

Local Planning Panel

2 September 2026

application details

address: 107-109 Darlinghurst Road, Potts Point

application: D/2025/1026

applicant: Mr Peter McGregor

owner: Raben Footwear Pty Ltd

architect: McGregor Westlake Architecture

planning consultant: Daintry Associates



proposal

Alterations/additions to mixed use development consisting of backpackers' accommodation and small retail tenancies at street level arcade

reason for reporting to LPP

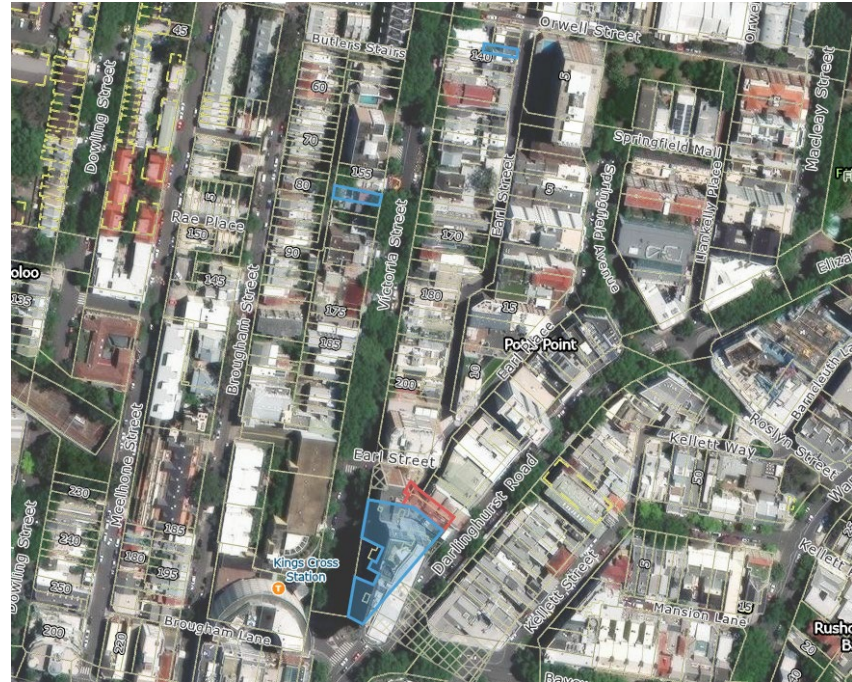
Departure from development standard - FSR

recommendation

Deferred commencement

site & submissions

- area: 259m²
- zoned: E1 Local Centre
- exhibition 4 November to 3 December 2025
- 4 submissions received
- Note: one objector did not provide their property address



Aerial site photo



subject site



submissions



site photos



Darlinghurst Road



Earl Street – rear of site

submissions

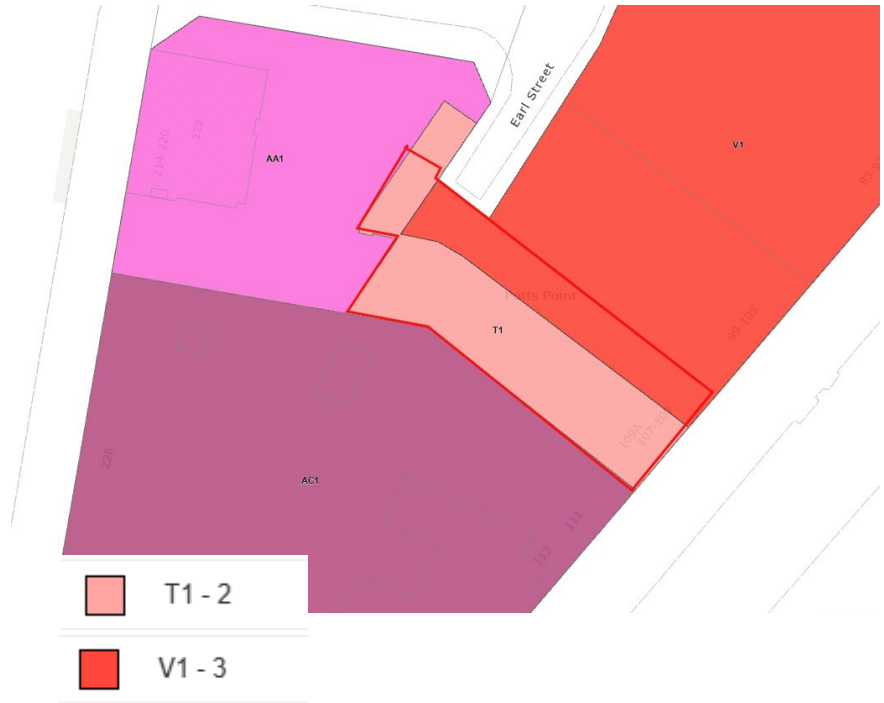
- backpacker accommodation use and operational impacts
- noise impacts
- police resourcing
- sunlight limitations
- concerns about potential “square” outside Earl Street entry encouraging anti-social behaviour

discussion

- floor space ratio
- height of building
- solar access
- comparison with refused scheme

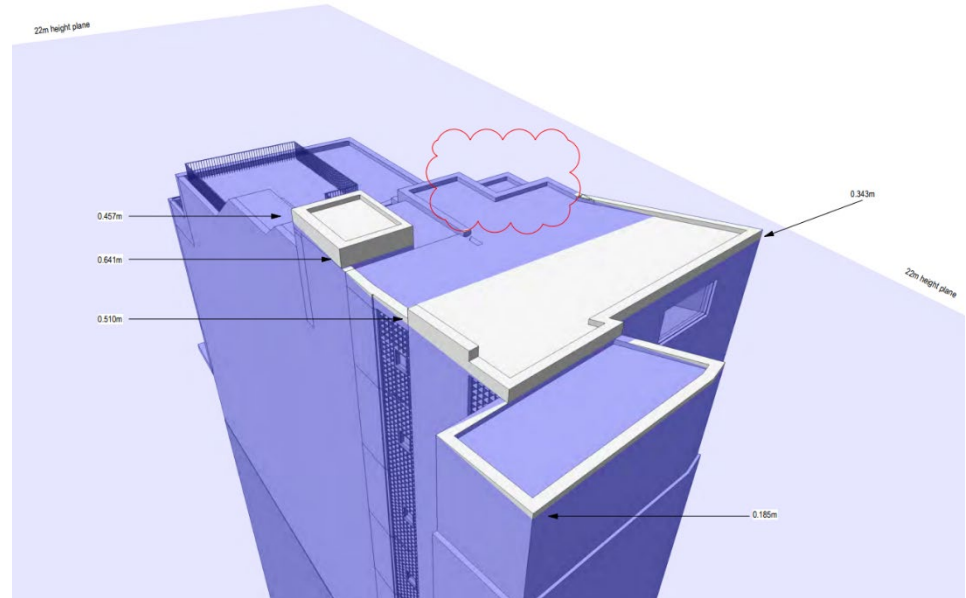
floor space ratio

- part 3:1, part 2:1
- 2.32:1 (599.3 sqm) permitted as an average across the site
- 3.60:1 (935.9m²) proposed
- variation of 336.6m² / 56.16 %
- Clause 4.6 supported



height of building

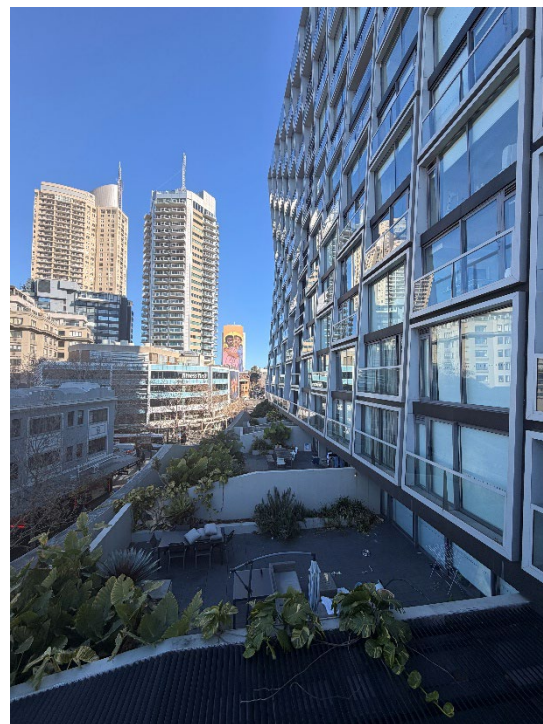
- 22m permitted
- 22.641m proposed
- variation of 0.641m / 2.91 %
- Clause 4.6 supported



solar access

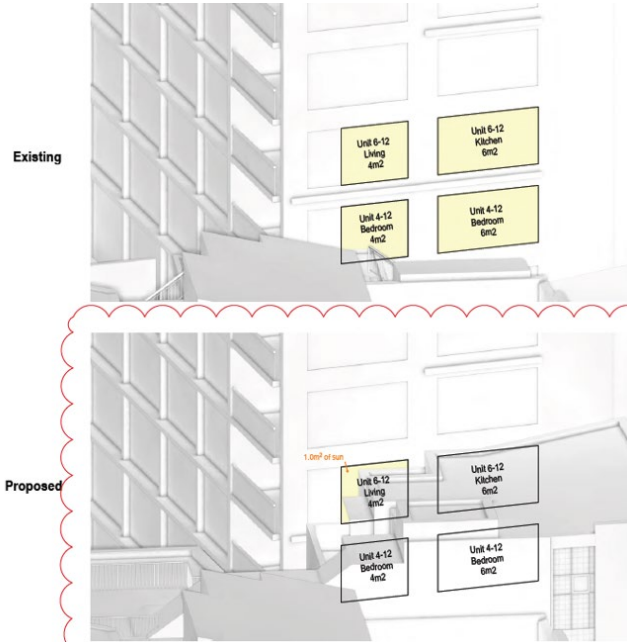


habitable room windows Omnia
apartments



private open spaces Omnia
apartments

solar access - windows



9am



10am

View from sun diagram

Existing



Proposed



11am

Existing



Proposed



12 mid day

Existing



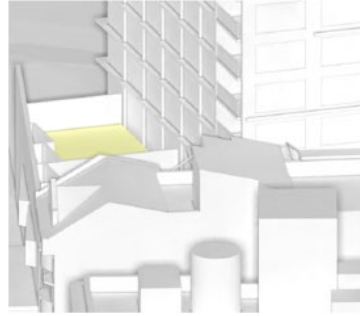
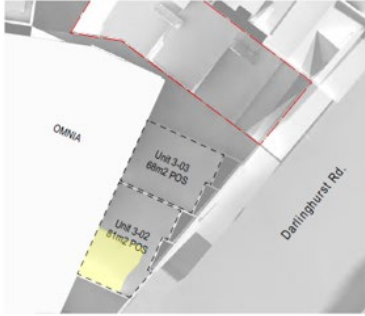
Proposed



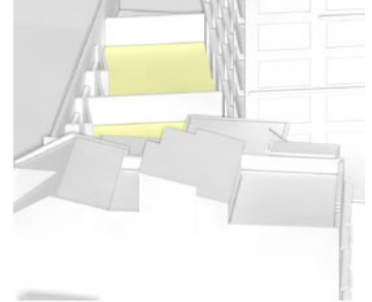
1pm

solar access – open space

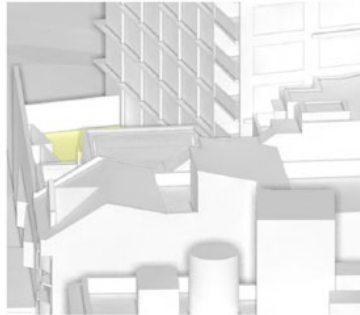
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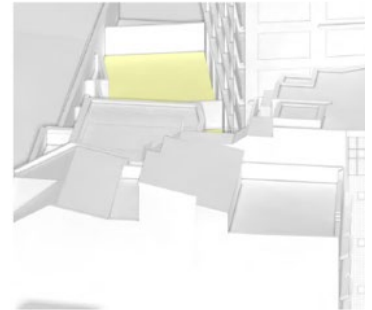
Existing



Proposed



Proposed

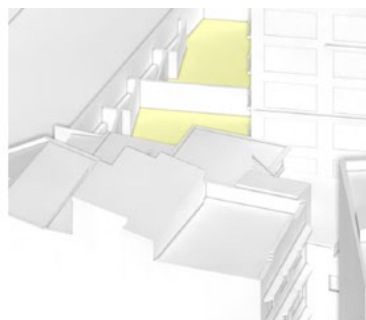


9am

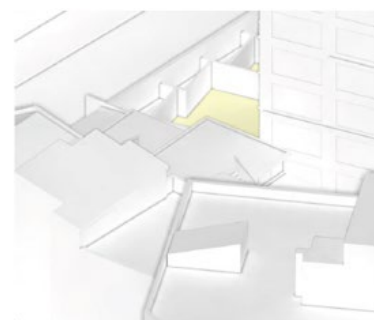
10am

Plan and sun view

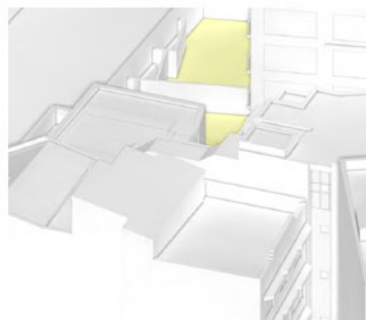
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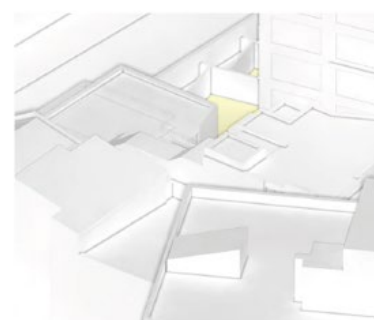
Existing



Proposed



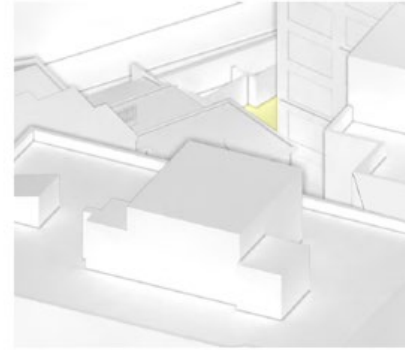
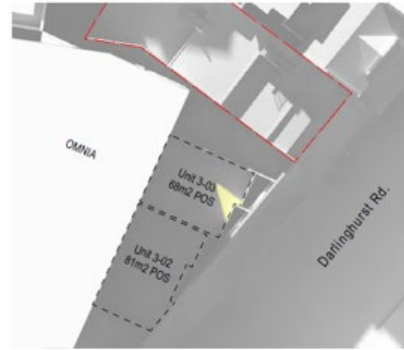
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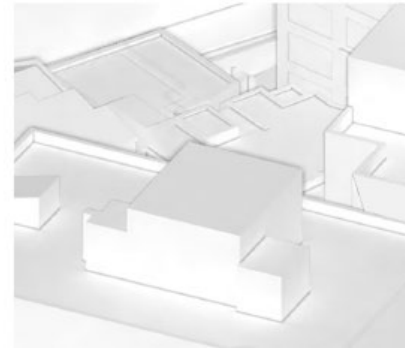
11am

12 mid day

Existing



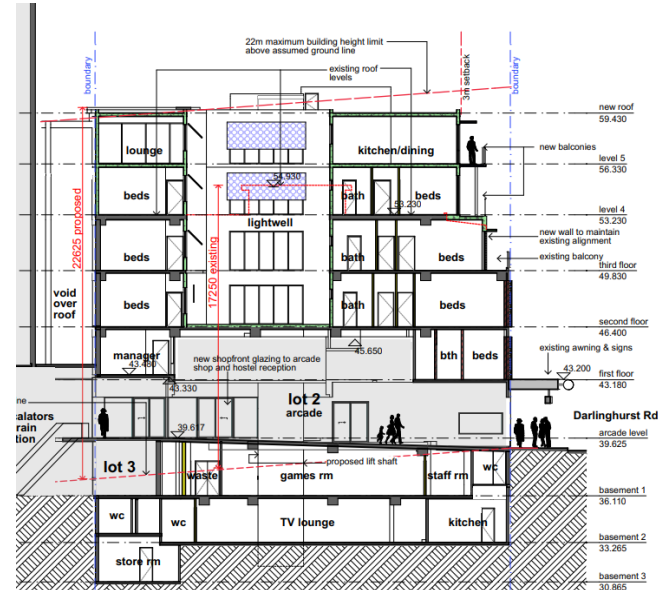
Proposed



1pm

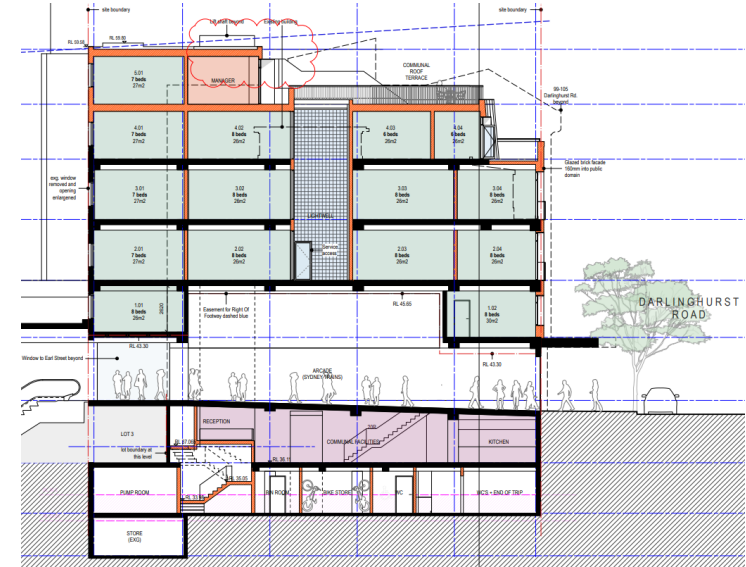
Refused scheme (D/2022/1107)

- 73% variation to FSR
- 4.3% variation to height
- inconsistent with DCP setback from street frontage
- unacceptable solar access impacts on Omnia building



Proposed scheme (D/2025/1026)

- reduced to FSR
- reduced variation to height
- reduced overall bulk to Darlinghurst Road
- consistent with DCP setback from street frontage
- acceptable solar access impacts on Omnia building



recommendation

Deferred commencement approval subject to conditions