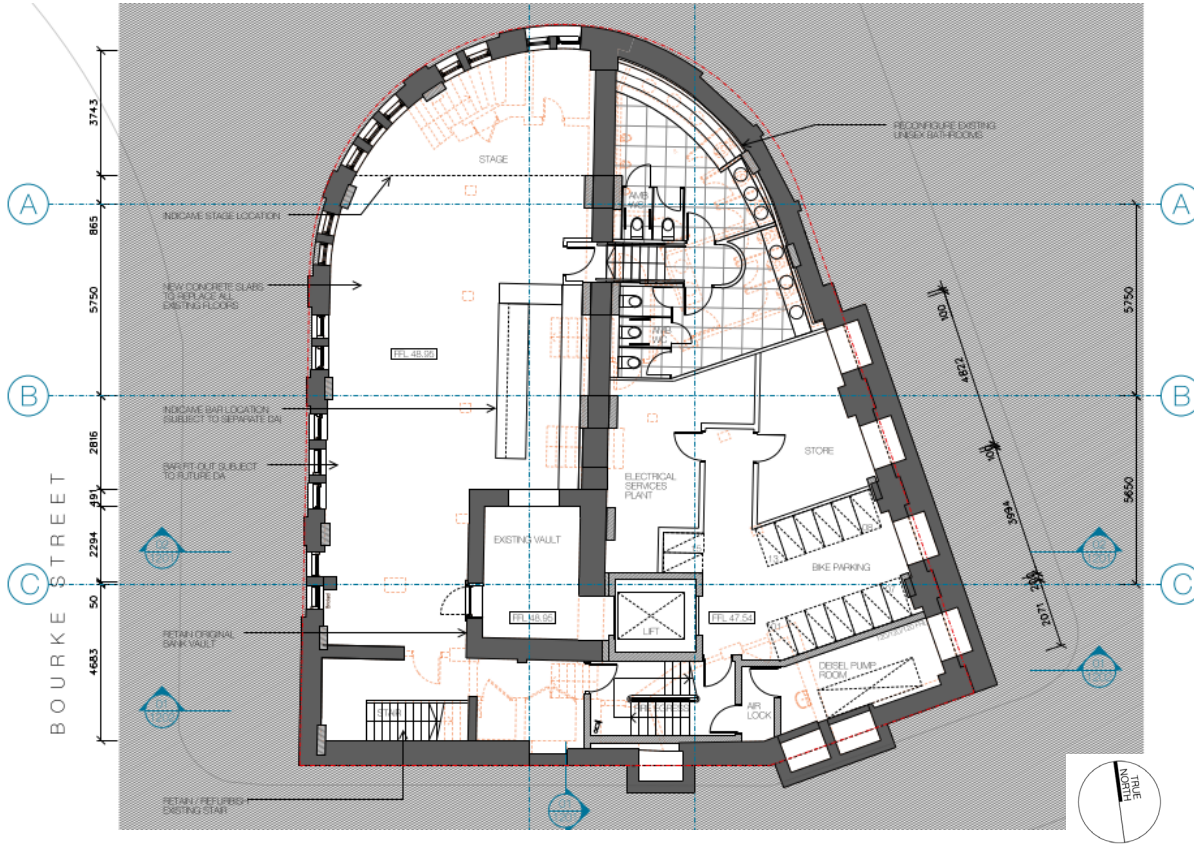


Flinders Street (east) elevation demolition plan

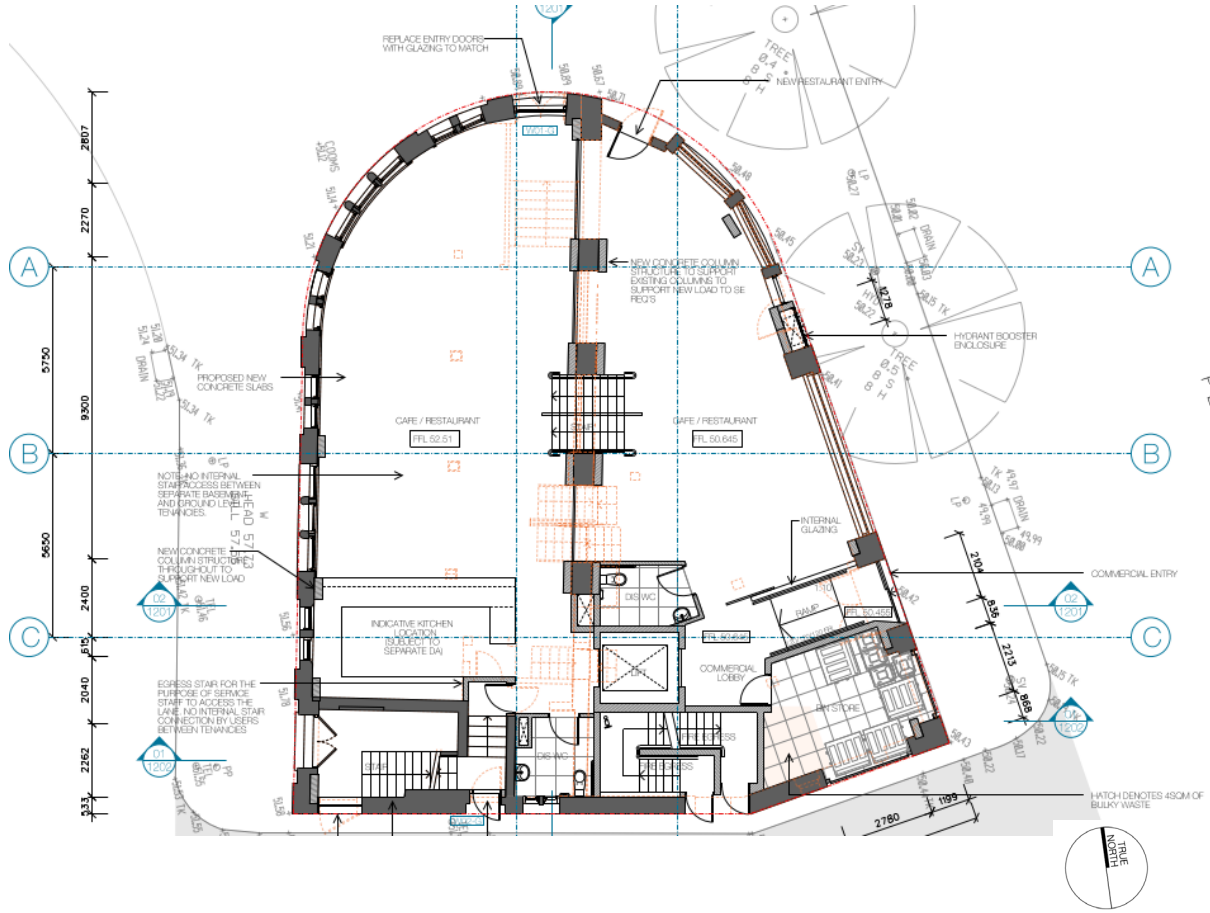


Patterson Lane (south) elevation demolition plan

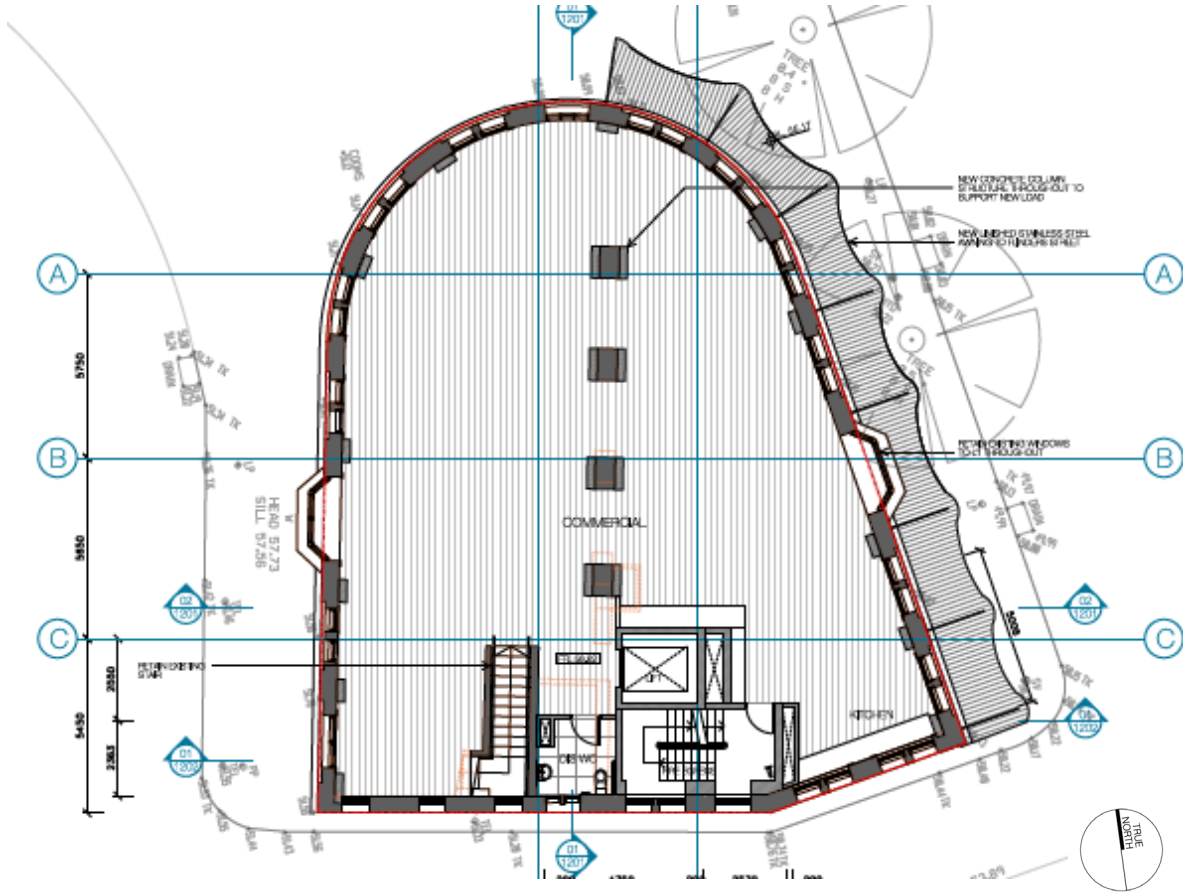




proposed basement and lower ground floor plan



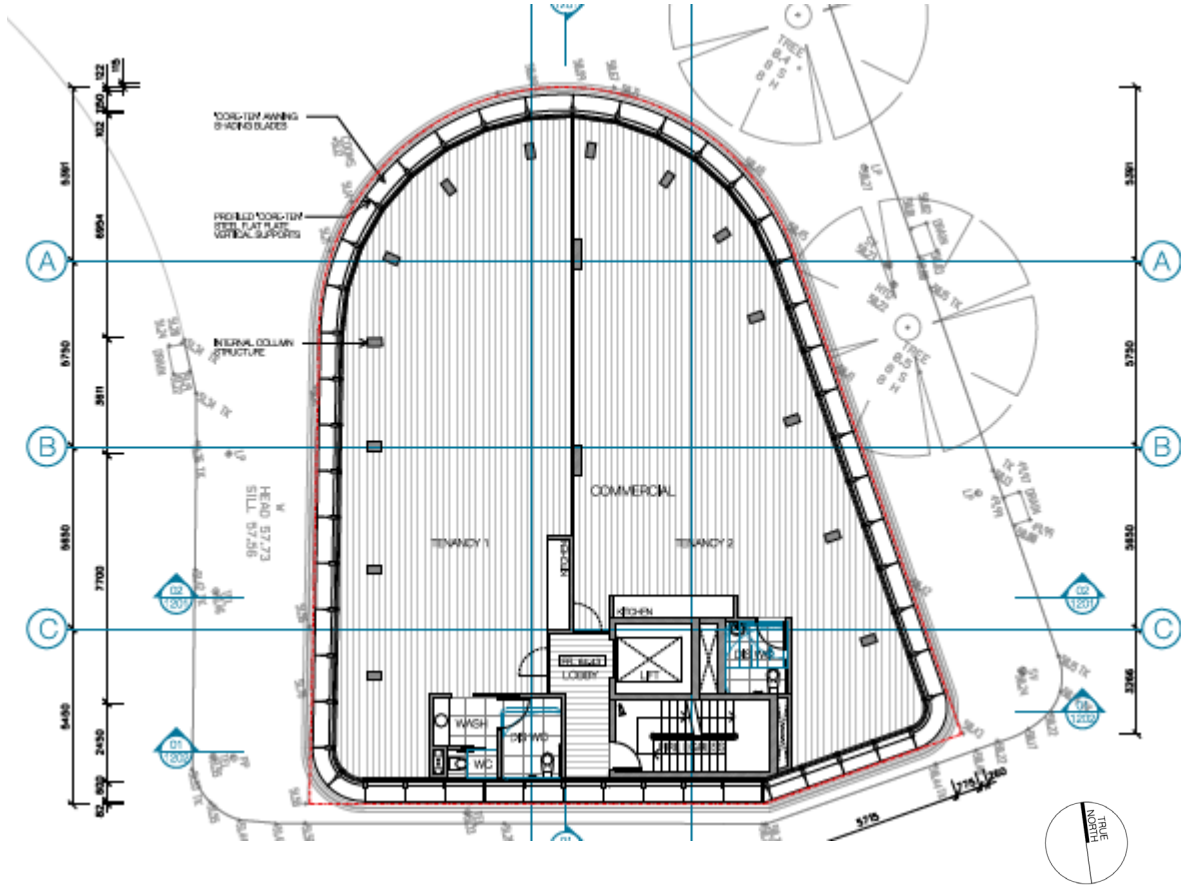
proposed ground and upper ground floor plan



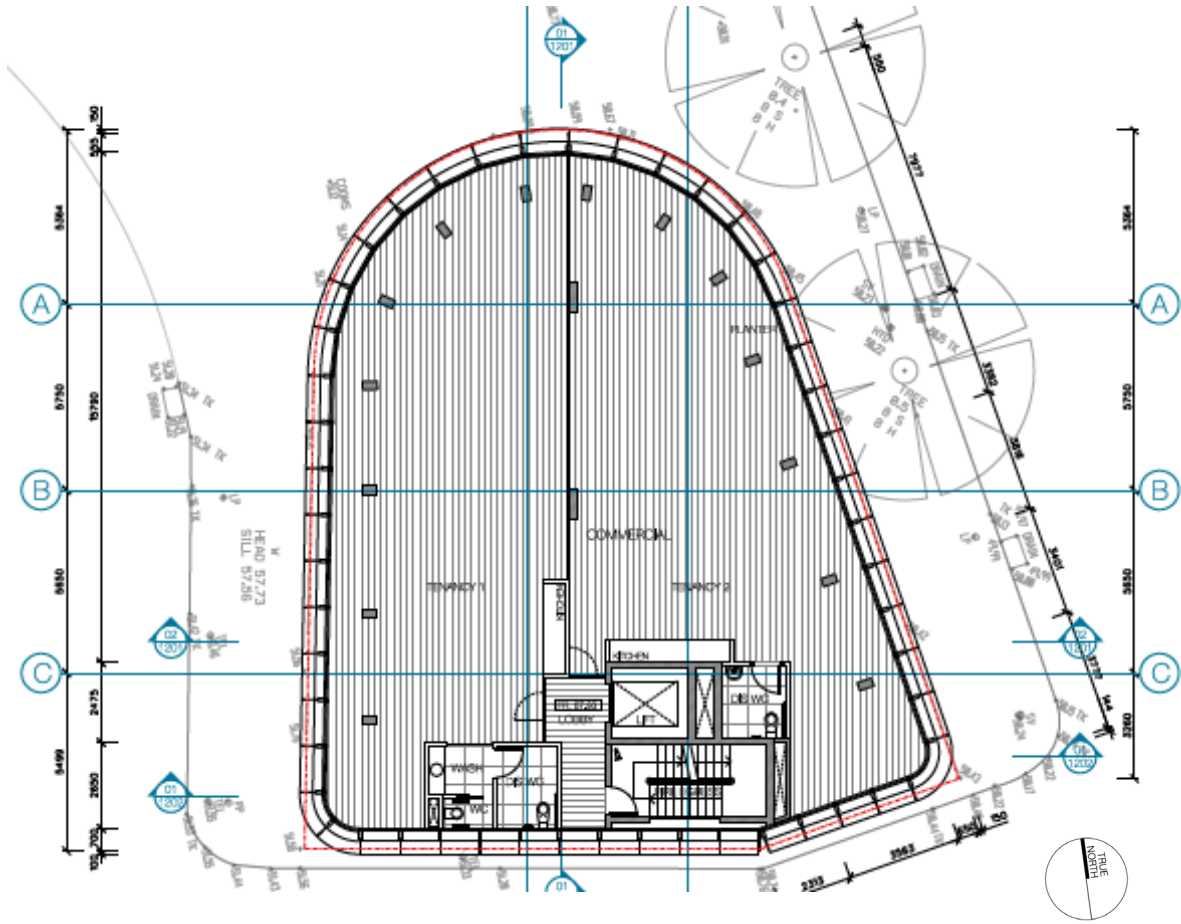
proposed level 1 plan



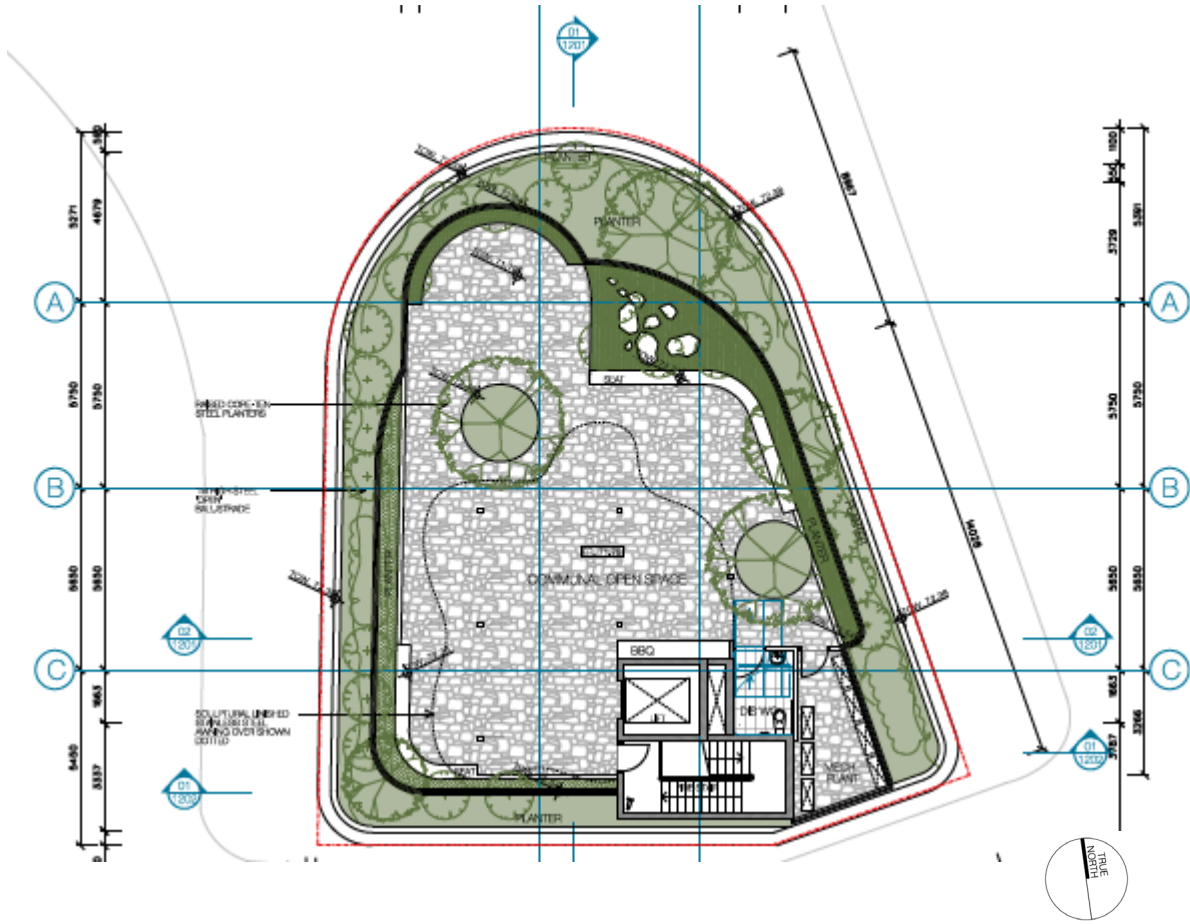
proposed level 2 plan



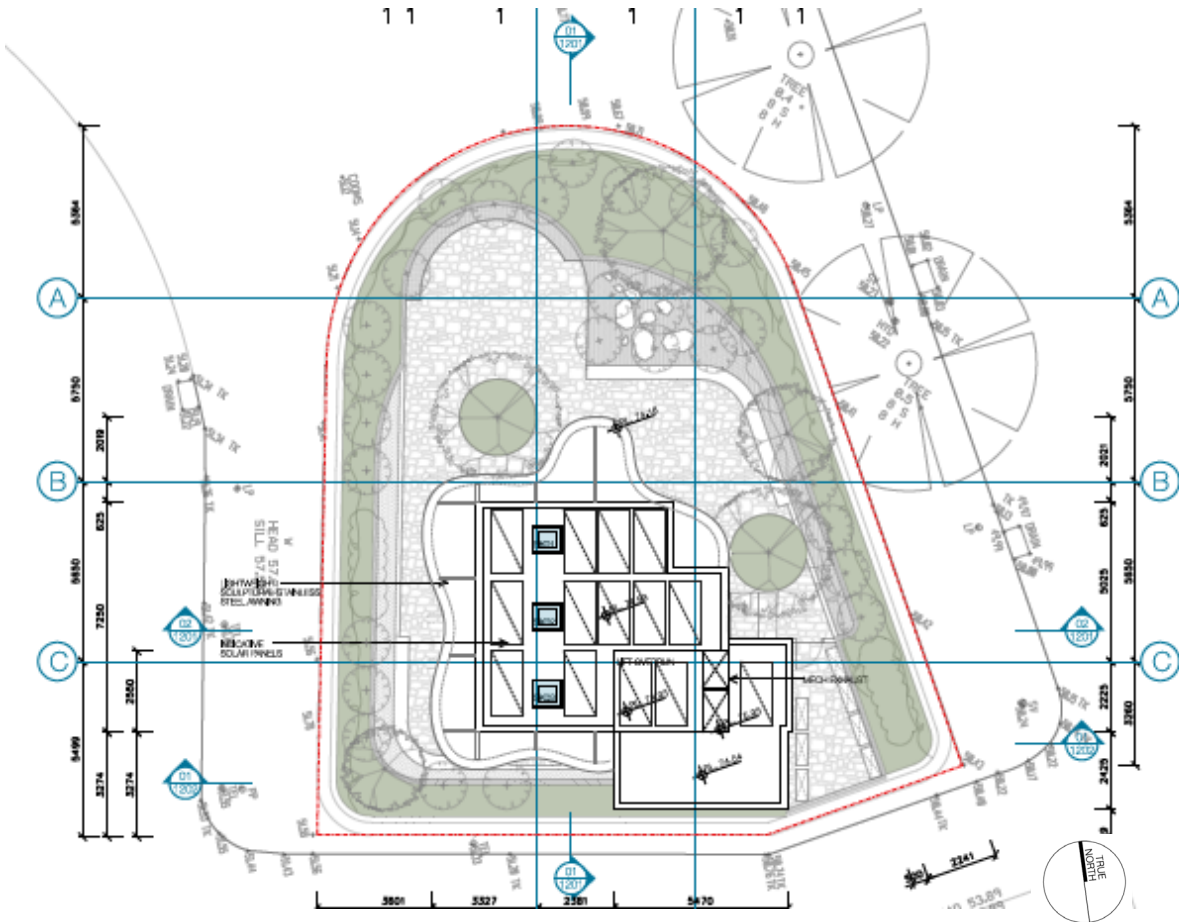
proposed level 3 plan



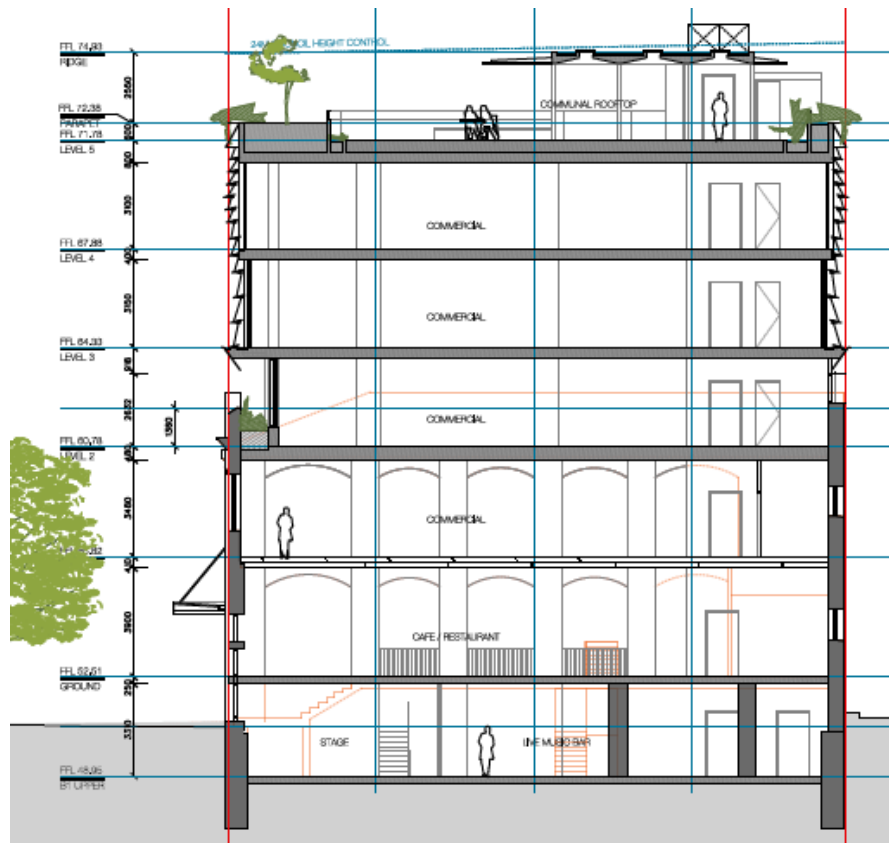
proposed level 4 plan



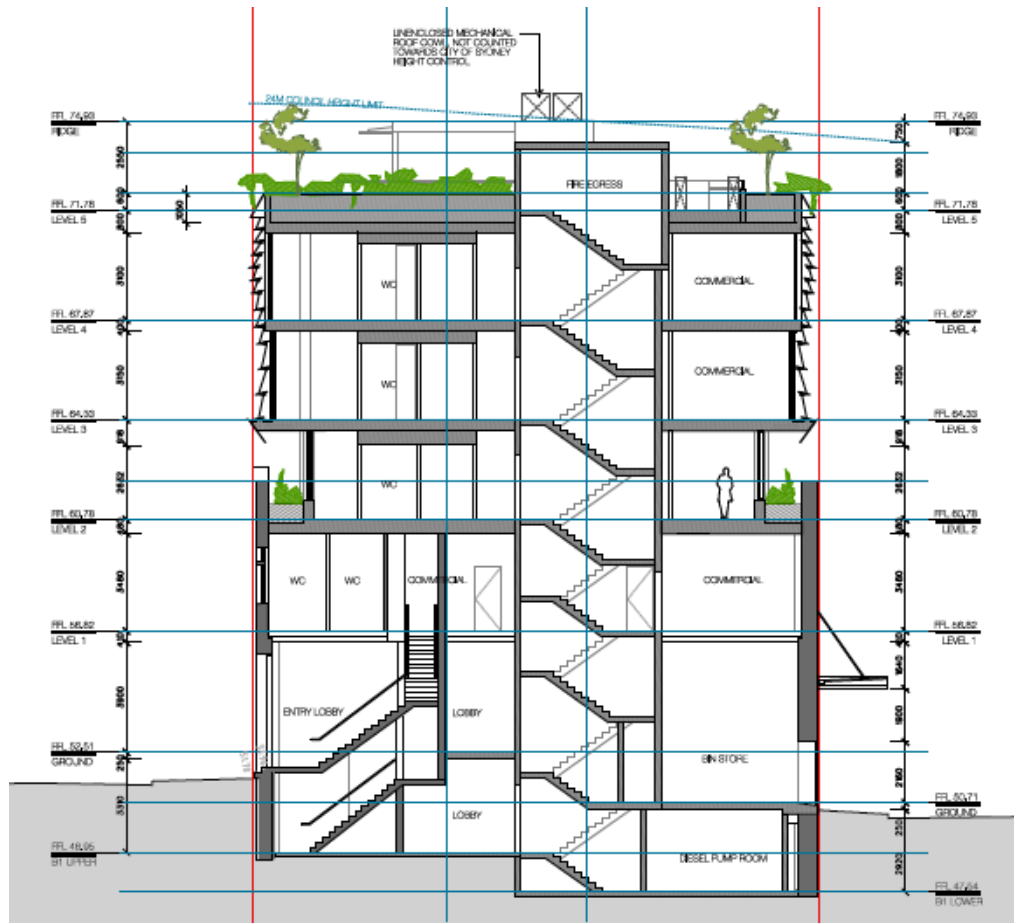
proposed level 5 rooftop plan



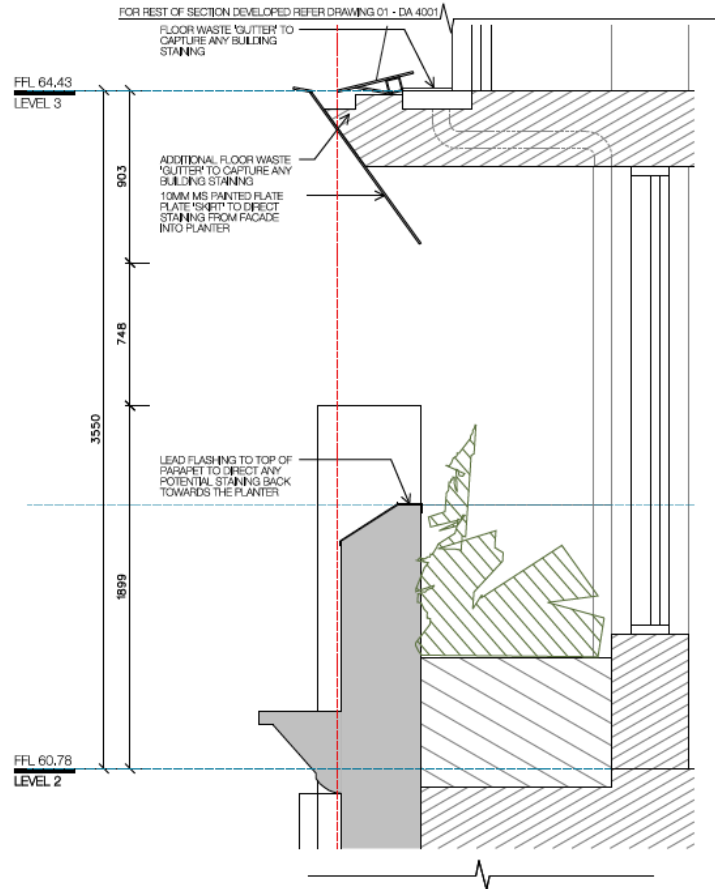
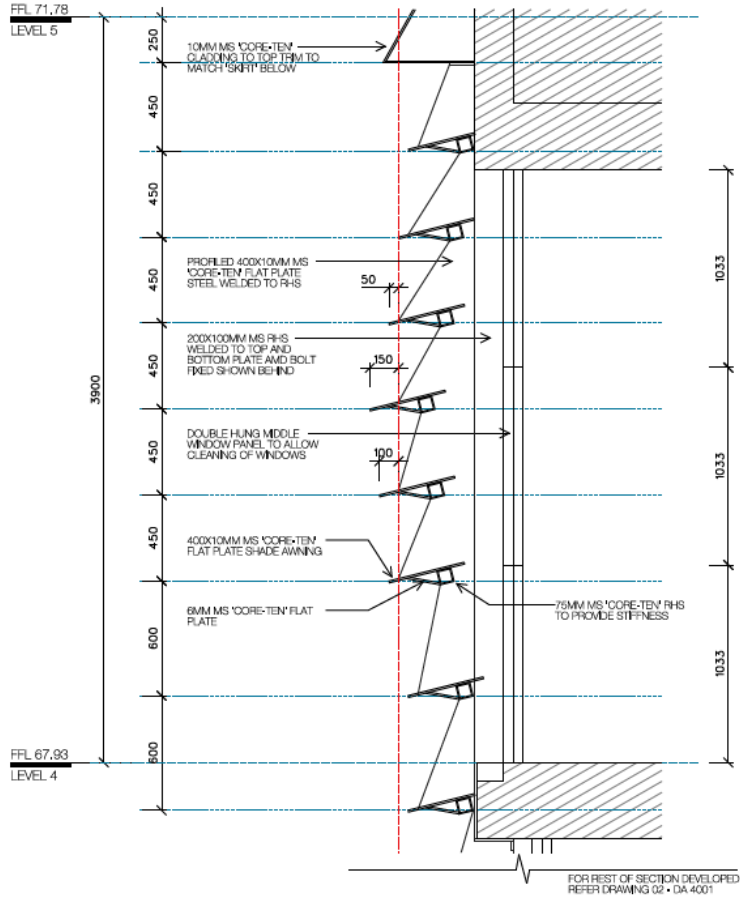
proposed roof plan



proposed long section



proposed short section



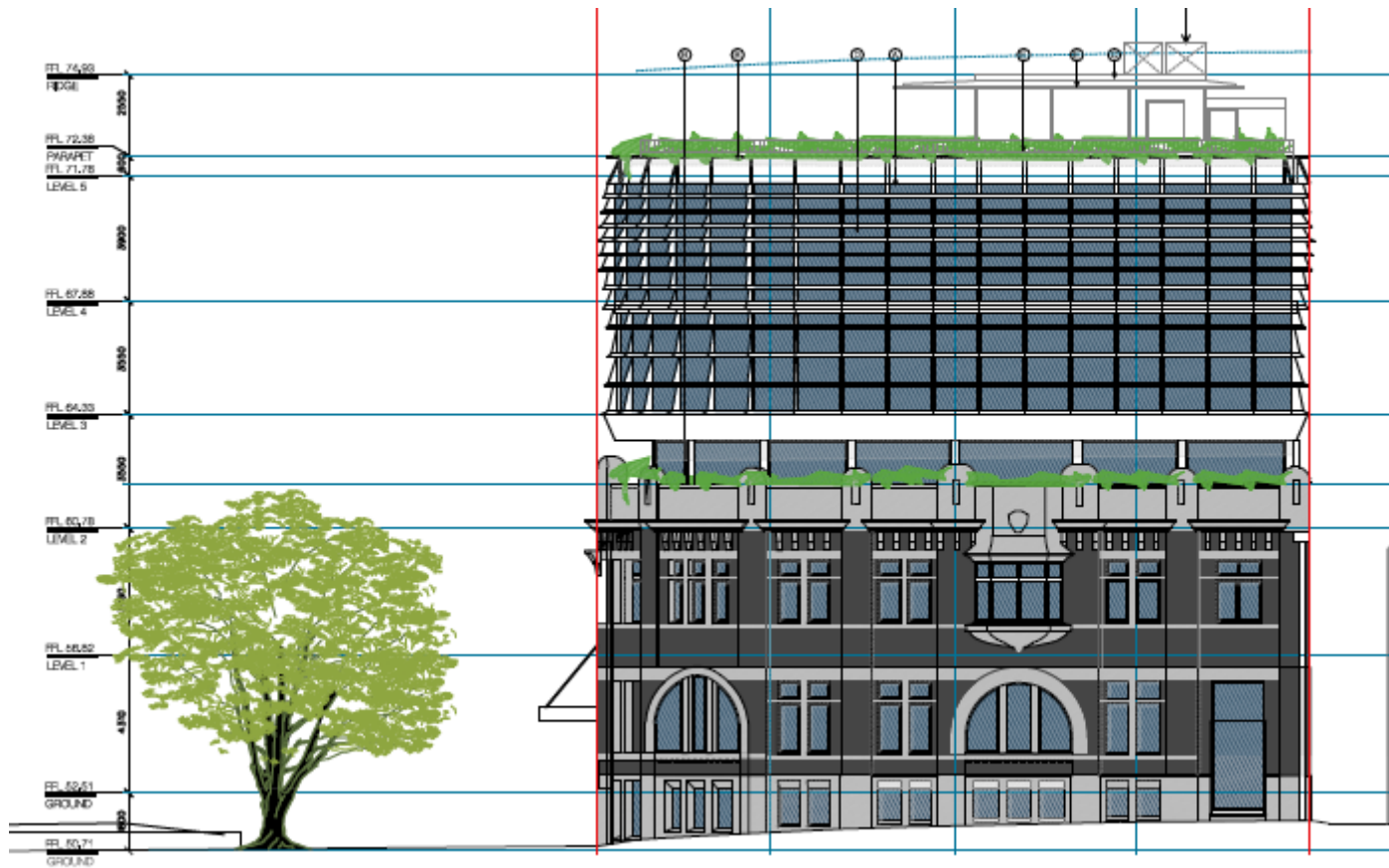
detailed section illustrating Coreten frame



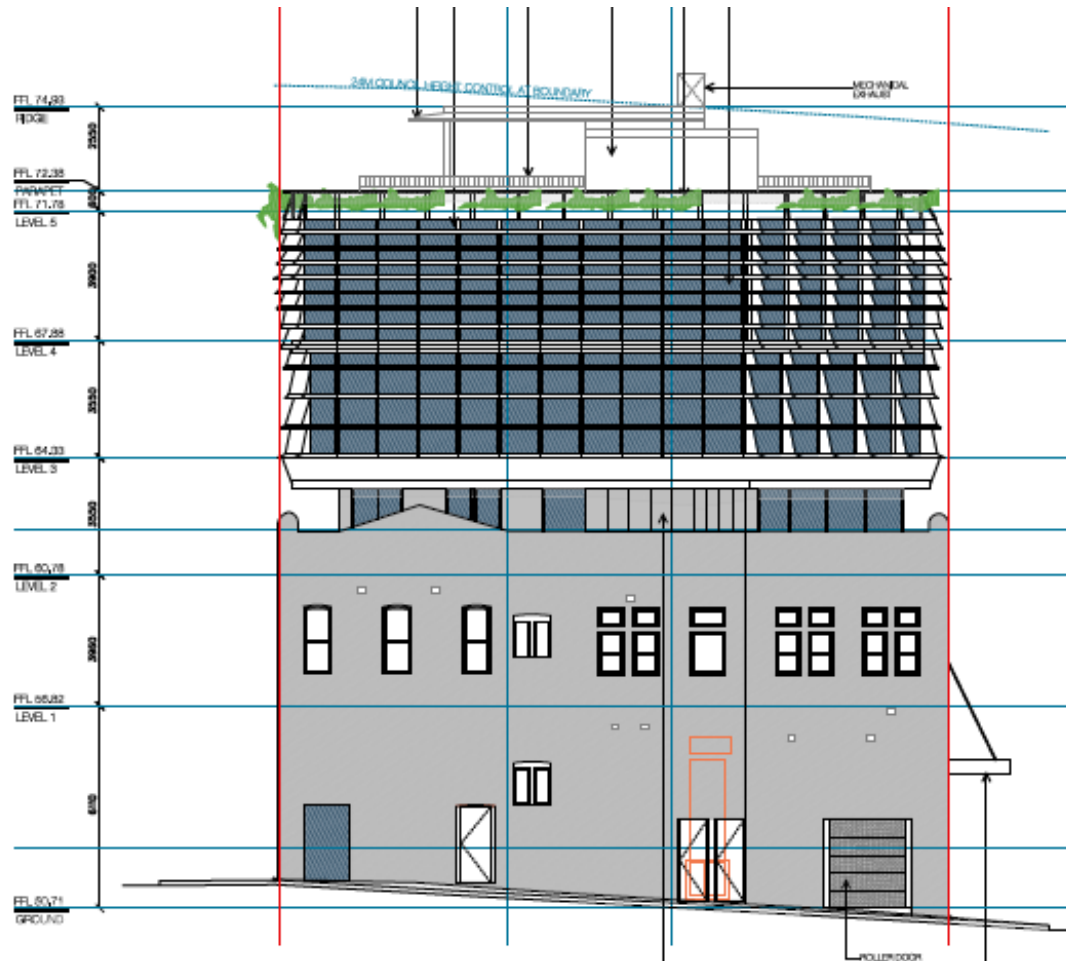
proposed eastern elevation (Flinders Street)



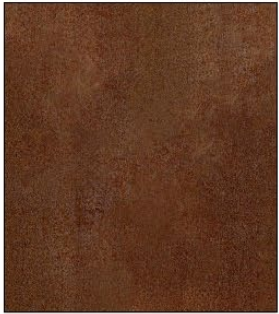
proposed northern elevation (Taylor Square)



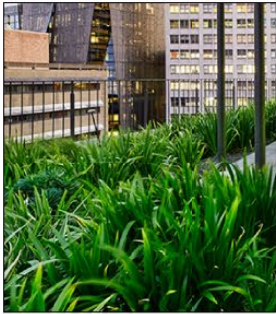
proposed western elevation (Bourke Street)



proposed southern elevation (Patterson Lane)



A - CORTEN STEEL



B - PLANTER



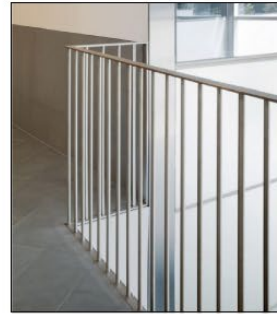
C - OFF-FORM CONCRETE



D - ALUMINIUM FRAMED GLAZING



E - STAINLESS STEEL AWNING



F - STEEL BALUSTRADE



photomontage – view from Flinders Street looking south-west

Compliance with key LEP standards

	control	proposed	compliance
height	24m	24m	yes
floor space ratio	3.8:1	3.8:1m	yes
entertainment facility floorspace	0.8:1	0.55:1	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	5	5	yes

Hours of operation (rooftop)

	base hours	proposed hours	recommended hours
Monday to Sunday	7.00am to 8.00pm	N/A	7.00am to 8.00pm

Design Advisory Panel

DAP reviewed the application on 4 May 2023. Did not support the application as originally proposed:

- new addition out of scale with heritage below
- upper-level design dominating building below
- inconsistent with CMP
- internal heritage impacts
- awnings

These issues have been addressed in amended plans or by condition

note: draft plans were reviewed by the panel on 26 Oct and 23 Nov 2023

Issues

- cultural and creative floorspace
- built form and design DCP provisions
- contamination
- heritage
- view loss

Cultural and creative floorspace

- ‘existing’ use is effectively a nightclub, which is creative and cultural floorspace
- quantum of creative and cultural floorspace to be provided dependent on existing uses (10%, or replace existing plus 10%)
- vacant since 2008
- LEP states creative and cultural uses ‘immediately before’ development are relevant
- DCP states uses in effect 10 September 2021 are relevant
- applying above tests, approved use from active consent is not relevant, and lesser amount required

Built form and design DCP provisions

new controls appear erroneous:

- disallows five storeys despite this being on the alternative map
 - drafting error;
 - misunderstanding of site's existing number of floors
- requires vertical additions despite this site being a curved island site

application is acceptable and in accordance with intent of controls

Contamination

Site may be subject to contamination

- DESI required, though not submitted
- potential for contamination minor – leaching from adjoining dry cleaner rather than past uses
- proposed uses are no more sensitive than existing
- Manager, Health and Building satisfied site can be made suitable
- risk is low
- deferred commencement consent acceptable

Heritage

proposed extent of internal demolition can be further reduced

- deferred commencement condition recommended requiring final structural design
- heritage design modification condition recommended specifying additional fabric to be retained

conditions will remedy concerns of DAP and the assessing officers

View loss

views affected addressed in report

- oblique and over long distances
- across site and more accurately described as outlook
- views to Darlinghurst Courthouse assessed in accordance with Tenacity Principle and acceptable

Recommendation

Deferred commencement approval subject to conditions

Deferred commencement conditions require:

- Final structural design
- Detailed Environmental Site Investigation