

# Local Planning Panel

## 4 November 2020

Address: 2/6 Bridge Street, Sydney

D/2020/614

Applicant: Nick Frier

Owner: Lot 2 – Phling on Bridge Pty Ltd

6 Bridge Street – Strata Plan No. 67311

Architect: Steel+Stitch

# proposal

- change of use of Lot 2 to a restricted premises - small bar providing adult entertainment (no sexual services provided)
- trading hours 12.00pm midday – 2.00am following day
- internal alterations to accommodate fit out, including construction of seating areas, stages, private entertainment rooms, staff facilities and sanitary facilities

Zone: B8 Metropolitan Centre zone - restricted premises are permissible with consent

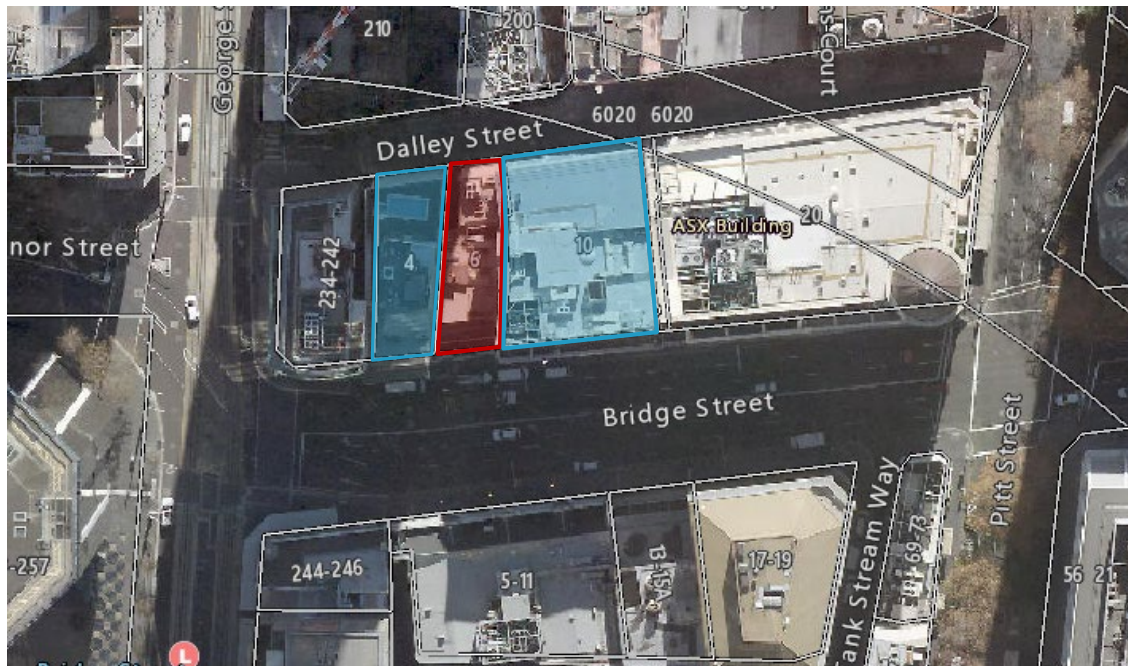
# recommendation



Approve subject to conditions

# notification information

- exhibition period 16 July 2020 to 7 August 2020
- 140 owners and occupiers notified
- 11 submissions received

# submissions



-  subject site
-  submitters

Note: submissions also received from subject building

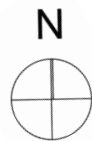
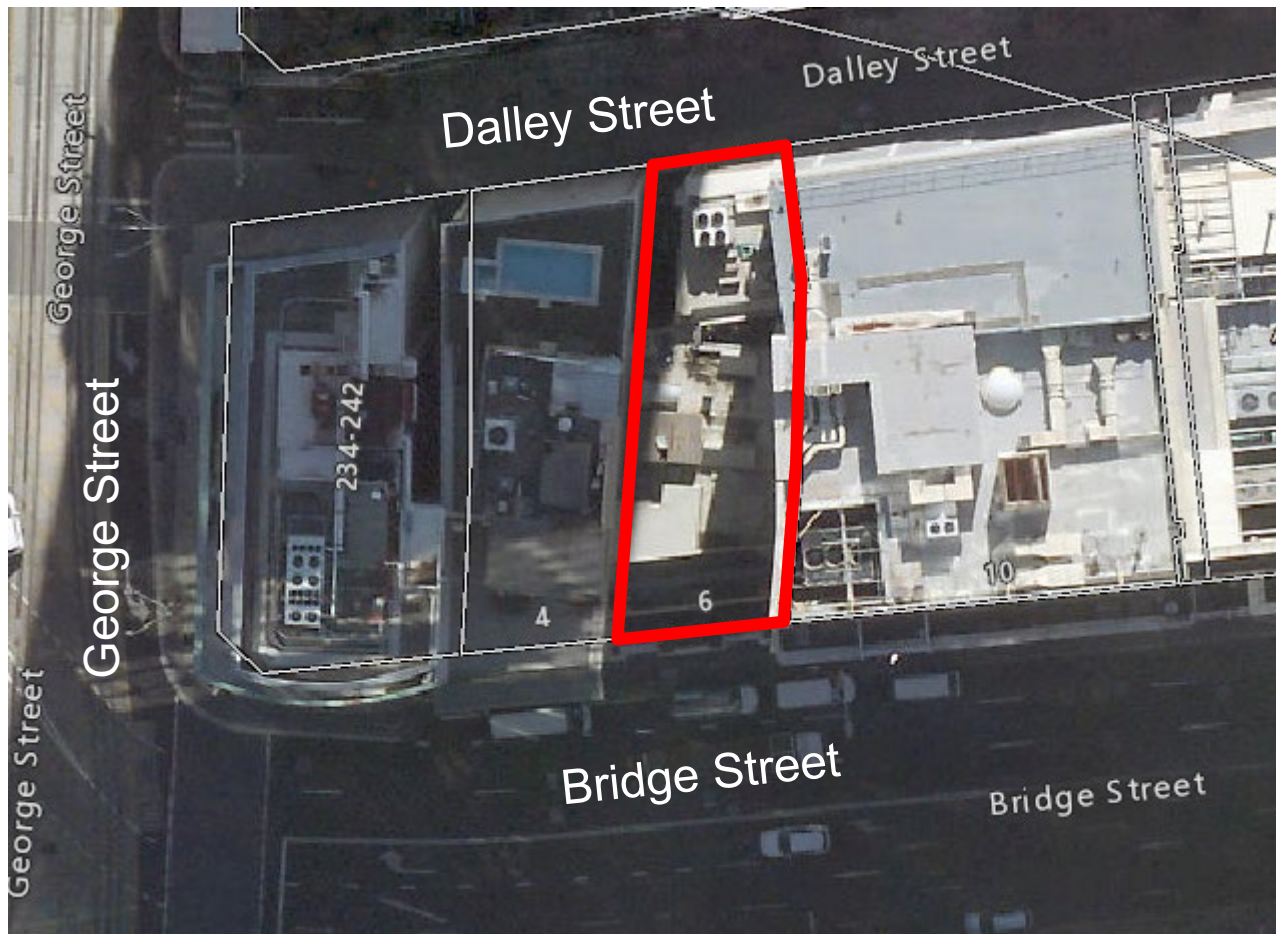
# submissions

- retraction of strata consent for lodgement of DA
- impact on character of area
- impact on residential amenity
- impact on value of surrounding properties
- impact on heritage significance of site and locality
- safety concerns for patrons, staff, tenants and nearby residents
- integrity of submitted documentation

# submissions

- trading hours
- proximity to residential land uses
- accessibility provisions
- provision of sanitary facilities for staff
- waste
- design of premises
- nature of use

site





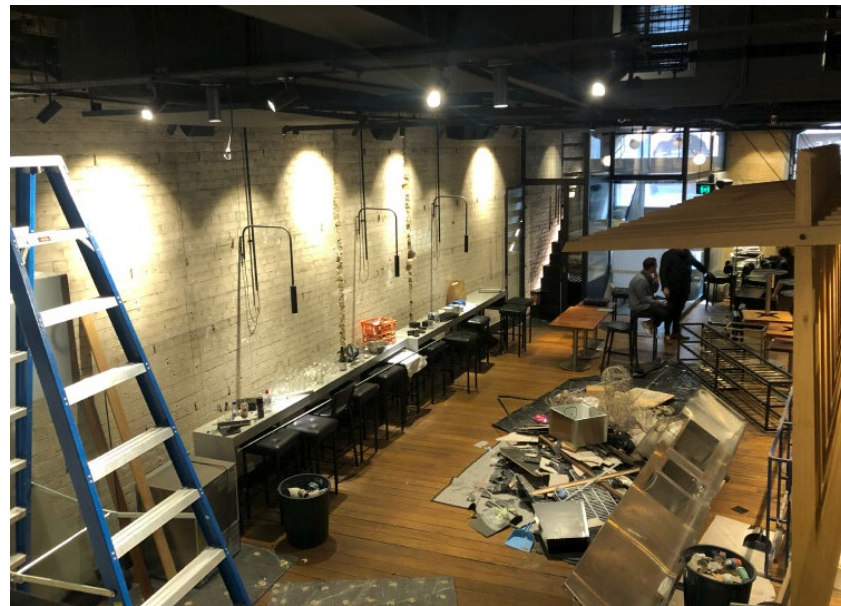
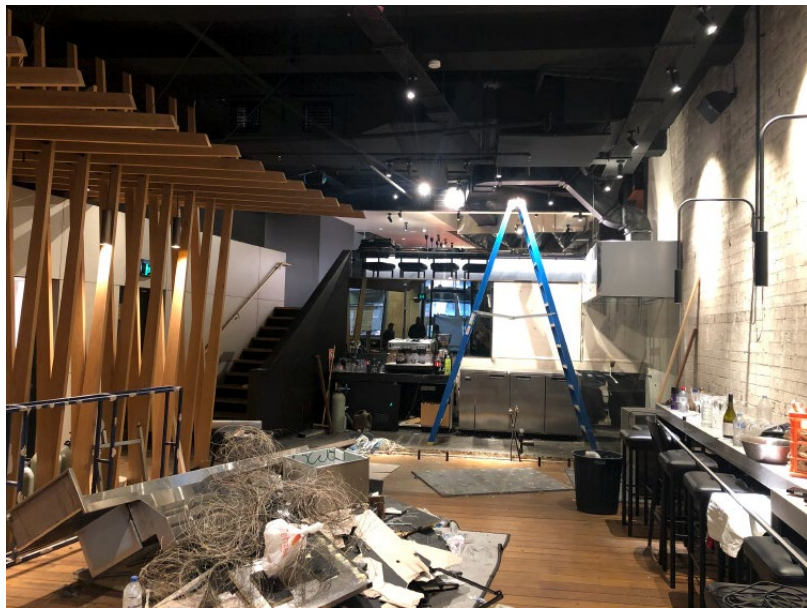


Bridge Street



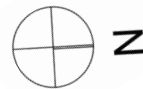


rear of site - Dalley Street



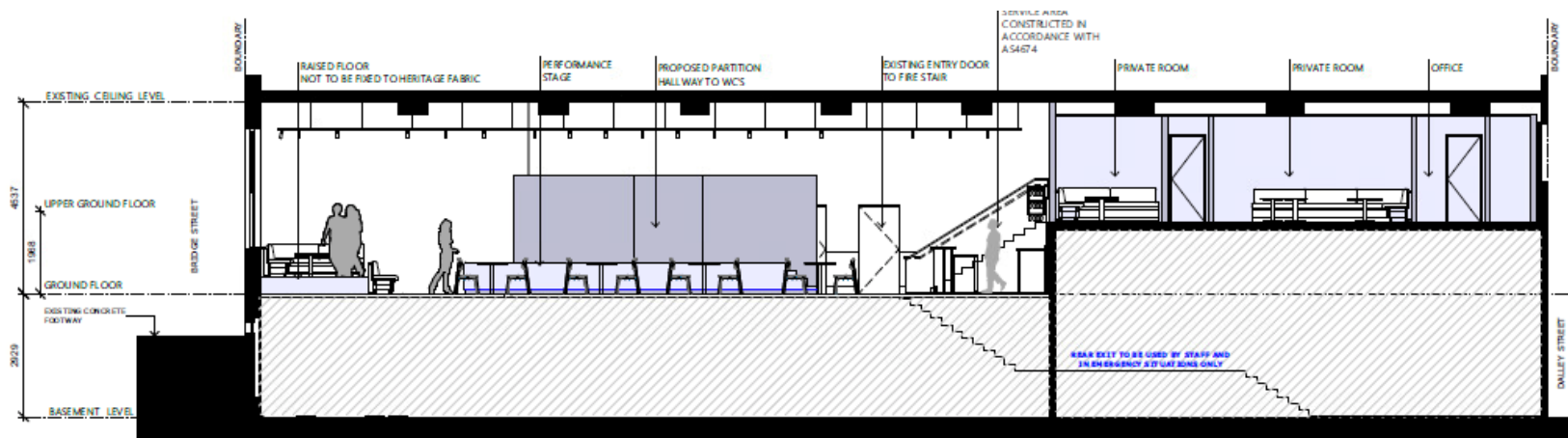
subject tenancy





## proposed floor plan





PROPOSED SECTION TWO SHOWING PROPOSED WORKS

section plan

# compliance with key LEP standards

	control	compliance
height	55m	yes – proposal does not alter existing height of building. All works at ground floor
floor space ratio	8:1	yes – no additional floor space created



# compliance with DCP controls

	control	proposed	compliance
location of premises	not to be within building or immediately adjacent to land developed for residential purposes	building adjoins 4 Bridge Street which contains residential uses on upper floors	no

# compliance with DCP controls

	control	proposed	compliance
design of premises	entrances and exits must be visible from public areas and facilitate privacy without compromising safety	amended design has primary entrance from Bridge Street, secondary entrance/exit from Dalley Street for staff only	yes

# compliance with DCP controls

	control	proposed	compliance
health, safety and security	must include measures that provide for adequate health, safety and security of staff and patrons	amended design has segregated staff facilities. premises will be equipped with CCTV and duress alarm systems	yes

# compliance with DCP controls

	control	proposed	compliance
signage	signs must not interfere with the amenity of the locality	no external signage proposed. internal sign at entrance door will sufficiently identify restricted premises.	yes

# compliance with DCP controls

	control	proposed	compliance
management of operations	Plan of Management to detail how ongoing operations will be managed	adequate Plan of Management submitted	yes

# compliance with DCP controls

	control	proposed	compliance
clustering of uses	not to be located within 75m of an existing approved adult entertainment or sex industry premises	no adult entertainment or sex industry premises located within 75m	yes



# hours of operation

	permitted base hours & extended hours	proposed hours	compliance
Monday to Sunday inclusive	base: 6.00am to 2.00am  extended: 24 hours	12.00pm midday – 2.00am	yes  proposed hours within permissible base hours

# issues

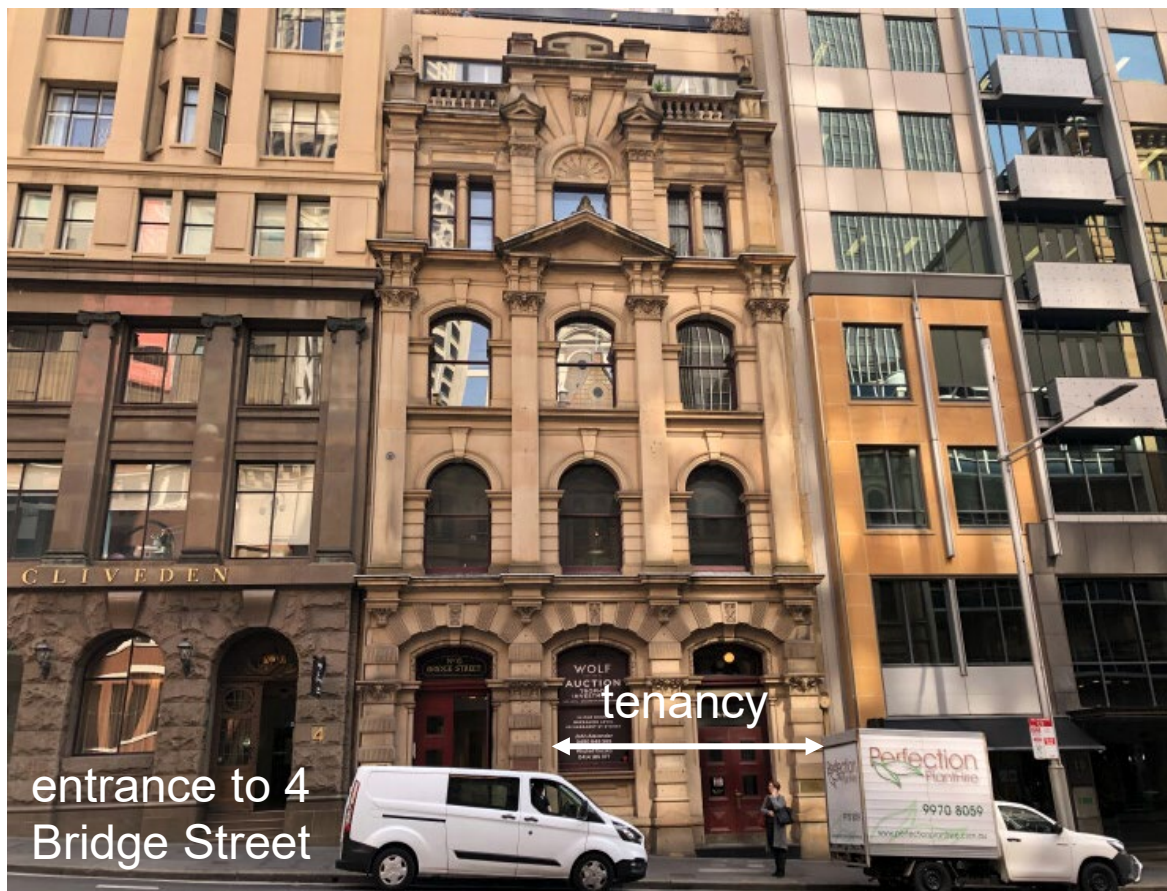
- owner's consent
- location/proximity to residential uses
- heritage impact

# owner's consent

- application lodged in NSW Planning Portal 10<sup>th</sup> July 2020 - declaration that owner's consent had been provided
- 14<sup>th</sup> July 2020 - City received official strata stamp confirming owner's consent
- 5<sup>th</sup> August 2020 - City received correspondence from strata body retracting consent
- works previously affecting common property have been removed from application, including external signage, upgrades to common stairs and removal of epoxy flooring
- amended application does not affect common property

# proximity to residential uses

- residential uses in levels 5 and 6 of the subject building have since been converted to commercial
- residential uses are contained in the upper levels of 4 Bridge Street, which adjoins the site to the west
- City records indicate no residential uses in basement, ground, first or second floor of 4 Bridge Street
- entrance door to premises is located 6m east of entrance to 4 Bridge Street
- anticipated impacts unlikely to be significantly different to those of a restaurant and bar as per previous approvals



Residential uses at 4 Bridge Street on levels 5 and 6

# recommendation

- the application is recommended for approval
- recommended conditions address operation and management of premises and heritage