

Local Planning Panel

18 May 2022

Tenancies T24 – T27, 11 Harbour Street, Sydney

D/2021/1497

Applicant: Planning Lab c/- Universal Hotels

Owner: Lend Lease Development Pty Ltd

Designer: Dreamtime Australia

proposal

- change of use from a restaurant to a pub with outdoor seating
- alterations to external shopfronts and internal fit-out
- proposed capacity of 780 persons (730 patrons comprising 500 internal and 230 external patrons, and 50 staff)
- proposed hours of operation Mondays to Sundays inclusive:
 - internal: 5.00am – 3.00am the following day; and
 - external: 9.00am – 1.00am the following day.

recommendation

- approval subject to conditions

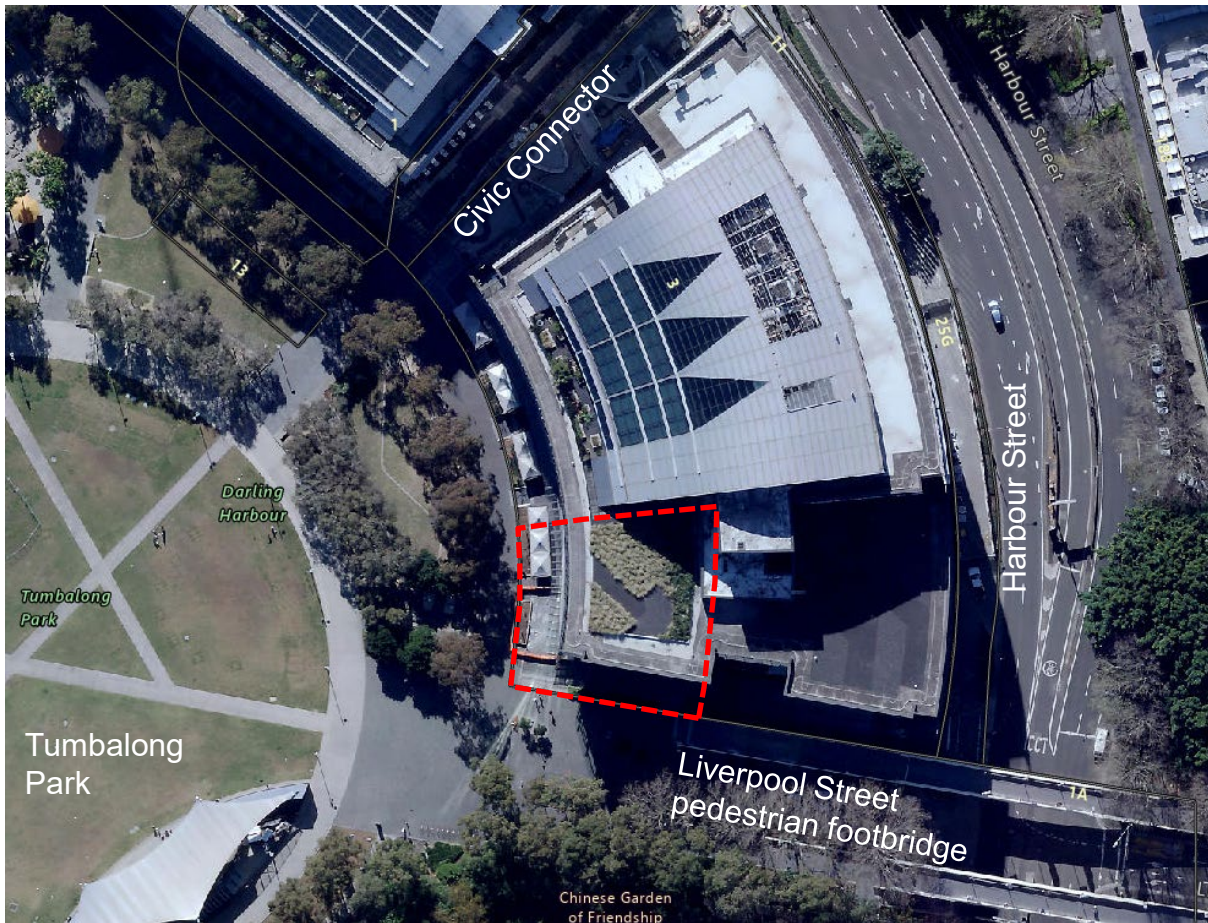
notification information


- exhibition period 19 January 2022 to 10 February 2022
- 776 owners and occupiers notified

submissions

- no submissions received

site



 subject tenancy





site



primary entrance of subject premise at ground floor (western elevation) viewed from pedestrian boulevard facing east



 Indicative southern outdoor seating area

 indicative western outdoor seating area

subject premise at ground floor showing interface with the retail terrace between the shopfront and existing pergolas (proposed western and southern outdoor seating areas)



southern elevation of site facing east (left), facing west (right) showing southern outdoor seating area



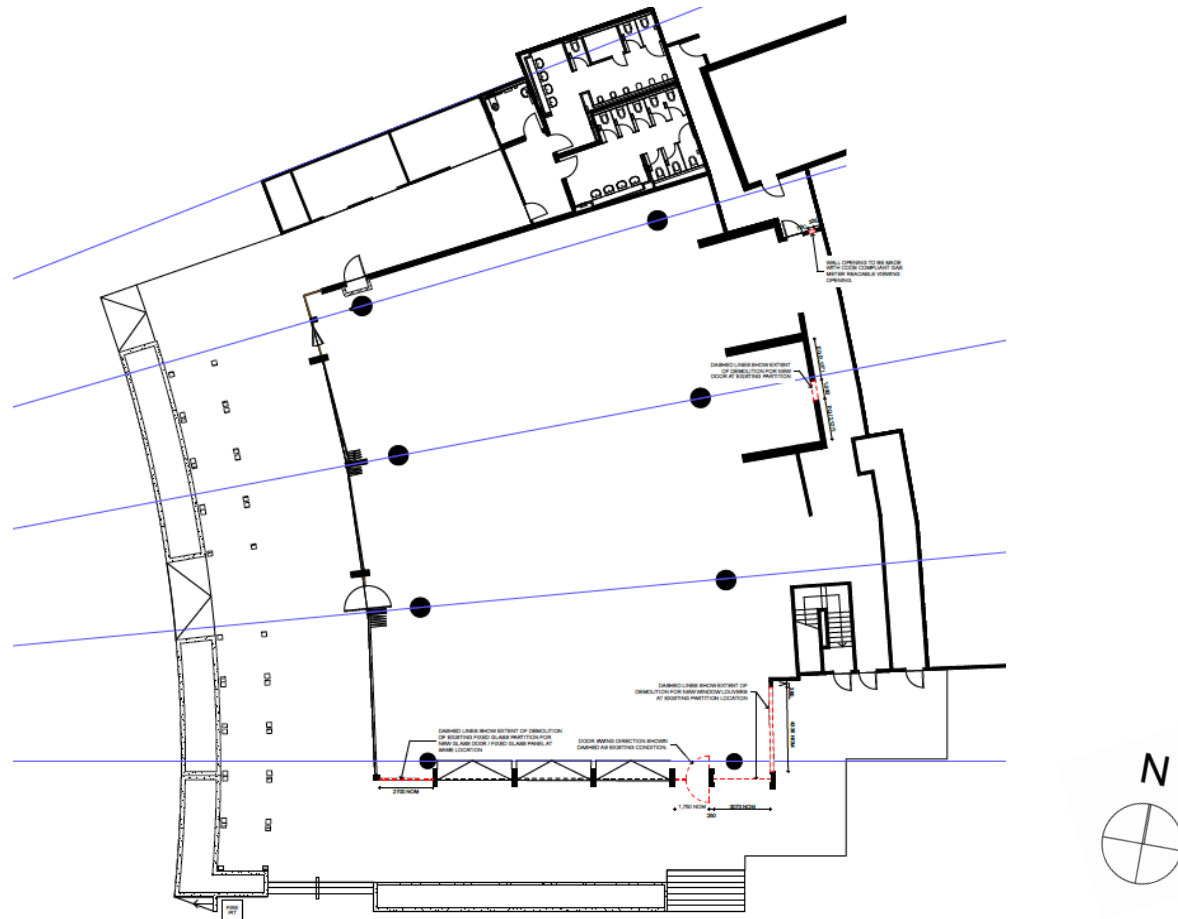
retail terrace between subject premise shopfront and western outdoor seating area

historic photos





previous restaurant use with outdoor seating operated by 'Stacks Taverna' (2018)

proposal

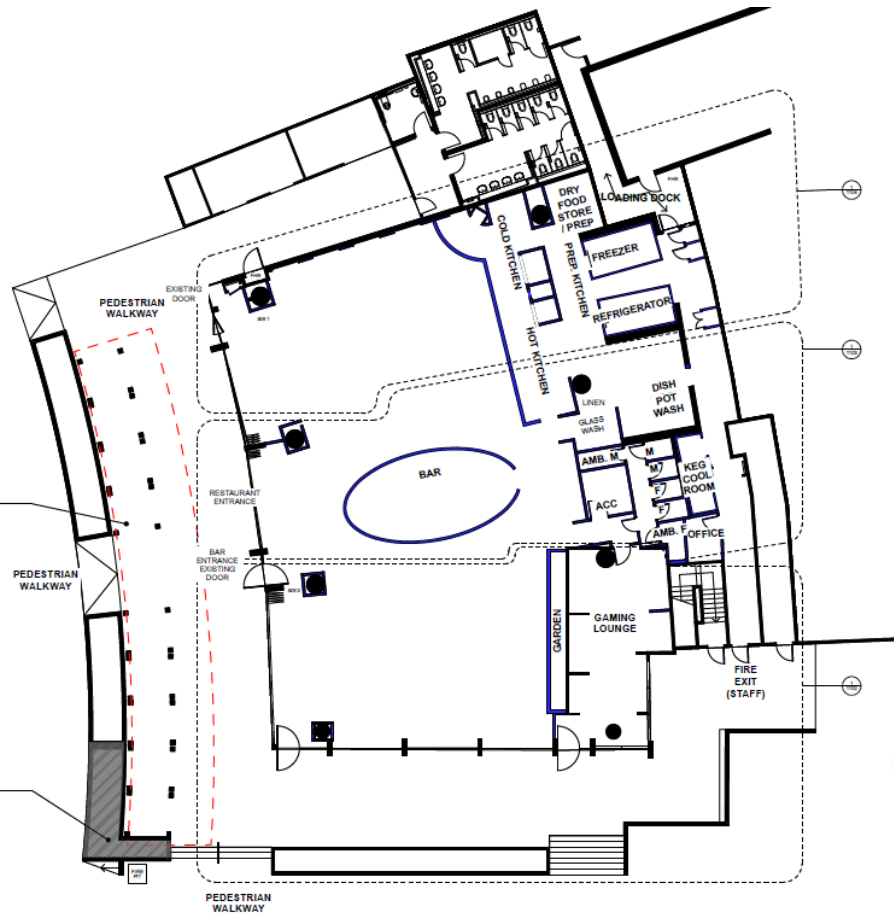


proposed demolition plan showing partial removal of existing southern facade and minor internal demolition works

OVERALL PARTITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALLS TO REMAIN
	NEW INTERNAL PARTITIONS

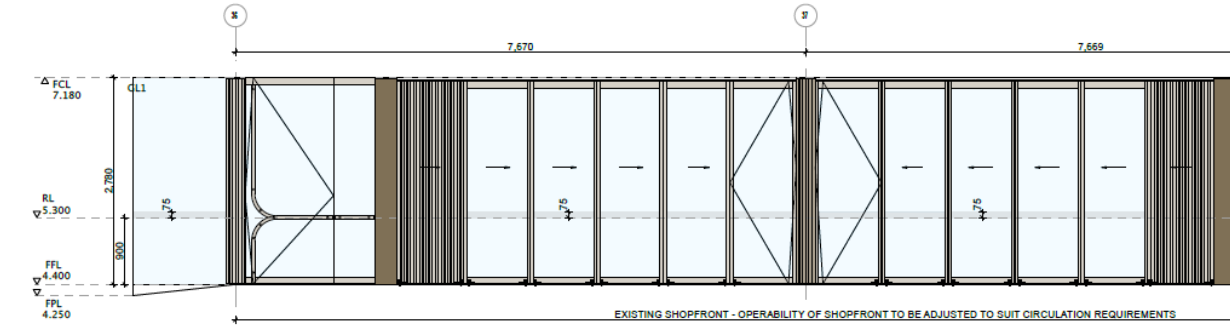
NOTE: NEW EXTERNAL PERGOLA STRUCTURES STCA IN F/JMT / LEND LEASE'S SEPARATE DEVELOPMENT APPLICATION. NOT PART OF THIS DA.

NEW SITEWORK - SHADED AREA SHOWS EXTENT OF PROPOSED NEW PLANTER OVER EXISTING STAIRS. STCA IN F/JMT / LEND LEASE'S SEPARATE DEVELOPMENT APPLICATION - NOT PART OF THIS DA.

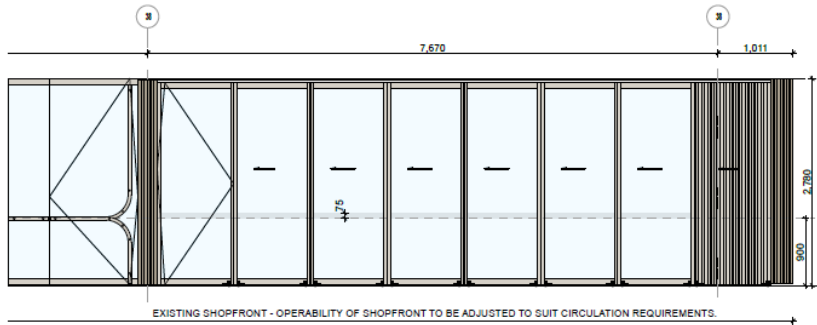


new partitions to accommodate internal fit-out

proposal



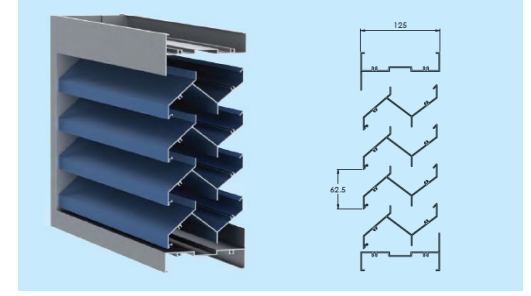
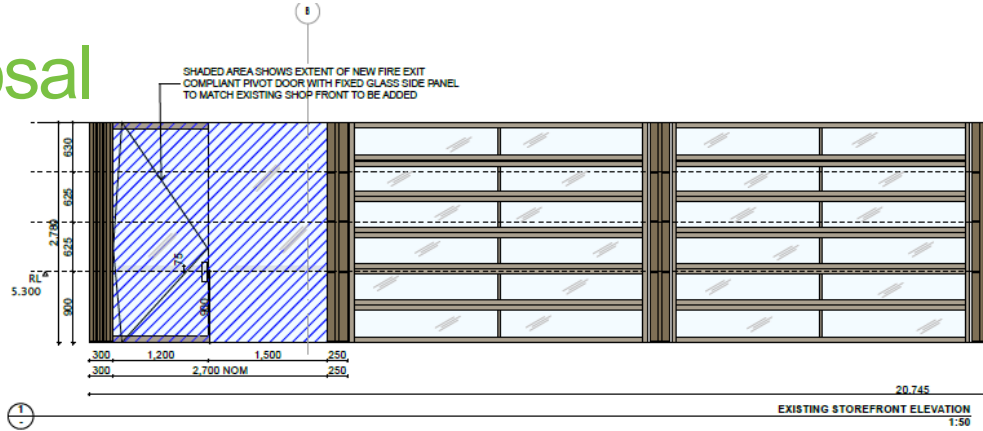
EXISTING STOREFRONT ELEVATION 1:50



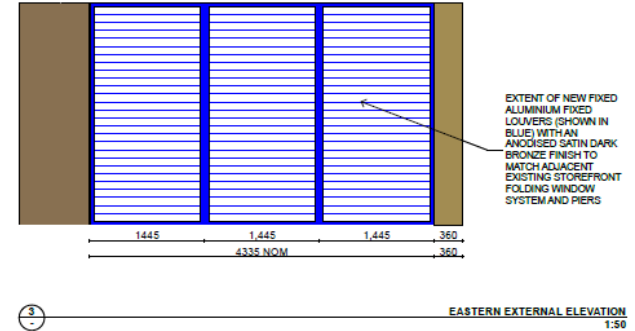
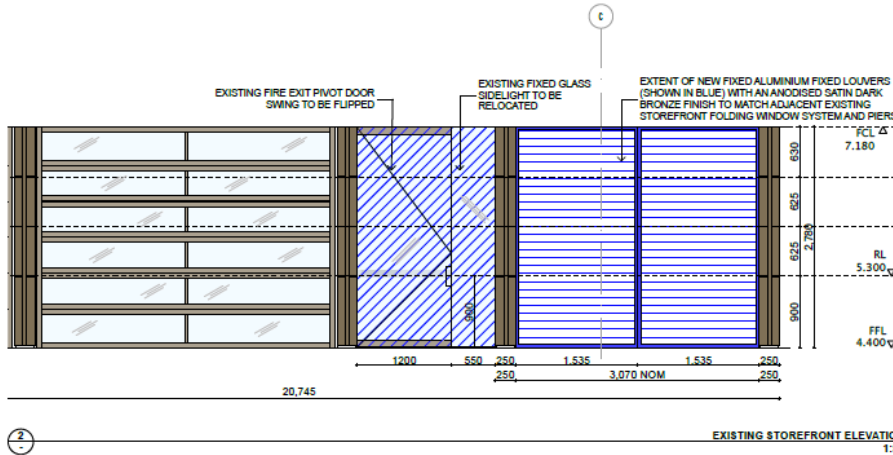
EXISTING STOREFRONT ELEVATION 1:50

western elevation shopfront minor adjustments to operability of stacking doors

proposal



LOUVRECLAD KENSINGTON SERIES ALUMINIUM LOUVRES



south elevation shopfront showing installation of a new fire door, flipped fire door and new fixed louvres to the gaming room

issues

- extended hours of operation

hours of operation – internal

	approved hours (licensed restaurant)	proposed hours (pub)	DCP hours	recommended hours
Monday to Sunday	7.00am – 1.00am (permanent hours)	base: 6.00am – 12.00 midnight extended: 5.00am – 6.00am; and 12.00midnight – 3.00am (4 hours)	Category A indoor base hours: 6.00am -12.00 midnight extended: 24 hours (subject to 2-hour increments per consecutive trial period)	base: 6.00am – 12.00midnight extended: 5.00am – 6.00am; and 12.00midnight – 3.00am the following day for 1 year trial

hours of operation – external

	approved hours (licensed restaurant)	proposed hours (pub)	DCP hours	recommended hours
Monday to Sunday	<p>base: 7.00am – 10.00pm; and</p> <p>extended: 10.00pm – 1.00am for 5 year trial (western area); and 10.00pm – 12.00am for 5 year trial (southern area)</p>	<p>base: 10.00am – 10.00pm</p> <p>extended: 9.00am – 10.00am; and 10.00midnight – 1.00am (4 hours)</p>	<p>Category A outdoor base hours: 10.00am to 10.00pm</p> <p>extended: 9.00am – 1.00am (subject to 2-hour increments per consecutive trial period)</p>	<p>base: 10.00am – 10.00pm</p> <p>extended: 9.00am – 10.00am; and 10.00pm – 1.00am the following day for 1 year trial</p>

hours of operation

- proposed use is appropriate for the Darling Quarter precinct
- proposed hours are generally consistent with DCP hours, notwithstanding minor variation to Section 3.15.4(8) for the first trial period
- acoustic report and addendum acoustic statement demonstrates ability to comply with noise criteria subject to implementing management measures
- amended Plan of Management addresses amenity and management procedures
- no submissions received during notification period
- 1 year trial period for extended hours recommended, trial period will allow Council to review the management performance of the venue

recommendation

- approval subject to conditions