

Local Planning Panel

27 April 2022

22 and 22A The Promenade, Sydney and 21 Lime Street, Sydney

D/2021/1171

Applicant: Design Collaborative for Signature Hospitality Group

Owner: Waterways Authority

Planning Consultant: Design Collaborative

proposal

- change of use from a restaurant with ancillary microbrewery and outdoor seating to a pub with ancillary microbrewery and outdoor seating
- consolidate relevant three existing approvals under single development consent
- continue existing trading hours
- no work proposed

recommendation

deferred commencement approval

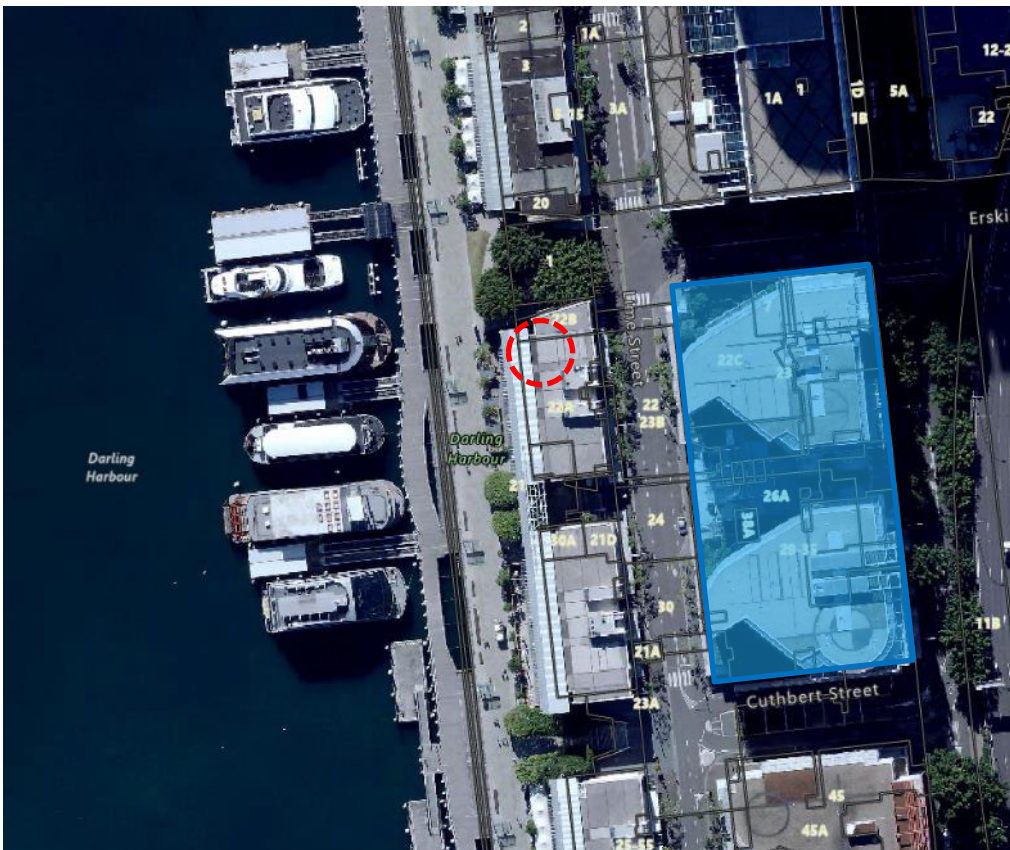
notification information

- exhibition period 18 October 2021 to 9 November 2021
- 1095 owners and occupiers notified
- 31 objections received

submissions

- intensification of use/hours of operation/residential amenity
- noise
- management
- rubbish/other mess
- anti-social behaviour
- transport

submissions



subject tenancy



30 of 31 submitters (location of one submitter unknown)

site



subject tenancy at ground level with office uses above



frontage of subject tenancy facing The Promenade - shown with red line



looking north



looking south

outdoor seating area



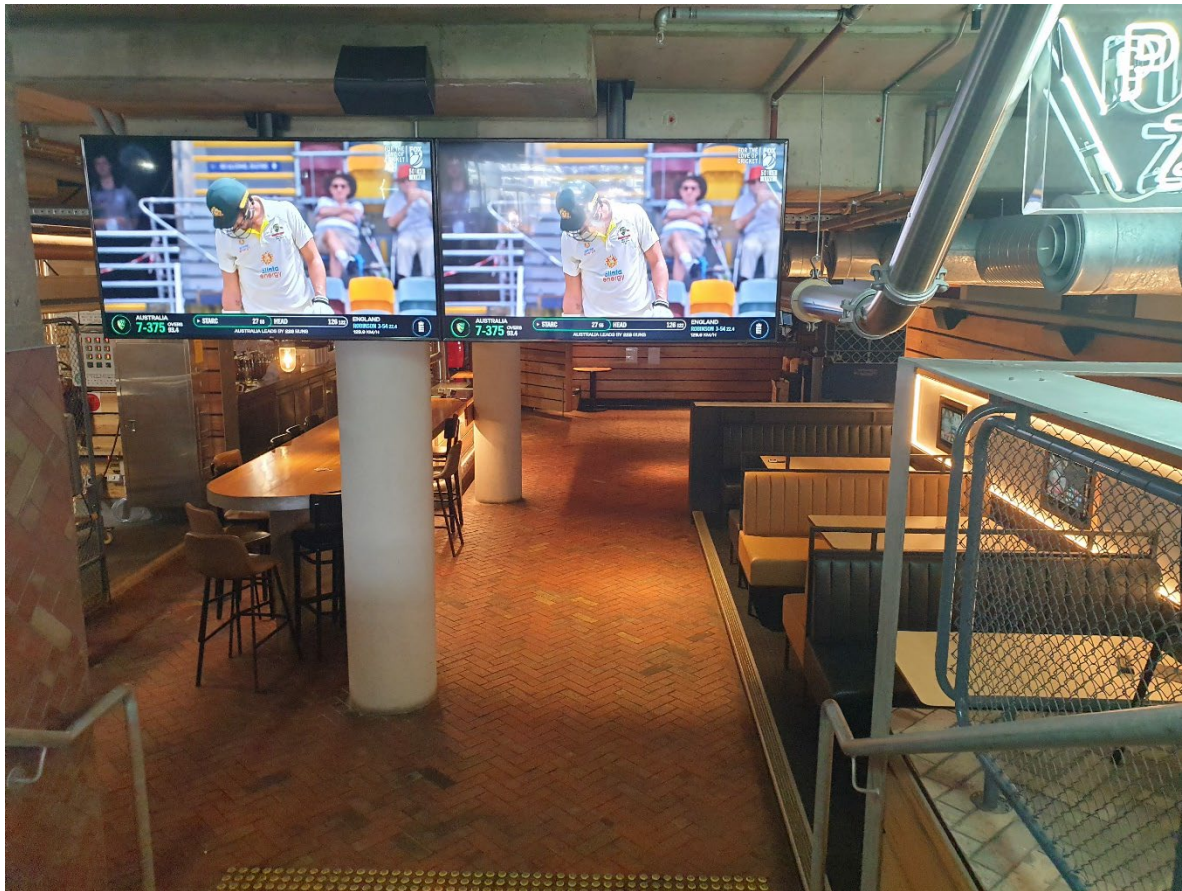
front bar of tenancy



interior



micro-brewery located at north-western corner of tenancy



lower level to rear of tenancy



lower level rear function area



thirty objections received from residential buildings to the east (rear) of the site on opposite side of Lime Street

hours of operation – internal

	approved hours (restaurant)	proposed hours (pub)	DCP hours	recommended hours
Monday to Sunday	24 hours	as existing	Category A indoor base hours 6.00am to 12.00 midnight - extended 24 hours	base: 6.00am to 12.00 midnight - extended until 6.00am following day for 1 year trial

hours of operation – micro-brewery

	approved hours	proposed hours	DCP hours	recommended hours
Monday to Sunday	7.00am to 12.00 midnight	as existing	Category A indoor base hours 6.00am to 12.00 midnight Category B indoor base hours 6.00am to 2.00am following day	7.00am to 12.00 midnight

hours of operation – outdoor area

	approved hours (restaurant)	proposed hours (pub)	DCP hours	recommended hours
Monday to Sunday	base: 8.00am to 12.00 midnight - extended until 2.00am following day for 5 year trial until December 2025 (also allows use of easement after 6.00pm Thursday to Saturday and for major events until December 2025)	as existing	Category A outdoor base hours: 10.00am to 10.00pm – extended 9.00am to 1.00am following day (in 2 hour increments)	base: 10.00am to 10.00pm - extended: 8.00am to 2.00am following day for 1 year trial (also allow existing easement use for 1 year trial)

issues

- use (type of liquor licence)
- hours of operation and noise impacts
- surrender of consents/deferred commencement consent

use (type of liquor licence)

- existing restaurant operates under a on-premises liquor licence with a Primary Service Authorisation
- applicant intends to apply for hotel liquor licence to allow the introduction of a TAB agency and Keno
- the change in liquor licence results in a change from a Category B – restaurant use to a to Category A – pub use

hours of operation and noise impacts

- proposed use is appropriate for the King Street Wharf precinct
- proposed hours are consistent with existing hours
- proposed hours are generally consistent with DCP hours
- amended Plan of Management addresses amenity, noise controls
- acoustic report demonstrates ability to comply with noise criteria subject to implementing management measures
- trial period for extended hours recommended due to potential change in the nature of the use (restaurant to pub)

surrender of consents/deferred commencement consent

- application seeks to consolidate the relevant three existing approvals under a single development consent
- deferred commencement condition requires surrender of:
 - DA 203-06-02 (internal restaurant)
 - D/2013/841 (micro-brewery)
 - D/2010/964/B (outdoor use)

recommendation

deferred commencement approval