

Resolution of Central Sydney Planning Committee

23 October 2025

Item 4

Development Application: 71, 73 and 75 York Street, 46-52 King Street and 104-118 Clarence Street, Sydney - D/2024/1018

Moved by the Chair (Ms Galvin), seconded by Councillor Miller -

It is resolved that consent be granted to Development Application Number D/2024/1018 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strike through~~):

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2024/1018 dated 18 November 2024 (as amended) and the following drawings prepared by SJB:

Drawing Number	Revision	Drawing Name	Date
Demolition Plans			
DA-0251	11	Demolition Plan – Basement 02	17/09/2025
DA-0252	11	Demolition Plan – Basement 01	17/09/2025
DA-0253	11	Demolition Plan – Level 00	17/09/2025
DA-0254	11	Demolition Plan – Level 01	17/09/2025

Drawing Number	Revision	Drawing Name	Date
DA-0255	11	Demolition Plan – Level 02	17/09/2025
DA-0256	11	Demolition Plan – Level 03	17/09/2025
DA-0257	11	Demolition Plan – Level 04	17/09/2025
DA-0258	11	Demolition Plan – Level 05	17/09/2025
DA-0259	11	Demolition Plan – Level 06	17/09/2025
DA-0260	11	Demolition Plan – Level 07	17/09/2025
DA-0261	11	Demolition Plan – Roof	17/09/2025
Floor Plans			
DA-1001	7	Floor Plan – Basement 02	15/05/2025
DA-1002	12	Floor Plan – Basement 01	17/09/2025
DA-1003	12	Floor Plan – Level 00	17/09/2025
DA-1004	8	Floor Plan – Level 01	17/09/2025
DA-1005	8	Floor Plan – Level 02	17/09/2025
DA-1006	8	Floor Plan – Level 03	17/09/2025
DA-1007	8	Floor Plan – Level 04	17/09/2025
DA-1008	8	Floor Plan – Level 05	17/09/2025
DA-1009	8	Floor Plan – Level 06	17/09/2025
DA-1010	8	Floor Plan – Level 07	17/09/2025
DA-1011	8	Floor Plan – Roof	17/09/2025

Drawing Number	Revision	Drawing Name	Date
Elevations			
DA-1401	8	Elevations – East	17/09/2025
DA-1402	8	Elevations – South	17/09/2025
DA-1403	7	Elevations – West	15/05/2025
DA-1404	7	Elevations – North	15/05/2025
DA-1411	8	Courtyard Elevations – Sheet 1	17/09/2025
DA-1412	8	Courtyard Elevations – Sheet 2	17/09/2025
Sections			
DA-1501	7	Building Section 1	15/05/2025
DA-1502	7	Building Section 2	15/05/2025
DA-1503	7	Building Section 3	15/05/2025
DA-1504	8	Building Section 4	17/09/2025
DA-1505	7	Building Section 5	15/05/2025
DA-1506	8	Building Section 6	17/09/2025
DA-1507	8	Building Section 7	17/09/2025

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

(c) ***The consent provides in principle concept approval for additional hotel and pub use across all levels of the buildings comprising the following ancillary uses:***

(i) ***Food and drink premises***

(ii) ***Hotel and Hotel Accommodation***

(iii) ***Ancillary uses relating to the Hotel and Motel Accommodation use, including Office premises for the purposes of hotel administration/back of house and wellness/gym.***

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(4) DETAILED DEVELOPMENT APPLICATIONS

- (a) No consent is granted or implied for the fitout or detailed approval of each individual premises.
- (b) A detailed development consent is required to be obtained for the fitout ~~and of each individual premises prior to that fitout or use~~ ***or operation of the premises*** commencing.
- (c) Subsequent detailed development applications must be consistent with this consent, including all approved management plans and strategies.

Reason

To require separate consent to be obtained for a ~~use~~ ***fitout/operation of the premises.***

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979 in that, subject to the imposition of appropriate conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.
- (B) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (C) The proposal is consistent with the objectives of the SP5 Metropolitan Centre.
- (D) The proposed development has acceptable impacts on the heritage significance of heritage items within the development site. The development is in accordance with the aims and objectives for heritage conservation provided in Clause 5.10 of the Sydney Local Environmental Plan 2012.

- (E) The development is considered to exhibit design excellence, consistent with the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012 and the application demonstrates the site is suitable for the proposed uses, maintains, conserves and enhances the heritage qualities of the subject site and special character area and is of a high standard of architectural design, materials and detailing.
- (F) The proposed development is unlikely to result in any significant adverse environmental or amenity impacts on surrounding properties, the public domain, and the broader Central Sydney locality, subject to conditions.
- (G) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community, subject to recommended conditions imposed relating to heritage conservation, waste management and construction management.
- (H) Condition 1 was amended to confirm approved use with ancillary uses as demonstrated on architectural drawings.
- (I) Condition 4 was amended to clarify that the use and detailed application for the fitout should occur prior to the commencement of the operation.

Carried unanimously.

D/2024/1018