

Local Planning Panel

8 April 2026

Application details

Address:	5-11 Bridge Street, Sydney
Application:	D/2025/1335
Applicant:	Giovanni Cirillo (Planning Lab)
Owner:	I-Fund Pty Ltd ATF I-Fund Discretionary Trust
Architect/Designer:	Design Madgwick
Planning Consultant:	Planning Lab
Heritage Consultant:	Urbis

Proposal

- Change of use from a restaurant to a 'pub'
- Proposed operating hours 10am – 2am, daily
- Maximum patron capacity – 160 people
- Internal fit out for ground and mezzanine level tenancy with signage

Recommendation

Approval subject to conditions

Reason reported to LPP

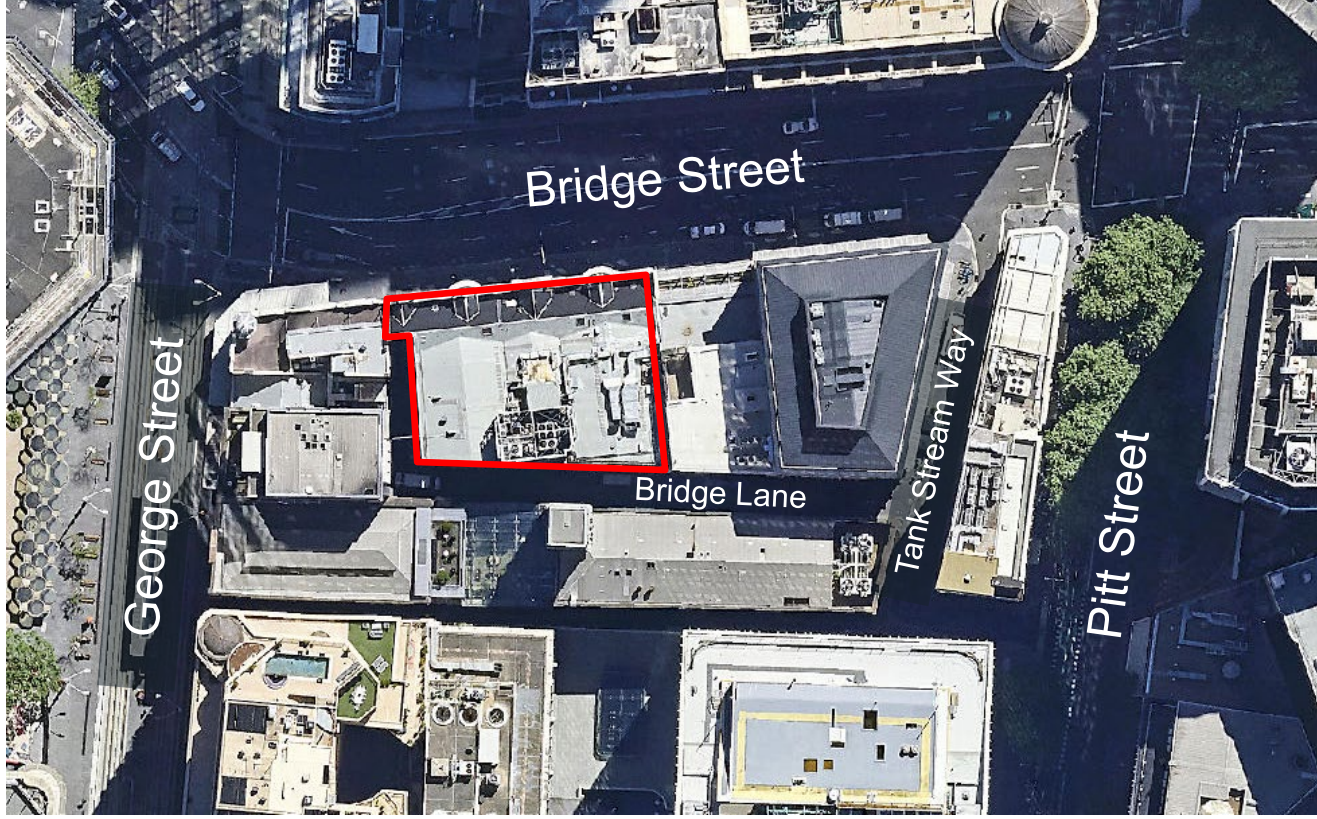
The application is reported to the LPP for determination due to:

- the proposed use is a pub that will operate under a hotel (general bar) licence under the Liquor Act 2007

Notification

- Exhibition period 12 January 2026 to 10 February 2026
- 520 owners and occupiers notified
- No submissions received

Site





subject tenancy (shown in red) on Bridge Street

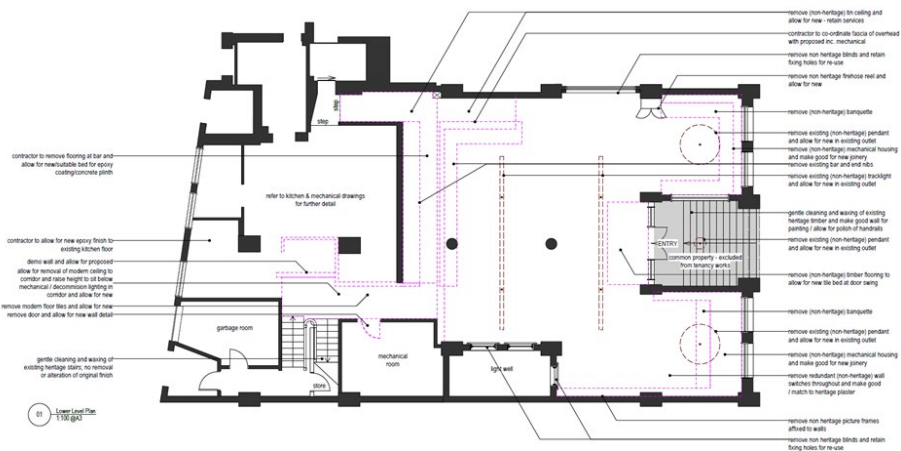


Tenancy ground floor level

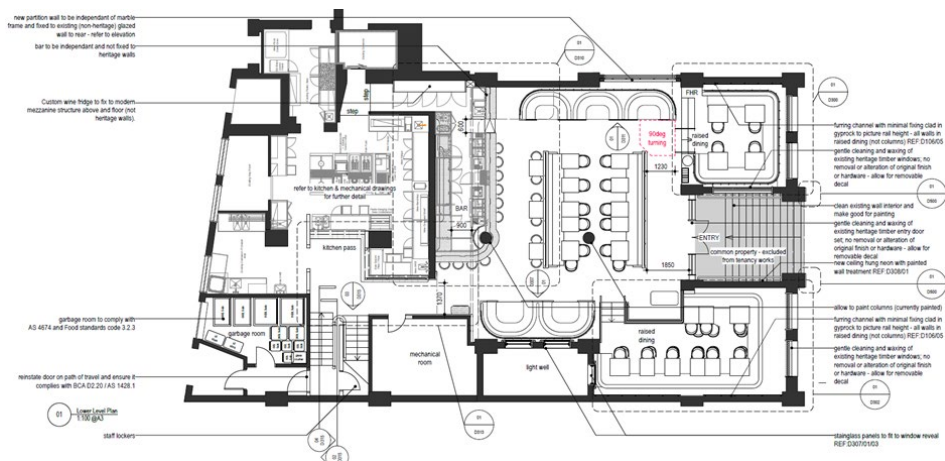


Tenancy mezzanine level

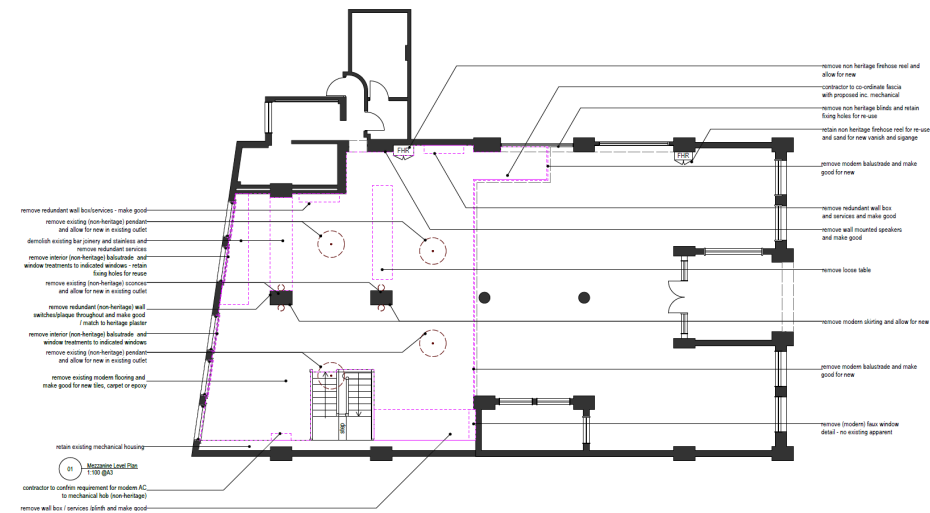
Proposal



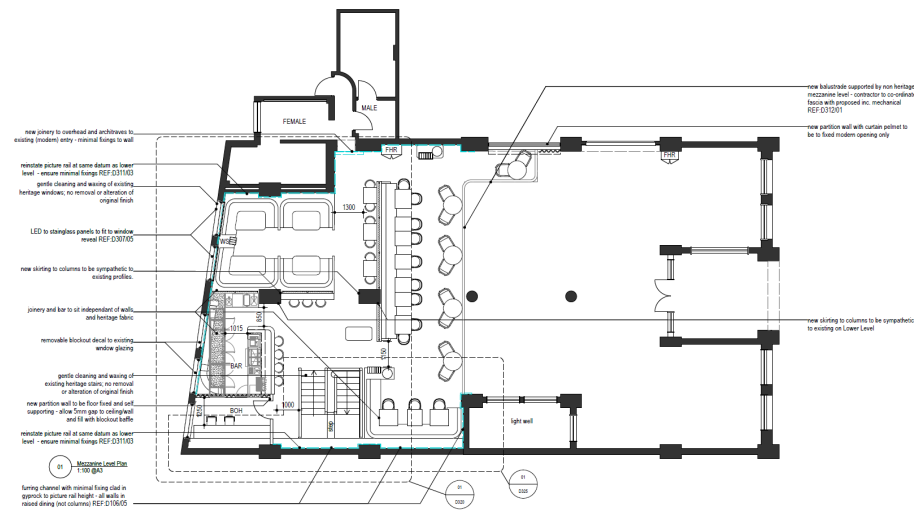
Ground level demolition plan



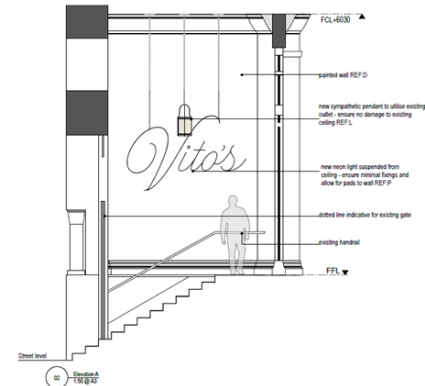
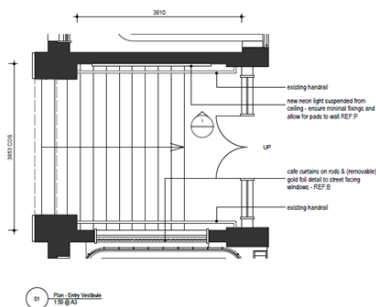
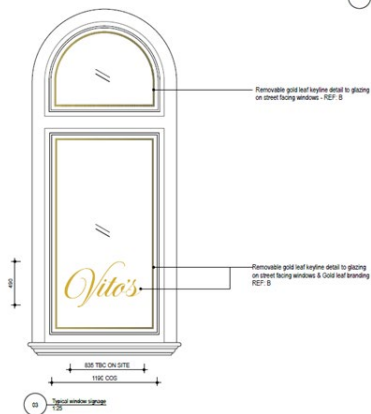
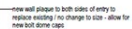
Ground level proposed plan



Mezzanine level demolition plan



Mezzanine level proposed plan



Plaque and window signage

Entry vestibule neon sign

Compliance with key LEP standards

	control	proposed	compliance
land use	use(s) must be permissible	commercial premises	yes
height	55m	no change	yes
floor space ratio	8:1	no change	yes
heritage	acceptable heritage impact	alterations/additions to predominantly non-significant fabric	yes
design excellence	exhibits design excellence	external signage	yes

Compliance with DCP controls

	control	proposed	compliance
heritage	acceptable heritage impact	alterations/additions to predominantly non-significant fabric	yes
waste	compliance with waste guidelines	no change to existing waste storage area	yes
signage	consistency with site and surrounds	window decal & wall plaque signage	yes
acoustic amenity	impact on site and surrounds	noise impact acceptable, subject to conditions	yes

Hours of operation

- Late Night Management Area
- Category A - Indoor

	DCP – base hours & extended hours	proposed hours	recommended hours
Monday to Sunday	B: 6am to 12am midnight E: 24hrs (trial basis)	B: 10am to 12am midnight E: 12am to 2am (2-year trial)	

Issues

- Heritage
- Signage
- Noise
- Mechanical ventilation

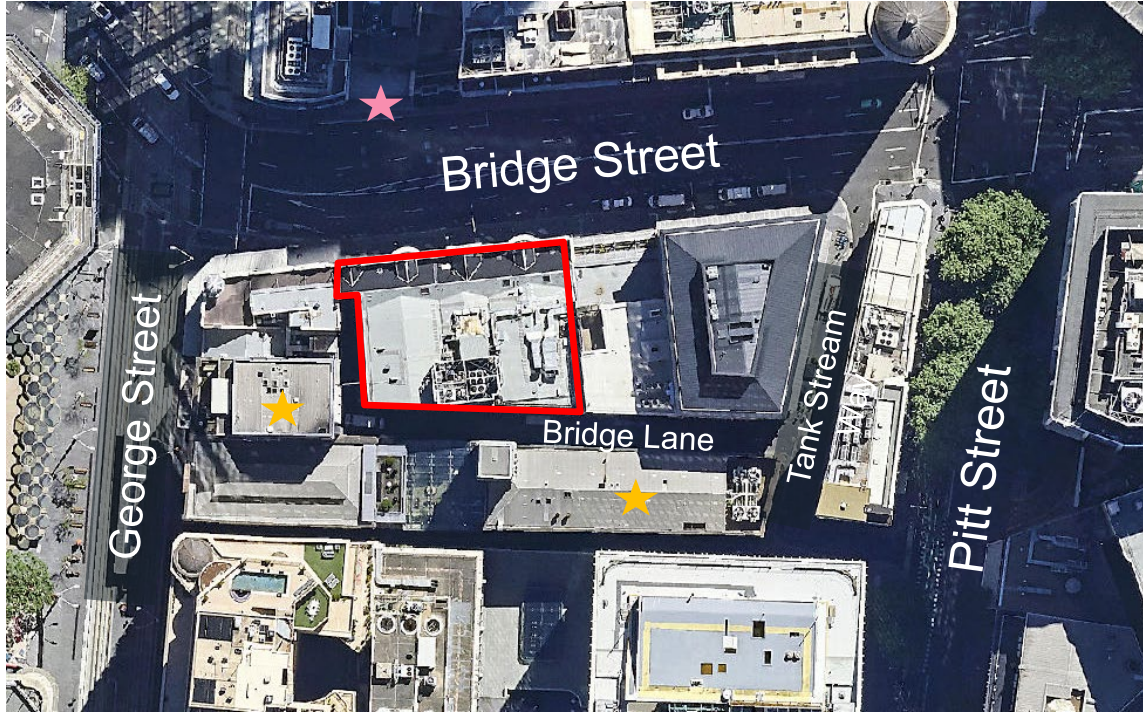
Heritage

- State heritage item – 'Burns Philp Building' (SHR #00347)
- Integrated development – Heritage Act 1977
- General Terms of Approval granted - retain heritage elements:
 - Original timber floorboards
 - Wall skirting
 - Mezzanine level separation from rear windows
 - Light-well windows

Signage

- Located in Bridge Street signage precinct
- Window decal and plaque signage
- Entry vestibule neon sign (not directly visible from street)
- Heritage Items – DCP requires Signage Strategy – waived

Noise



- ★ residential apartments
- ★ Establishment Hotel

Noise

- Acoustic report recommendations to protect amenity
 - Adhere to patron capacity – 160 people
 - Maximum volume restriction on background music
 - Glass and waste removal limited to between 7am and 10pm
- Condition of consent to comply with acoustic report

Mechanical ventilation

- Proposed solid fuel grill with exhaust ventilation
- Condition of consent for odour management, cleaning and maintenance

Recommendation

Approval subject to conditions