

Local Planning Panel

3 February 2021

2-12 Carrington St, Sydney

D/2020/959

Applicant: Mike Russell, Brookfield Properties

Owner: Sovereign Wynyard Centre Pty Ltd

Architect/Designer/Consultants: MAKE/Architectus, Ethos Urban, GML

Heritage

proposal

- use and fitout of Ground Floor, Levels 9 and 10 of the existing 'Shell House' heritage item as a pub (intention to operate as a licenced bar/restaurant)
- installation of awnings to the outdoor terrace at Level 9
- proposed hours of operation are 24 hours Mondays to Sundays both indoor and outdoor
- proposed capacity 875 across 3 floors with 1 x operator and Plan of Management

recommendation

the development is recommended for approval, subject to conditions

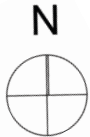
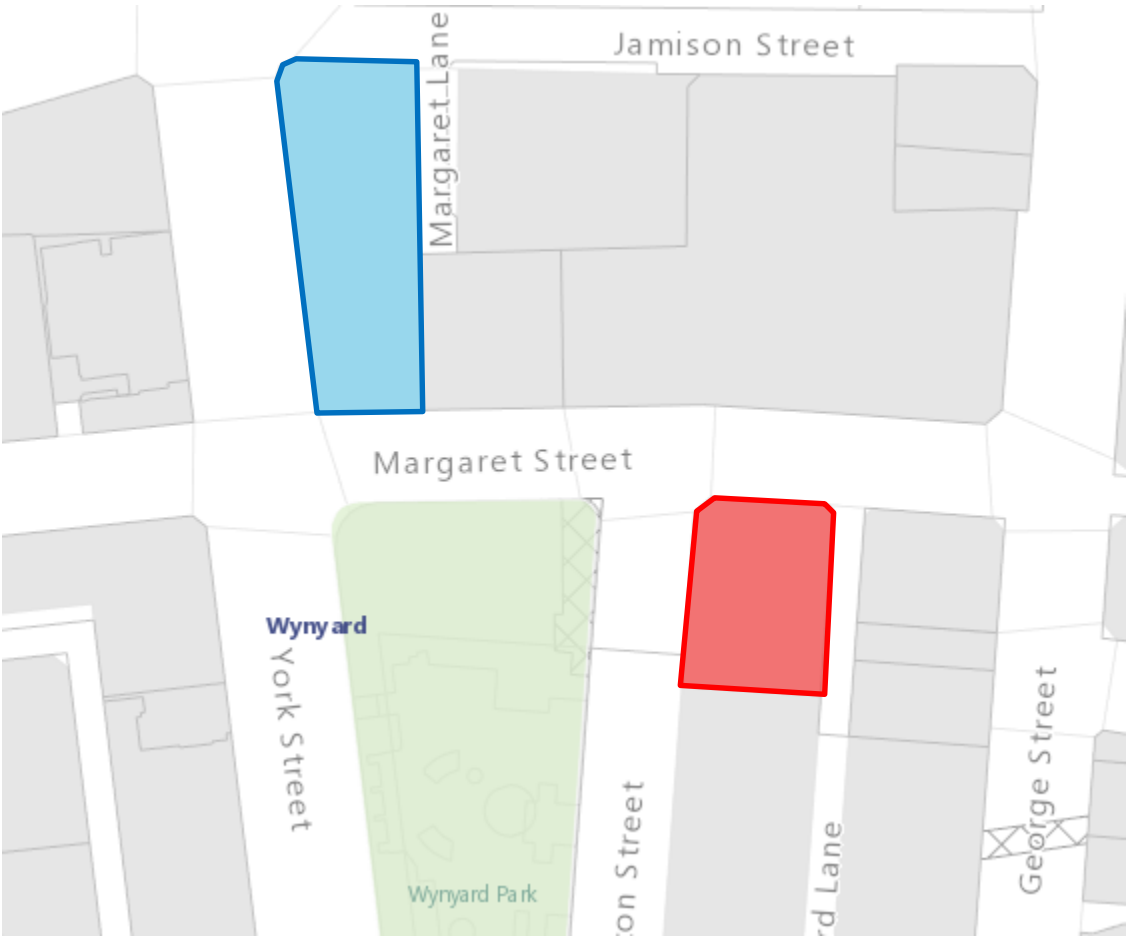
notification information

- exhibition period 26 October 2020 to 19 November 2020
- 570 owners and occupiers notified
- 20 submissions received (18 objections, 1 support, 1 duplicate)

submissions

- noise impacts to residential building at 2 York St - error in acoustic report and other documentation
- security and management concerns
- length of notification time
- pokies machines and 24 hour venue
- inconsistent with agent of change
- use of Menzies Hotel liquor licence
- lighting impacts

submissions



- subject site
- submitters

site



site



west elevation – Carrington Street

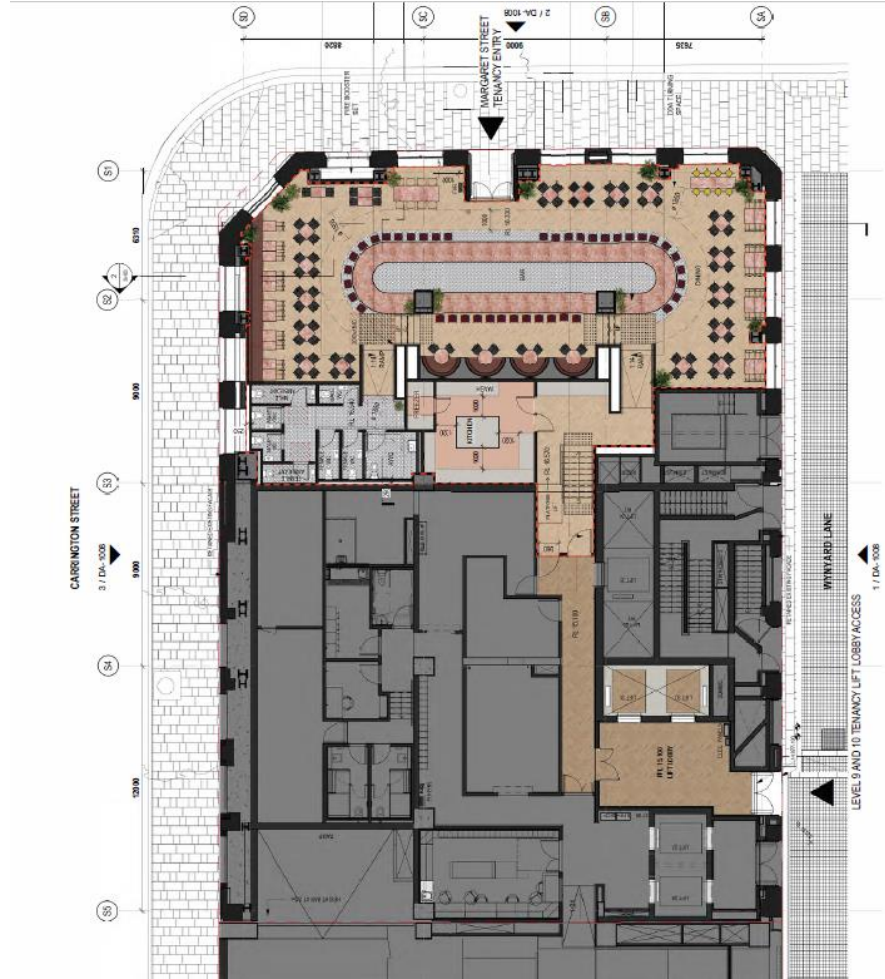


north/west elevations - corner Carrington Street and Margaret Street

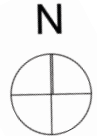


north/east elevations - corner Margaret Street and Margaret Lane

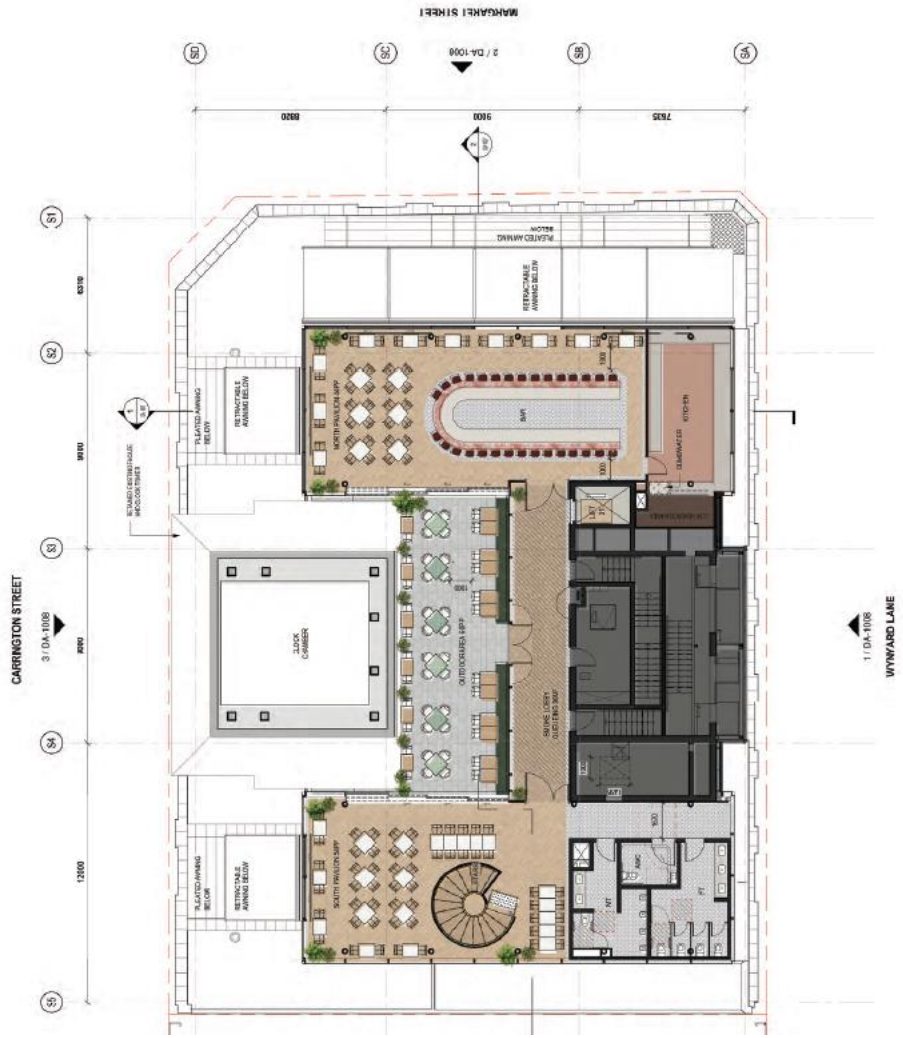
proposal

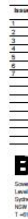


ground floor plan



Level 10

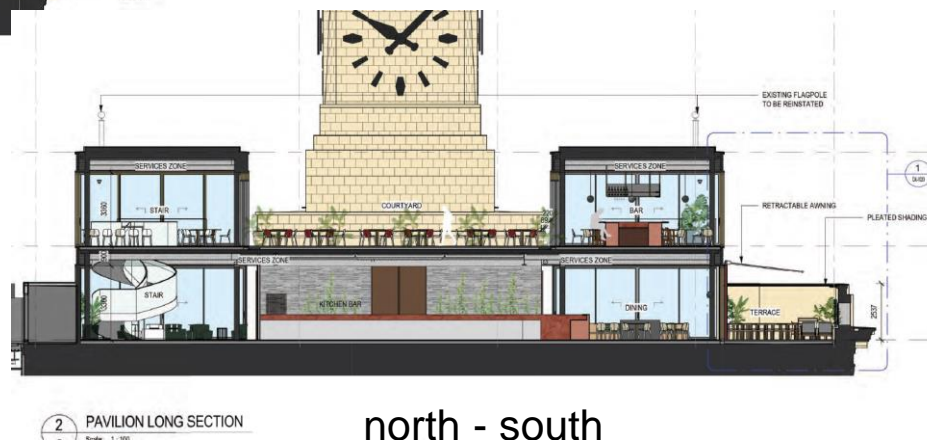




elevations



east - west



north - south

roof top - sections

photomontage - levels 9 and 10



compliance with key LEP standards

	control	proposed	compliance
height	55m	51m	yes – no additional height
floor space ratio	N/A – concept approval	N/A	yes – no additional floor space

hours of operation

	base hours & extended hours	proposed Hours	recommended hours															
Monday to Sunday	<p>Table 3.7: Late night trading hours</p> <table> <tr> <th colspan="2"></th><th colspan="2">Category A</th></tr> <tr> <th colspan="2"></th><th>Indoor</th><th>Outdoor</th></tr> <tr> <th rowspan="2">Late Night Management Area</th><th>Base</th><td>6am to midnight</td><td>10am to 10pm</td></tr> <tr> <th>Extended</th><td>24 hours</td><td>9am to 1am</td></tr> </table> <p>(extended hours allowed in 2 hour increments and on trial period basis)</p>			Category A				Indoor	Outdoor	Late Night Management Area	Base	6am to midnight	10am to 10pm	Extended	24 hours	9am to 1am	24 hrs indoors and outdoors	12 month trial for 2 hours beyond base hours being: 6am to 2am (the following day) indoor and 9am to 12am midnight outdoor
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issues

- heritage
- omission of 2 York Street (residential flat building 58m away) from acoustic assessment
- licensing, noise and hours of operation

heritage

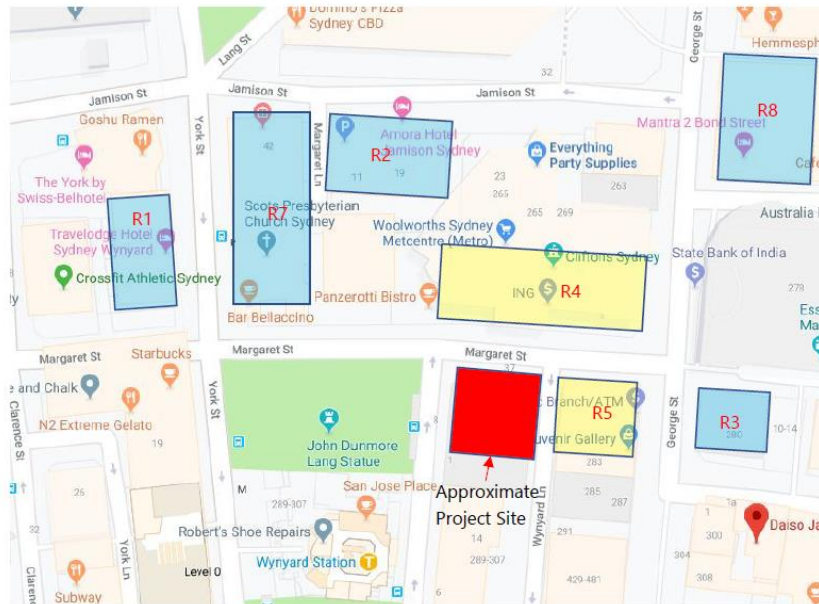
- building is a local heritage item
- original awning design to Level 9 not supported due to inadequate setback to parapets and visibility from streetscape
- awning design was not fully retractable – permanent posts proposed
- revised awning design addresses issues - 2m setback proposed
- revised awning is fully retractable and no posts required

acoustic assessment - 2 York St

- 18 objections from residential building at 2 York St Sydney
- main concern - omission of this building from acoustic assessment
- applicant requested to submit revised acoustic assessment
- revised assessment adequately addresses noise impact to 2 York Street against this property
- city health officers raise no concerns subject to conditions



original assessment



revised assessment

extract from acoustic report

licensing, noise and hours of operation

- site is in late night management area (Category A) due to capacity and proposed use
- operating under existing hotel license for Menzies Hotel
- uses and outdoor seating approved in SSD approvals subject to further DA
- no objection from NSW Police or internal referrals
- revised acoustic report addresses original error of omitting 2 York St (residential building 58m away)
- base hours + 2 hour extension recommended. 12 month trial period for extended hours. 6am to 2am (the following day) indoors and 9am to midnight outdoors

recommendation

- approval subject to conditions