

Attachment A

**Planning Proposal – Oxford Street LGBTIQA+
Heritage Items Stage 2**

Planning Proposal – Oxford Street LGBTIQA+ Heritage Items: Stage 2



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1. Background

1.1. History

In 2022, a review of the planning controls applying to Oxford Street was implemented to facilitate the growth of the cultural and creative sectors, protect heritage and character and support the day and night-time economies for the local community and visitors.

Community consultation indicated that people value the strong connection between Oxford Street and LGBTIQA+ communities and wanted to see its social and cultural heritage recognised and maintained. This led to the development of the Oxford Street LGBTIQA+ Social and Cultural Place Strategy with five priority areas. The first priority (Priority 1) focused on recognising historic LGBTIQA+ places and spaces.

The City of Sydney engaged TKD Architects in 2022 to complete a heritage study investigating sites within the Oxford Street precinct. Their study focussed on places with historic and contemporary connections to the LGBTIQA+ community.

Recommendations made by TKD Architects included the revision of heritage inventory sheets for 14 existing heritage items and the Oxford Street Heritage Conservation Area to include relevant information about this community; this has been completed.

Three items were identified for potential heritage listing. These were included in Planning Proposal - Oxford Street LGBTIQA+ Heritage Items which was publicly exhibited between 1 August and 29 August 2025. The City is now conducting its post exhibition assessment of this planning proposal.

Another three sites are being recommended for heritage listing and are the subject of this planning proposal.

1.2. Introduction

This Planning Proposal – Sydney Local Environment Plan – Oxford Street LGBTIQ+ Heritage Items - Stage 2 (planning proposal) explains the intent of, and justification for, proposed amendments to the Sydney Local Environmental Plan 2012 (LEP). It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the Act) and relevant Department of Planning guidelines.

The planning proposal identifies the following three buildings for inclusion as individual heritage items under Schedule 5 (Environmental heritage), Part 1 (Heritage items), of the LEP:

- Former Ruby Reds, 273 Crown Street, Surry Hills
- Former Taxi Club, 40-42 Flinders Street, Darlinghurst
- The Bookshop, 207 Oxford Street, Darlinghurst

1.3. Background

Site identification

This planning proposal relates to the following land and structures:

- 273 Crown Street, Surry Hills, Lot A DP 436515
- 40-42 Flinders Street, Darlinghurst, Lot 1 DP 773206
- 207 Oxford Street, Darlinghurst, Lot 1 DP 174698

The relevant structures, Lot and DP boundaries subject to this planning proposal are outlined in red in Figures 1, 2 and 3.

Figure 1. 273 Crown Street, Surry Hills

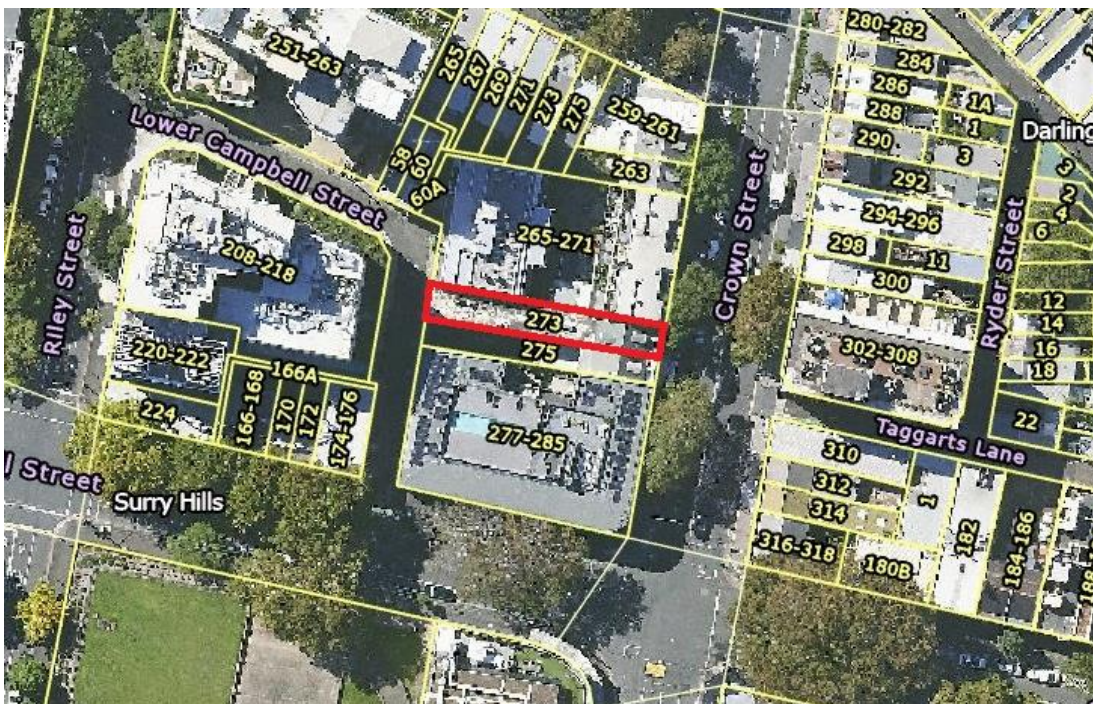


Figure 2. 40-42 Flinders Street, Darlinghurst



Figure 3. 207 Oxford Street, Darlinghurst



association with a succession of bars and clubs catering to the lesbian and gay community including Querelle, the Boogie Room, Pastels, Rubies, Destiny's on Crown Cabaret Restaurant, Headquarters, Trade Club and Trough.



Figure 4. 273 Crown Street, Surry Hills.
Photo: TKD Architects

40-42 Flinders Street. Darlinghurst – Former Taxi Club

The building at 40-42 Flinders Street, Darlinghurst is a two-three storey landmark structure, with Victorian Free Classical detailing, including decorative mouldings, cornice and double-hung windows. Used in the early 20th century as a piano showroom, it had later uses as headquarters for a temperance organisation and a coffee bean warehouse until its adaptation into a licensed 24-hour social club for taxi drivers known as the Grosvenor Club in 1956, later known as the Taxi Club.

Following the establishment of Les Girls in Potts Point in 1963, performers came to the club after their shows had finished, attracted by its long opening hours and in turn attracting a homosexual clientele until the Club closed in 2012 following voluntary administration.



Figure 5. 40-42 Flinders Street, Darlinghurst.
Photo: TKD Architects

207 Oxford Street, Darlinghurst – The Bookshop

The building at 207 Oxford Street is a two-storey commercial building that has been extensively modified internally and externally. While there was a building on this site by the mid-19th century, the subject building was constructed c1911 as part of 203-209 Oxford Street, most likely designed by noted architect Burcham Clamp.

It housed a range of uses, including Mrs Whitty's Wine Bar during the 1960s and 1970s, until it became Exiles Bookshop in 1979, known for poetry readings. In 1985, it had a new iteration known simply as The Bookshop, selling LGBTIQA+ books, which continues to the current day. During the AIDS crisis of the 1980s, The Bookshop became an important community resource, providing information, support and a safe space.

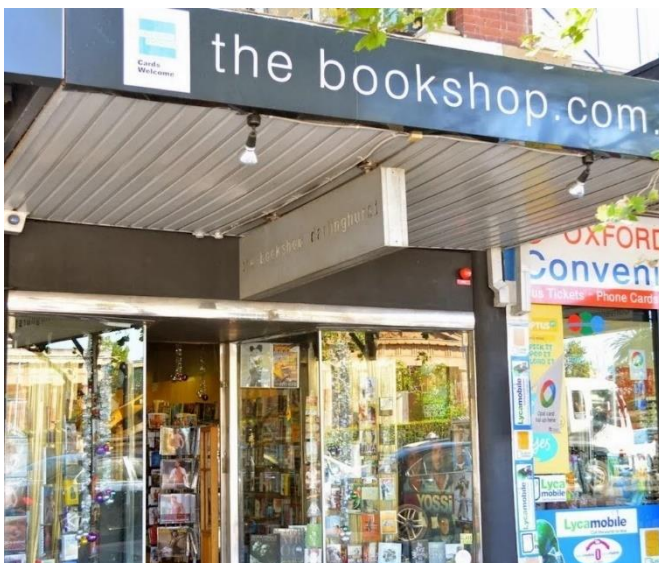


Figure 6. 207 Oxford Street, Darlinghurst.
Photo: Google street view

1.4. Planning context

Land Zoning

The proposed heritage items at 273 Crown Street and 40-42 Flinders Street both occupy land zoned MU1 - Mixed Use. The proposed heritage item at 273 Crown Street occupies land zoned E1 – Local Centre.



Figure 7. Extracts from Zoning map in the LEP showing zoning controls: (1) 273 Crown Street; (2) 207 Oxford Street; (3) 40-42 Flinders Street.

Heritage context

273 Crown Street, Surry Hills – Former Ruby Reds

The proposed heritage item is not located in a Heritage Conservation Area but is abutting the C15 Ryder Street Conservation Area and in the vicinity of C59 Bourke Street North Conservation Area and C56 Reservoir Street & Fosterville Conservation Area.

The site is in to the vicinity of the following heritage items which are individually listed items on the LEP:

- Remnant sandstone wall, 265–271 Crown Street, Surry Hills (I1489)
- Terrace group including interiors, 284–288 Crown Street, Darlinghurst (I267)
- Former Oriental Hotel including interior, 320 Crown Street, Surry Hills (I1496)
- Crown Street Reservoir and site, buildings, fence, ground and substructure, including interior, 285A Crown Street (and 224A Riley Street), Surry Hills (I1490)



Figure 8. Extract from Heritage map in the LEP showing heritage items and conservation areas adjacent to 273 Crown Street, Surry Hills

40-42 Flinders Steet, Darlinghurst – Former Taxi Club

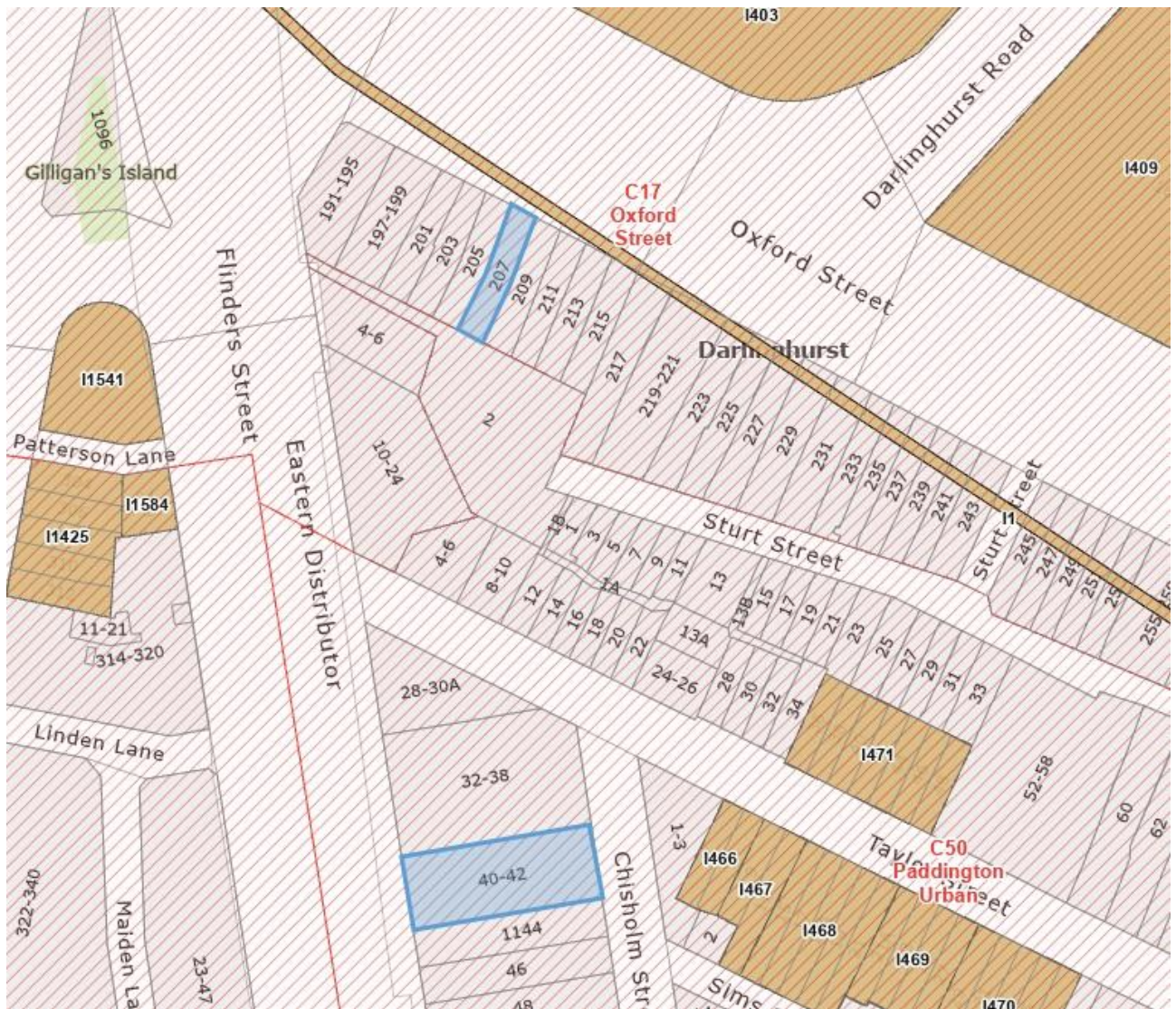
The proposed heritage item is located in the C50 Paddington Urban Heritage Conservation Area. It is also in the vicinity of several individually listed items on the LEP:

- Terrace group including interiors, 5–7 Taylor Street, Darlinghurst (I466)
- Terrace group including interiors, 9–11 Taylor Street, Darlinghurst (I467)
- Terrace group including interiors, 15–21 Taylor Street, Darlinghurst (I468)
- Terrace group including interiors, 21A–27 Taylor Street, Darlinghurst (I469)
- Terrace group including interiors, 29–37 Taylor Street, Darlinghurst (I470)
- Terrace group and interiors, 36–48 Taylor Street, Darlinghurst (I471)

207 Oxford Street, Darlinghurst – The Bookshop

The proposed heritage item is located in the C17 Oxford Street Heritage Conservation Area. It is also in the vicinity of several individually listed items on the LEP:

- Busby's Bore including tunnels, shafts and wells (I1)
- Darlinghurst Court House group including interior, fencing and grounds, 138 Oxford Street, Darlinghurst (I403)
- Sacred Heart Church group including buildings and their interiors, fencing and grounds, 160 Oxford Street, Darlinghurst (I409)



Separate heritage assessments prepared by TKD Architects for the subject sites, are included in **Appendix C1**, **Appendix C2** and **Appendix C3**.

Heritage assessment findings

273 Crown Street, Surry Hills - Former Ruby Reds

The heritage assessment concluded that Former Ruby Reds meets the threshold for local significance in terms of:

Criterion (a) Historic significance: The site is significant as the location of Sydney's first recreational venue dedicated to the lesbian community. It has been, in various iterations, associated with Sydney's lesbian and gay communities since the second half of the 1970s up to the present time.

Criterion (b) Historical association: The building has associations with prominent entrepreneur Dawn O'Donnell, who gave much support to Sydney's lesbian and gay communities and was responsible for opening several recreational venues to serve these communities.

Criterion (d) Social: Documentary evidence suggests that the site would have significance to members of Sydney's lesbian community, who would have frequented the place while it was serving as an exclusive lesbian venue. It may also have significance to members of the LGBTQI+ community who frequented it in its subsequent iterations.

Criterion (g) Representative: The building is representative of Victorian dwellings that were adapted to retailing during the 1920s. Its facade is representative of the Inter War Free Classical style.

The heritage assessment concludes that the building at 273 Crown Street, Surry Hills meets the threshold for local heritage significance for its historic, historical association and social significance at a local level and warrants potential listing as a heritage item on the LEP.

40-42 Flinders Street, Darlinghurst - Former Taxi Club

The heritage assessment concluded that the Former Taxi Club meets the threshold for local significance in terms of:

Criterion (a) Historic significance:

40 Flinders Street became the home of the Grosvenor Club, a recreational facility for taxi drivers, and mirrors the growth and consolidation of licensed clubs in NSW following amendments to legislation in 1954. Its patronage by drag queens following the opening of Les Girls in 1963 because of its 24-hour licence and final closure in 2012 make it a very early and enduring LGBTIQA+ recreational venue.

Criterion (b) Historical association: 40-42 Flinders Street is not associated with any individual of importance to the cultural history of Sydney or NSW. However, it has associations with Sydney's gay, drag and transgender communities, who are of importance to the cultural history of Sydney.

Criterion (d) Social: 40-42 Flinders Street, is likely to have significance for Sydney's LGBTQI+ community.

The heritage assessment concludes that the building at 40-42 Flinders Street, Darlinghurst meets the threshold for local heritage significance for its historic, historical association and social significance at a local level and warrants potential listing as a heritage item on the LEP.

207 Oxford Street, Darlinghurst - The Bookshop

The heritage assessment concludes that The Bookshop meets the threshold for local significance in terms of:

Criterion (a) Historic significance: 207 Oxford Street has significance as the site of a long-running bookshop devoted to the sales of gay and lesbian books, journals and publications. Although not the first to do so, the bookshop has proved remarkably enduring and has been an important hub of community interaction for significant interaction relating to events such as the gay and lesbian Mardi Gras and the AIDS crisis of the 1980s.

Criterion (b) Historical association: 207 Oxford Street is a part of a group of four buildings that appears to have been designed by the prominent architect John Burcham Clamp, who designed several significant Federation era commercial buildings, along with private residences and buildings containing shops and residences.

207 Oxford Street has strong associations with Les McDonald, who with his then partner Wayne Harrison co-founded The Bookshop in the early 1980s and then owned and operated the business until retiring in 2024.

Criterion (c): Aesthetic: The facade of 203-207 Oxford Street, notwithstanding unsympathetic modifications and accretions, is a fine and distinctively detailed example of the Federation Free Classical style that makes an important to the streetscape of Oxford Street between Flinders and South Dowling Street.

Criterion (d) Social: Documentary evidence and quotes from interviews provide evidence that 207 Oxford Street has strong and special associations with members of Sydney's LGBTI+ community resulting from its forty plus year occupation by The Bookshop. Over the years The Bookshop has been a strong community hub and a valuable source of published material not otherwise generally available to the public.

Criterion (g) Representative: 203-209 Oxford Street is representative of the mixed retail and residential buildings constructed along major thoroughfares in the Sydney local government area such as Oxford Street and King Street, Newtown, during the Federation era. The facade of 203-209 Oxford Street is representative of Federation Free Classical style architecture.

The heritage study concluded that the building at 207 Oxford Street, Darlinghurst meets the threshold for local heritage significance for its historic, associative, aesthetic, and social and representative values and warrants potential listing as a heritage item on the LEP.

Based on these conclusions, progressing local heritage listing for each proposed heritage item will ensure the significance of each building is appropriately recognised, considered and managed in the context of any future plans or redevelopment at each site.

2. Objectives and intended outcomes

The objectives of this planning proposal are to recognise the significance of the three buildings in Darlinghurst and Surry Hills by listing them as individual heritage items under Schedule 5, Part 1 of LEP.

3. Explanation of provisions

To achieve the proposed outcomes, this planning proposal includes amendments to the LEP.

3.1. LEP Heritage Schedule Amendments

The planning proposal seeks to amend the LEP, Schedule 5, Part 1 by inserting the following items as shown below in **Table 2**. Text to insert is shown as **bold underline**.

Table 2: Proposed amendments to Schedule 5, Environmental heritage, Part 1, heritage items.

Locality	Item Name	Address	Property Description	Significance	Item no.
<u>Darlinghurst</u>	<u>Former Taxi Club</u>	<u>40-42 Flinders Street</u>	<u>Lot 1 DP 773206</u>	<u>Local</u>	<u>ITBC</u>
<u>Darlinghurst</u>	<u>The Bookshop</u>	<u>207 Oxford Street</u>	<u>Lot 1 DP 1746980</u>	<u>Local</u>	<u>ITBC</u>
<u>Surry Hills</u>	<u>Former Ruby Reds</u>	<u>273 Crown Street</u>	<u>Lot A DP 436515</u>	<u>Local</u>	<u>ITBC</u>

The name of each heritage item has been developed in accordance with the directions contained in the *Standard Instrument (Local Environmental Plans) Order 2006*, which require that an item name briefly describe those things that are part of its heritage significance.

The items are described further in the supporting information contained in the Oxford Street LGBTIQA+ Heritage Study included at **Appendix B** and the draft inventory heritage assessments for each building at **Appendix C1**, **Appendix C2** and **Appendix C3**. These heritage assessments will form the basis of non-statutory heritage inventory sheets that can continue to be updated as new information becomes available.

4. Justification

Section A – Need for the planning proposal

Q.1 Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is a result of a heritage assessment of each building completed as part of a broader heritage study for the Oxford Street precinct focussed on its historic and contemporary connections to the LGBTIQA+ community. The heritage study was prepared by TKD Architects in 2022.

Preparation of the report was an action driven by the Oxford Street LGBTIQA+ Social and Cultural Place Strategy. The Strategy was implemented to facilitate growth of the cultural and creative sectors, protect heritage and character, and support the day and night-time economies for the local community and visitors. Community consultation carried out to inform the Strategy indicated that people value the strong connection between Oxford Street and LGBTIQA+ communities and wanted to see its social and cultural heritage recognised and maintained.

Priority 1 of the Strategy focused on recognising historic LGBTIQA+ places and spaces.

The proposed items identified in this planning proposal were recommended for listing in the TKD Architects heritage assessments as they met one or more of the NSW Heritage Council's (2025) criteria for local significance. A summary of each building's significance as assessed by TKD Architects are presented below:

273 Crown Street, Surry Hills – Former Ruby Reds

Criteria (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes:

273 Crown Street is significant as the location of Sydney's first recreational venue dedicated to the lesbian community. It has also been suggested that it was the first such venue in Australia, although this needs to be substantiated. 273 Crown Street has been, in various iterations, associated with Sydney's lesbian and gay communities since the second half of the 1970s up to the present time.

The site meets this threshold at a local level.

Criterion (b) – An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes that:

273 Crown Street has associations with prominent entrepreneur Dawn O'Donnell, who gave much support to Sydney's lesbian and gay communities and was responsible for opening several recreational venues to serve these communities.

The site meets this threshold at a local level.

Criterion (d) – An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The heritage assessment prepared by TKD Architects notes:

Documentary evidence suggests that 273 Crown Street would have significance to members of Sydney's lesbian community, who would have frequented the place while it was serving as an exclusive lesbian venue. It may also have significance to members of the LGBTIQ+ community who frequented it in its subsequent iterations. However, further research is required to confirm this.

The site is likely to meet this threshold at a local level.

Criterion (g) – An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The heritage assessment prepared by TKD Architects notes:

273 Crown Street is representative of Victorian dwellings that were adapted to retailing during the 1920s. Its façade is representative of the Inter War Free Classical style.

The site meets this threshold at a local level.

40-42 Flinders Street, Darlinghurst – Former Taxi Club

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes:

40 Flinders Street has some historical significance as a surviving purpose-built piano warehouse in the locality. A comparatively large number were established in Oxford Street, Paddington, and the northern end of Flinders Street in the late nineteenth and early twentieth century. The slightly earlier and architecturally superior warehouse at 55 Flinders Street, completed in 1899, was demolished less than 20 years later.

40-42 Flinders Street became the home of the Grosvenor Club, a recreational facility for taxi drivers, and mirrors the growth and consolidation of licensed clubs in NSW following amendments to legislation in 1954. Its patronage by drag queens following the opening of Les Girls in 1963 because of its 24-hour licence and final closure in 2012 make it a very early and enduring LGBTIQ+ recreational venue.

The site meets this threshold at a local level.

Criterion (b) – An item has strong or special association with the life or works of a person, or group of persons, of importance to NSW's cultural or natural history (or the cultural or natural history of the local area)

The heritage assessment prepared by TKD Architects notes:

40-42 Flinders Street is not associated with any individual of importance to the cultural history of Sydney or NSW. However, it has associations with Sydney's gay drag and transgender communities, who are of importance to the cultural history of Sydney

The site meets this threshold at a local level.

Criterion (d) – An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The heritage assessment prepared by TKD Architects notes:

40-42 Flinders Street, is likely to have significance for Sydney's LGBTIQ+ community, although further research is required to confirm this.

The site is likely to meet this threshold at a local level.

Criterion (f) – An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area)..

The heritage assessment prepared by TKD Architects notes:

Despite extensive modifications, 40 Flinders Street is a rare surviving example of a purpose-designed piano warehouse. However, there is little to suggest that it would have been greatly different to other suburban warehouses constructed at the beginning of the twentieth century.

40-42 Flinders Street is not considered to be rare example of a post-World War II licensed club as there is no evidence in the building fabric to allow interpretation of this use. However, its early, enduring and distinctive use as a venue frequented by the LGBT+ community is considered to be rare..

The site meets this threshold at a local level.

273 Oxford Street, Darlinghurst – The Bookshop

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes:

207 Oxford Street has significance as the site of a long-running bookshop devoted to the sales of gay and lesbian books, journals and publications. Although not the first to do so, the bookshop has proved remarkably enduring and has been an important hub of community interaction for significant interaction relating to events such as the gay and lesbian Mardi Gras and the AIDS crisis of the 1980s.

The site meets this threshold at a local level.

Criterion (b) – An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes:

207 Oxford Street is a part of a group of four buildings that appears to have been designed by the prominent architect John Burcham Clamp, who designed several significant Federation era commercial buildings, along with private residences and buildings containing shops and residences. Although evidence uncovered during the preparation of this report strongly suggests Clamp as the building’s architect, Further research is required to confirm this provenance.

207 Oxford Street has strong associations with Les McDonald, who with his then partner Wayne Harrison co-founded The Bookshop in the early 1980s and then owned and operated the business until retiring in 2024.

The site may meet this threshold at a local level, pending further research in in establishing Burcham Clamp as the building’s architect

The site meets this threshold at a local level, for its association with Les McDonald.

Criterion (c) – An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The heritage assessment prepared by TKD Architects notes:

The façade of 203-209 Oxford Street, notwithstanding unsympathetic modifications and accretions is a fine and distinctively detailed example of the Federation Free Classical style

that makes an important contribution to the streetscape of Oxford Street between Flinders and South Dowling Street.

The site meets this threshold at a local level.

Criterion (d) – An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The heritage assessment prepared by TKD Architects notes:

Documentary evidence and quotes from interviews provide evidence that 207 Oxford Street has strong and special associations with members of Sydney's LGBTI+ community resulting from its forty plus year occupation by The Bookshop. Over the years The Bookshop has been a strong community hub and a valuable source of published material not otherwise generally available to the public.

The site meets this threshold at a local level.

Criterion (g) – An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The heritage assessment prepared by TKD Architects notes:

203-209 Oxford Street is representative of the mixed retail and residential buildings constructed along major thoroughfares in the Sydney local government area such as Oxford Street and King Street, Newtown, during the Federation era. The façade of 203-209 Oxford Street is representative of Federation Free Classical style architecture.

The site meets this threshold at a local level.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Appropriate heritage protection is best achieved through the identification of each building proposed for listing as local heritage items in an environmental planning instrument. The buildings proposed for heritage listing in each amendment currently have no statutory protection as individually listed heritage items on the LEP or under the *NSW Heritage Act 1977*.

Progressing local heritage listings for each proposed heritage item will ensure that their local heritage significance is appropriately recognised and managed into the future. It will also ensure formal consultation with landowners and broader community prior to any future change or development to the items. These outcomes are only achieved in the longer term through protection under Schedule 5, Part 1 of the LEP.

Section B – Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Yes. See comments below

Greater Sydney Region Plan: A Metropolis of Three Cities

The Greater Sydney Region Plan, completed in March 2018, is the Greater Sydney Commission's vision for a Greater Sydney of three cities where most residents live within 30 minutes of their jobs and services. City of Sydney is situated within the Eastern Harbour City.

This plan sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. This sets

out how the State Government's 10 directions for a Greater Sydney are to be implemented through integrated planning. These 10 directions, with 40 supporting objectives, address infrastructure, liveability, productivity and sustainability. This planning proposal is consistent with these high level directions and objectives. In particular it addresses the liveability great places direction objective:

Objective 13: Environmental heritage is identified conserved and enhanced

By listing each building on the LEP, this planning proposal will fulfill this objective.

Eastern City District Plan

The Eastern City District Plan completed by the Greater Sydney Commission in March 2018 is a 20-year plan to manage growth in the context of economic, social and environmental matters. The district plan identifies 22 planning priorities and associated actions that support a liveable, productive and sustainable future for the district. This planning proposal gives effect to the following key planning priority and actions:

Liveability Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage Action 26 - Identify, conserve and enhance environmental heritage by:

- (a) engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place*
- (b) applying adaptive re-use and interpreting heritage to foster distinctive local places*
- (c) managing and monitoring the cumulative impact of development on the heritage values and character of places.*

This priority seeks to enhance the district's liveability by identifying, conserving and enhancing the heritage of local centres and neighbourhoods. It notes that built heritage contributes to an area's sense of place, its distinctive character and diversity of built form and uses and brings people together.

By consulting with the community to consider amending and listing these items as having local heritage significance, this planning proposal will address the district plan by respecting the City of Sydney's diverse heritage and fostering great places to bring people together.

The retention, conservation and revised acknowledgement of each building will enhance the character and distinct sense of place on Oxford Street, Darlinghurst.

Q4. Is the planning proposal consistent with council's local strategy or other local strategic plan?

Yes.

Sustainable Sydney 2030 – 2050 Community Strategic Plan

The City of Sydney's Sustainable Sydney 2030 Strategic Plan is the vision for the sustainable development of the City to 2050 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This planning proposal is consistent with the key directions of Sustainable Sydney 2030 – 2050, particularly Direction 4 'Design excellence and sustainable development.'

Local strategic planning statement

The City Plan 2036 Local Strategic Planning Statement was completed in March 2020. This statement is the 20-year vision for land use planning in the city. It aims to link the NSW State Government's strategic plans and the community strategic plans with the city's planning controls. This plan highlights that the unique heritage character of Sydney is a strong focus for local communities.

The planning proposal identifies the following buildings as heritage items, thereby facilitating their conservation and allowing future generations to understand Darlinghurst's historical development. The heritage listing will ensure future development considers and maintains the heritage significance of each building.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

This planning proposal is consistent with applicable State Environmental Planning Policies (SEPPs) as summarised in Table 4 and detailed in the following section. In this table, consistent means that the planning proposal does not contradict or hinder the application of the relevant state environmental planning policy.

Table 4: Consistency with State Environmental Planning Policies.

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent - amendments in this planning proposal will continue to support the biodiversity and conservation in the local government area
SEPP (Building Sustainability Index: BASIX) 2004	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Housing) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Industry and Employment) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Planning Systems) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Precincts–Central River City) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Precincts–Eastern Harbour City) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Precincts–Regional) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Precincts–Western Parkland City) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Primary Production) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Resilience and Hazards) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Resources and Energy) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP No 65 - Design Quality of Residential Flat Development	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Housing) Amendment (Transport Oriented Development) 2024	Consistent - no amendments in this proposal will hinder the application of this SEPP.

Q6. Is the planning proposal consistent with applicable ministerial directions?

This planning proposal is consistent with all Ministerial Directions issued under section 9.1 of the *Environmental Planning and Assessment Act 1979*, as summarised in Table 5.

Table 5: Consistency of the planning proposal with ministerial directions.

Ministerial Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Consistent. No amendments in this proposal will hinder the implementation of Regional Plans
1.2 Development of Aboriginal Land Council land	Not applicable
1.3 Approval and Referral Requirements	Consistent. No amendment includes concurrence, consultation or referral provisions or identify any designated development.
1.4 Site Specific Provisions	Consistent – see discussion below.
1.4A Exclusion of Development Standards from Variation	Consistent. This planning proposal does not propose to exclude a development standard from variation under clause 4.6
Focus area 1: Planning Systems – Place-based	
1.6 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.7 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.10 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.11 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.12 Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.13 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.14 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.15 Implementation of Greater Macarthur 2040	Not applicable
1.16 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.17 North West Rail Link Corridor Strategy	Not applicable
Focus area 2: Design and Place	No directions in place
Focus area 3: Biodiversity and Conservation	

Ministerial Direction	Comment
3.1 Conservation Zones	Consistent. Amendments in this planning proposal will continue to support the protection and conservation of environmentally sensitive areas in the local government area
3.2 Heritage Conservation	Consistent. Amendments in this planning proposal will support the conservation of items, areas, objects and places of environmental heritage significance in the local government area
3.3 Sydney Drinking Water Catchments	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3.5 Recreation Vehicle Areas	Not applicable
Focus area 4: Resilience and Hazards	
4.1 Flooding	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
4.2 Coastal Management	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
4.3 Planning for Bushfire Protection	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
4.4 Remediation of Contaminated Land	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
4.5 Acid Sulfate Soils	Consistent. Amendments in this planning proposal are proposed for land classified as Class 5 and will not hinder the implementation of this local planning direction
4.6 Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
5.2 Reserving Land for Public Purposes	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable

Ministerial Direction	Comment
5.4 Shooting Ranges	Not applicable
Focus area 6: Housing	
6.1 Residential Zones	Consistent. This planning proposal supports and aligns with this local planning direction, particularly objectives (a) and (b).
6.2 Caravan Parks and Manufactured Home Estates	Not applicable
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable
Focus area 9: Primary Production	
9.1 Rural Zones	Not applicable
9.2 Rural Lands	Not applicable
9.3 Oyster Aquaculture	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable

Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The planning proposal will not adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. It is unlikely that the proposed amendments to Schedule 5, Part 1 of LEP will result in development creating any environmental effects that cannot be readily controlled.

Q9. How has the planning proposal adequately addressed any social and economic effects?

Identification and recognition of each heritage item and its significance will facilitate retention of physical, social, cultural and historic values that may have significance to the community. No changes to current zoning controls are proposed. The merit-based heritage provisions provide capacity for Council and any proponent to consider these matters when development is proposed.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

Yes. The LEP amendment will not generate demand for infrastructure.

Q11. What are the views of State and Commonwealth public authorities consulted in the gateway determination?

If required by the Gateway Determination, the Heritage Council of NSW will be consulted during the public exhibition period. The identification of this heritage item, based on a comprehensive heritage assessment, is consistent with Heritage Council of NSW standards.

5. Mapping

The Heritage Map will be updated to shade in brown the location of the three new heritage items. The heritage map extract below shows the boundary for each proposed heritage item.

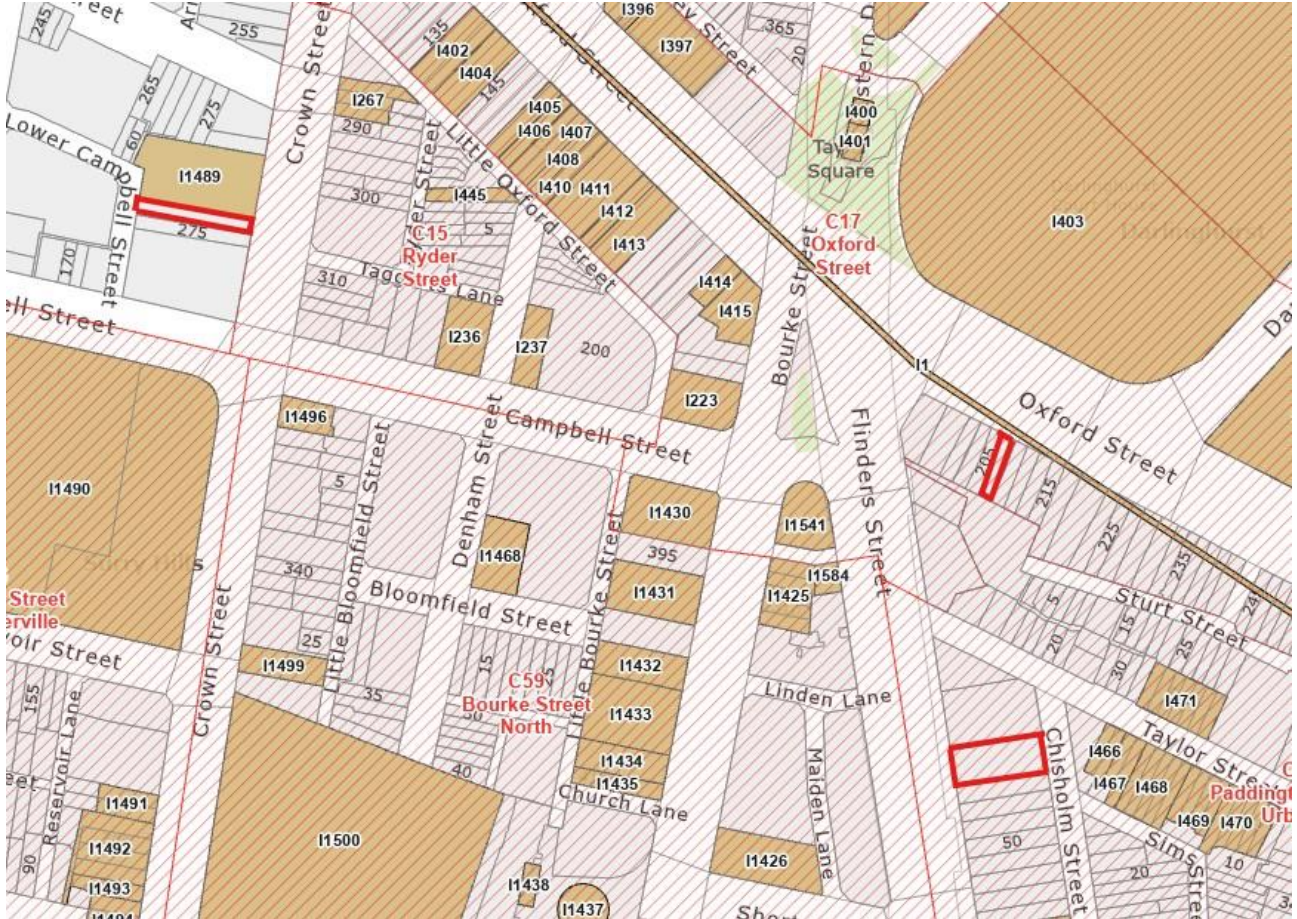


Figure 10. Proposed heritage boundary for each item (outlined in red)

6. Community consultation

5.1 Public Exhibition

This planning proposal shall be exhibited in accordance with the requirements of gateway determination once issued by the Department of Planning, Housing and Infrastructure.

It is anticipated that public exhibition will be for a period of at least 20 working days, which is consistent with the *Environmental Planning and Assessment Act 1979* and the *Local Environmental Plan Making Guideline* prepared by the Department dated August 2023.

The public exhibition of the documents will be on the City of Sydney website and carried out in accordance with the City's Community Participation Plan.

Consultation with the necessary NSW agencies, authorities and other relevant organisations will be undertaken as required by the conditions contained within the gateway determination.

7. Project timeline

The anticipated timeline for the completion of the planning proposal is as follows:

Stage	Timeframe
Gateway request	September 2025
Public exhibition & government agency consultation	November 2025
Consideration of submissions	December 2025
Post exhibition consideration of proposal	February 2026
Draft and finalise LEP	March 2026

Appendices

Appendix B – Oxford Street LGBTIQ+ Heritage Assessment Report

Appendix C1 – Draft Heritage assessment – 273 Crown Street, Surry Hills – Former Ruby Reds

Appendix C2 – Draft Heritage assessment – 40-42 Flinders Street, Darlinghurst – Former Taxi Club

Appendix C3 – Draft Heritage assessment - 207 Oxford Street, Darlinghurst – The Bookshop

