

Local Planning Panel

6 November 2024

Application details

Address: 18-20 York Street, Sydney

Application: D/2024/520

Applicant: Caladines Town Planning

Owner: Pacvale Pty Limited

Architect: Studio Vista

Proposal

- alterations/additions for use of ground and basement level as restaurant, bar and live music venue
- hours between 10.00am and 4.00am the following day, Monday to Sunday
- combined capacity of 371 patrons

Recommendation

- approval subject to conditions

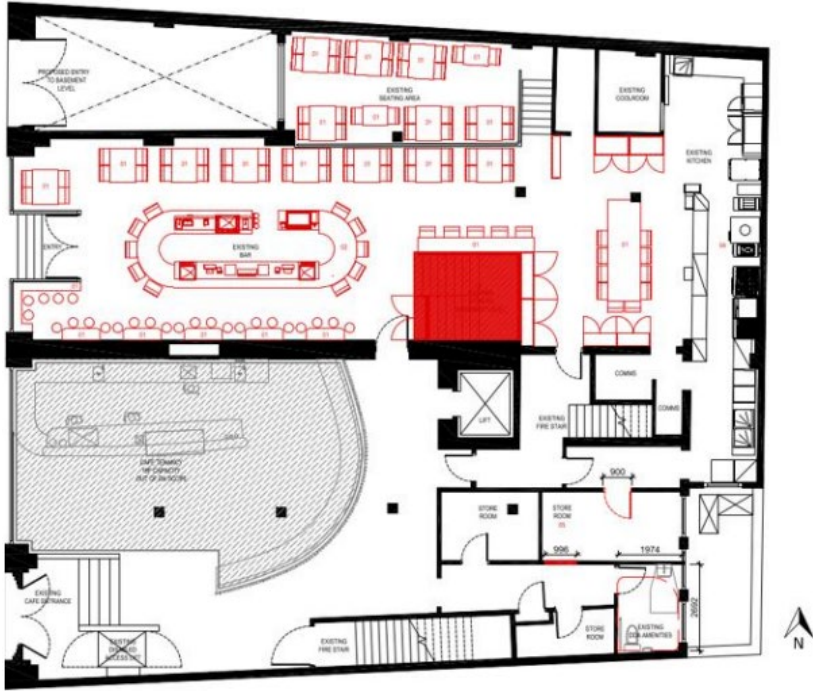
Reason reported to LPP

Reported to the LPP as the proposal includes a new licensed premises seeking to operate under an on-premises liquor license for a 'public entertainment venue'

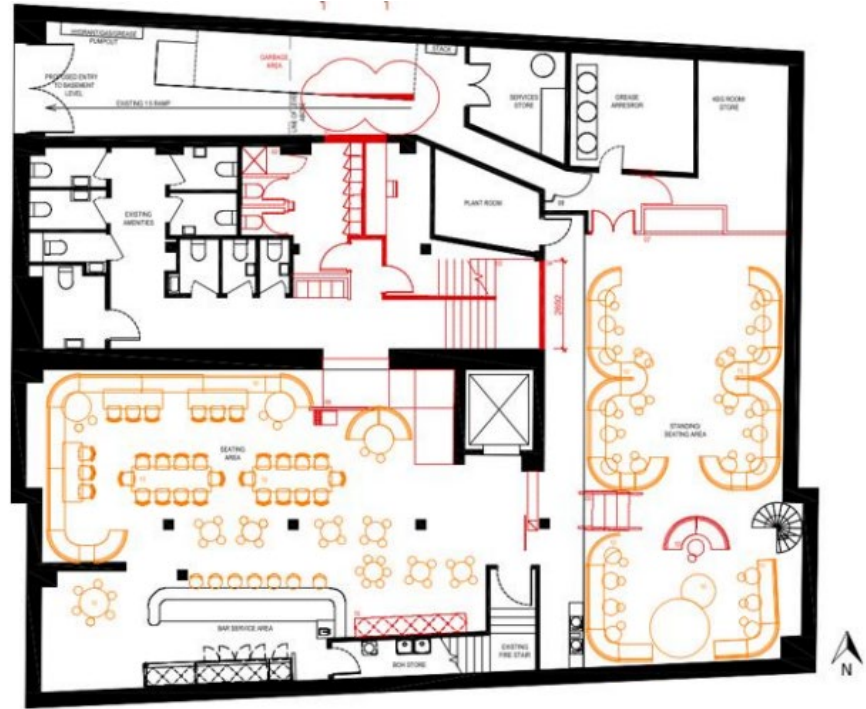
Notification

- exhibition period 4 July to 25 July 2024
- 161 properties notified
- no submissions received

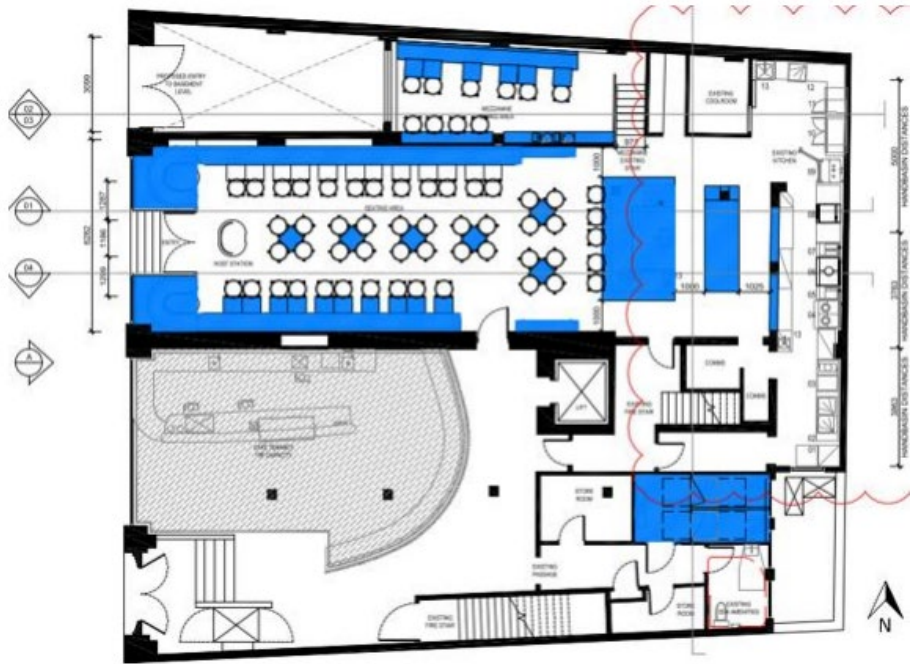
Proposal



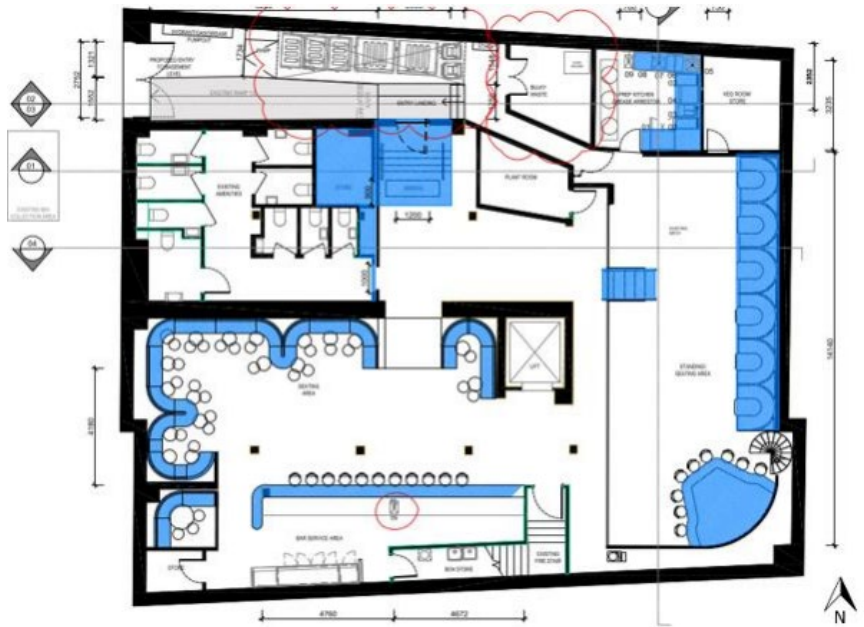
proposed ground floor demolition plan



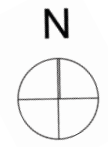
proposed basement demolition plan



proposed ground floor plan



proposed basement plan



site



York Street frontage



ground floor facing York Street



ground floor facing



existing staircase between ground and basement floors



basement level



basement level



basement level



cartway entrance facing York Street

Issues

- use as restaurant, bar and live entertainment venue
- hours of operation and noise
- access

Compliance with key LEP standards

	control	proposed	compliance
land use	use(s) must be permissible	commercial premises	yes
floor space ratio	base FSR of 8:1	12sqm of new GFA	yes

Compliance with DCP controls

	control	proposed	compliance
heritage	acceptable heritage impact	alterations/additions to predominantly contemporary fabric	yes
accessible design	compliance with Australian Standards	multiple access points via York Street	yes, subject to conditions
waste	compliance with waste guidelines	amendments to existing waste storage area	yes, subject to conditions
signage	consistency with site and surrounds	projecting wall sign and window signage	partial

Hours of operation

	DCP hours – category A	proposed hours	recommended hours
Monday to Sunday	base: 6.00am to 12.00am midnight	10.00am to 4.00am	base: 10.00am to 12.00am midnight
	extended: 24-hours		extended: 12.00am to 4.00am, subject to 2-year trial period

Recommendation

Approval subject to conditions