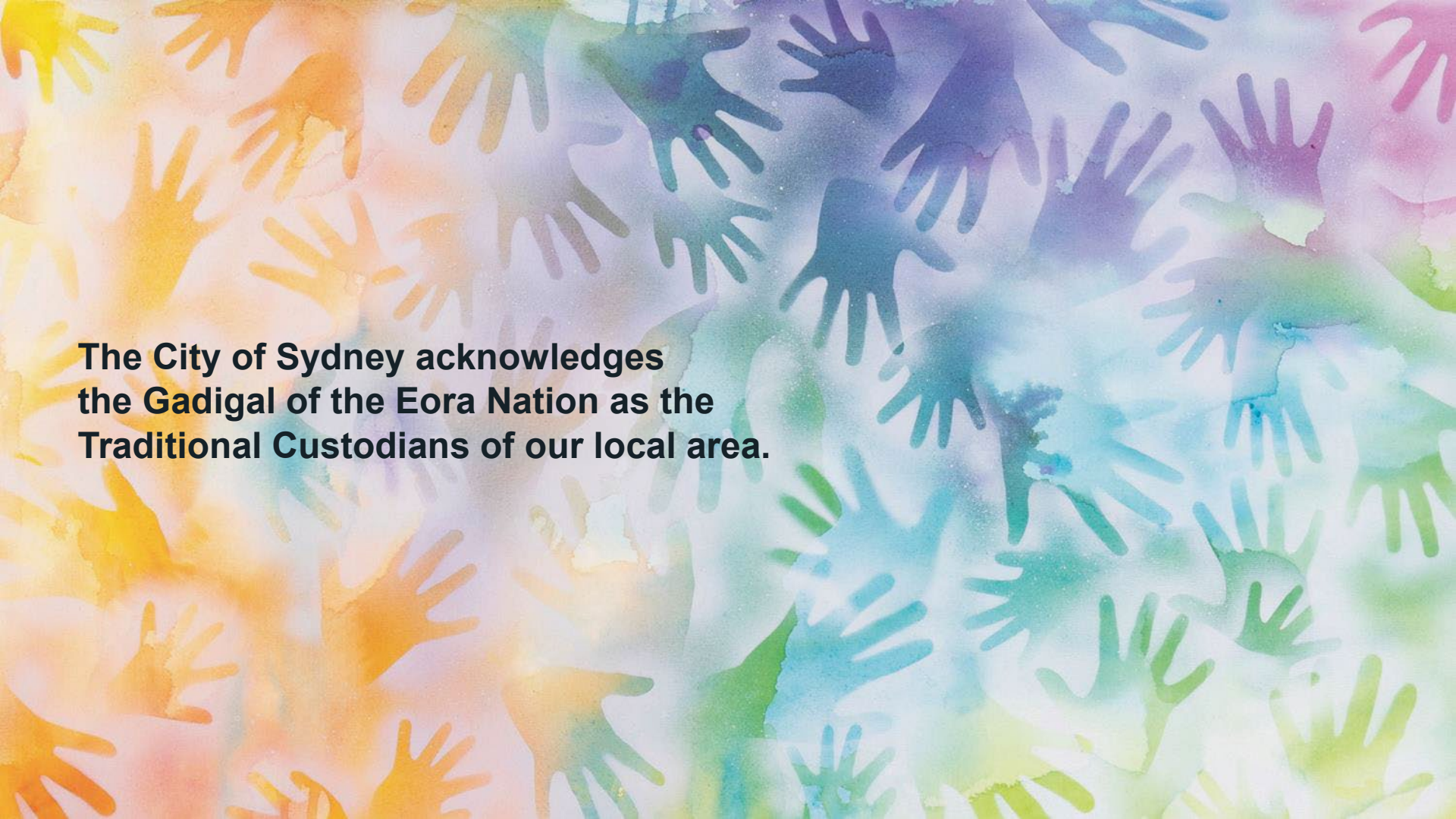


Local Planning Panel

31 August 2022



**The City of Sydney acknowledges
the Gadigal of the Eora Nation as the
Traditional Custodians of our local area.**

Application Details

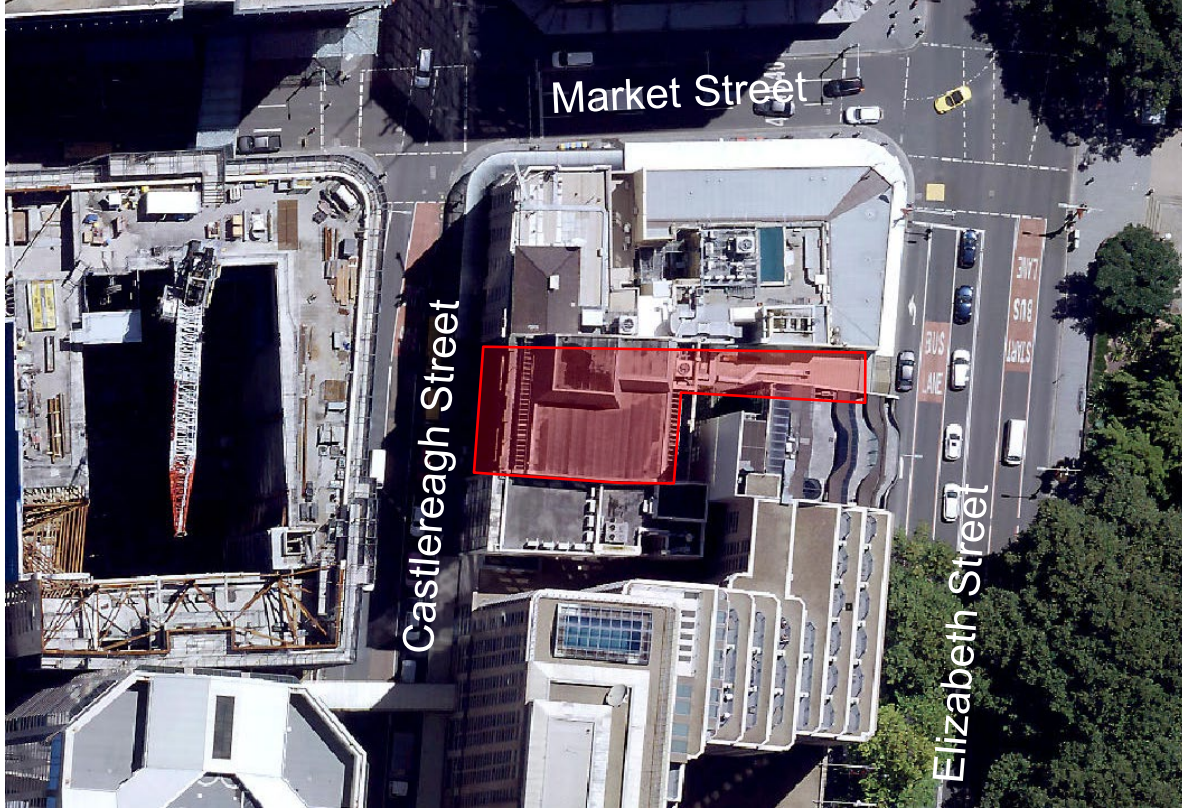
114-120 Castlereagh Street, Sydney

D/2022/555

Applicant: City Tattersalls Club

Owner: Tap IV Castlereagh Trust Pty Ltd

Site



Background

- **D/2005/2234** - use of the ground and first floor for hotel purposes to match consent for basement level
- modification A was granted, creating the existing outdoor terrace on the first floor
- **D/2007/92** - continued 24 hour trading for basement level, ground and first floors
- several modifications granted extending the trial period for 24 hours trading up until 2022
- **CDC No. 210849/3** - approval granted for City Tattersalls Club internal fitout which relates to the subject application

Proposal

- change of use from pub to a registered club
- operating hours between 9.00am and 6.00am the following day, Monday to Sunday
- no proposed works as part of DA

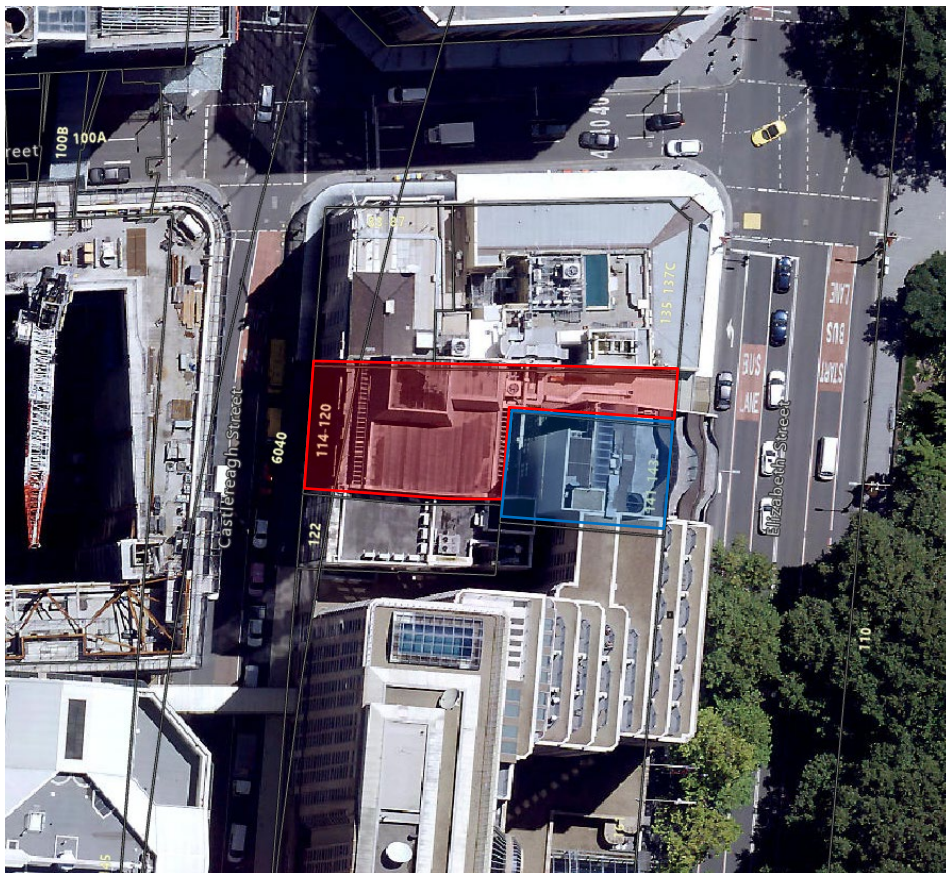
Recommendation

approval subject to conditions

Notification

- exhibition period 22 June to 13 July 2022
- 66 owners and occupiers notified
- three submissions received

Submissions



subject site

submitters

Submissions

- noise from the Club, particularly the outdoor terrace
- odour from smokers using outdoor terrace
- operating hours

Site



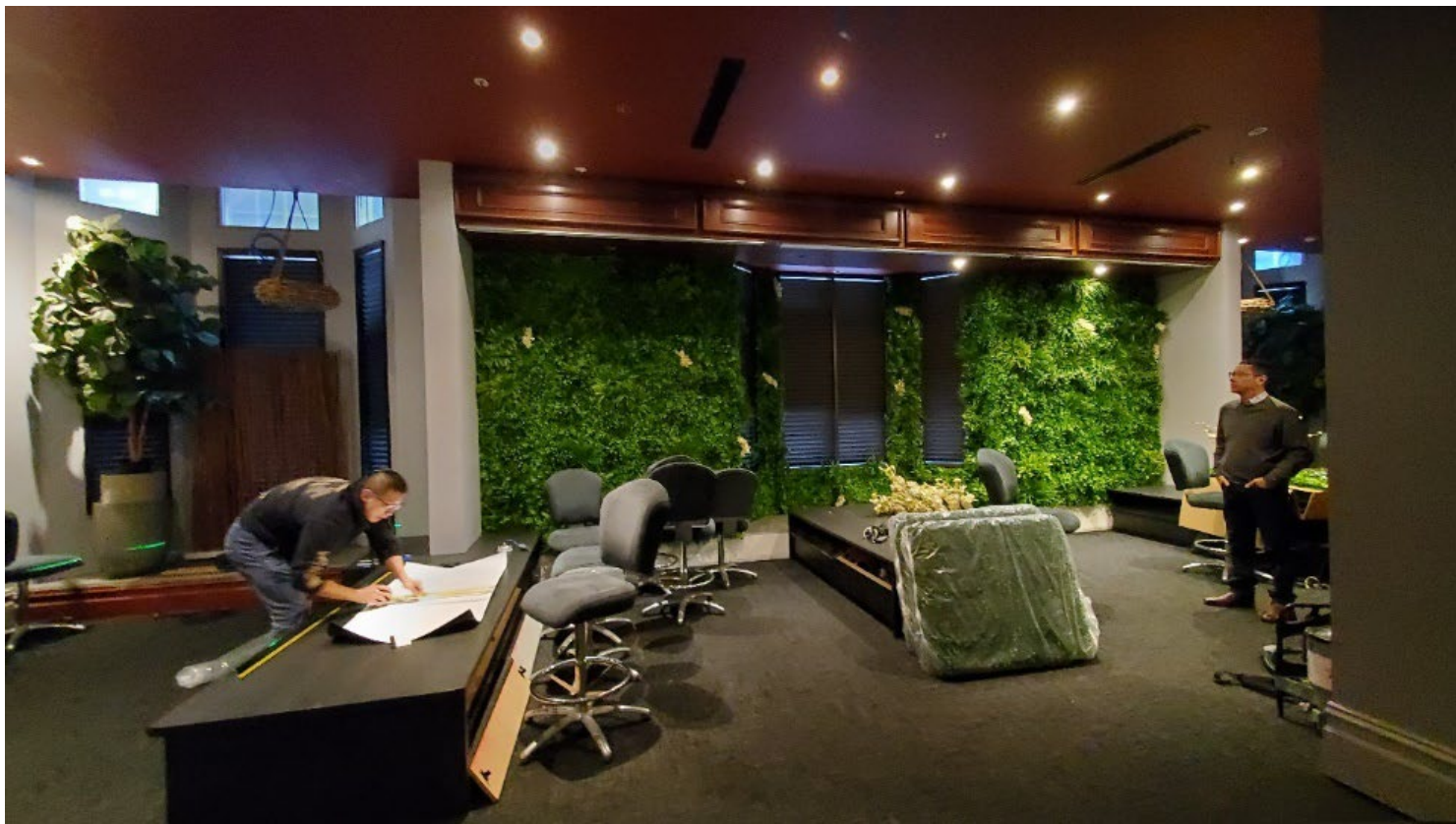


Elizabeth Street – secondary frontage



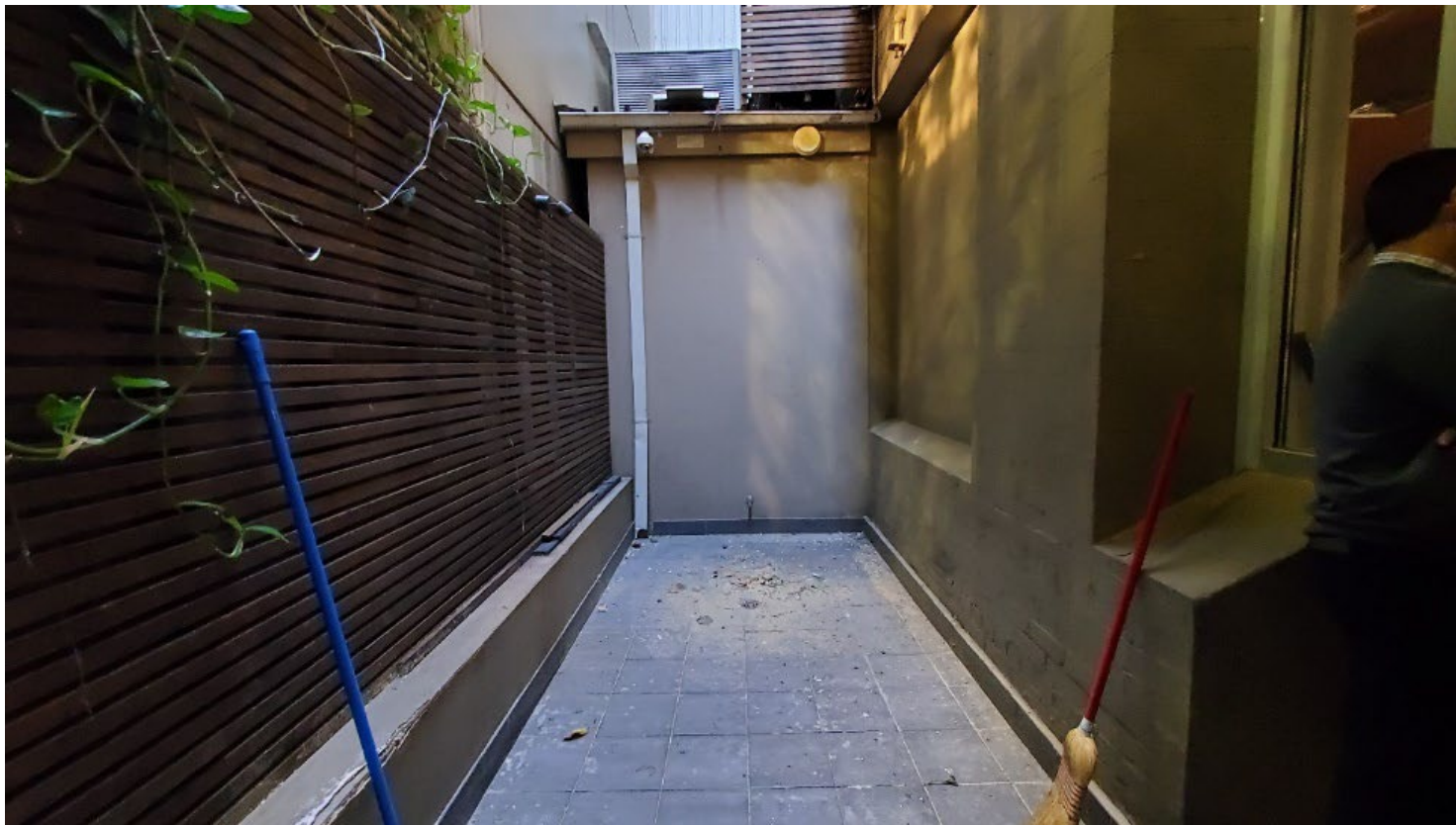








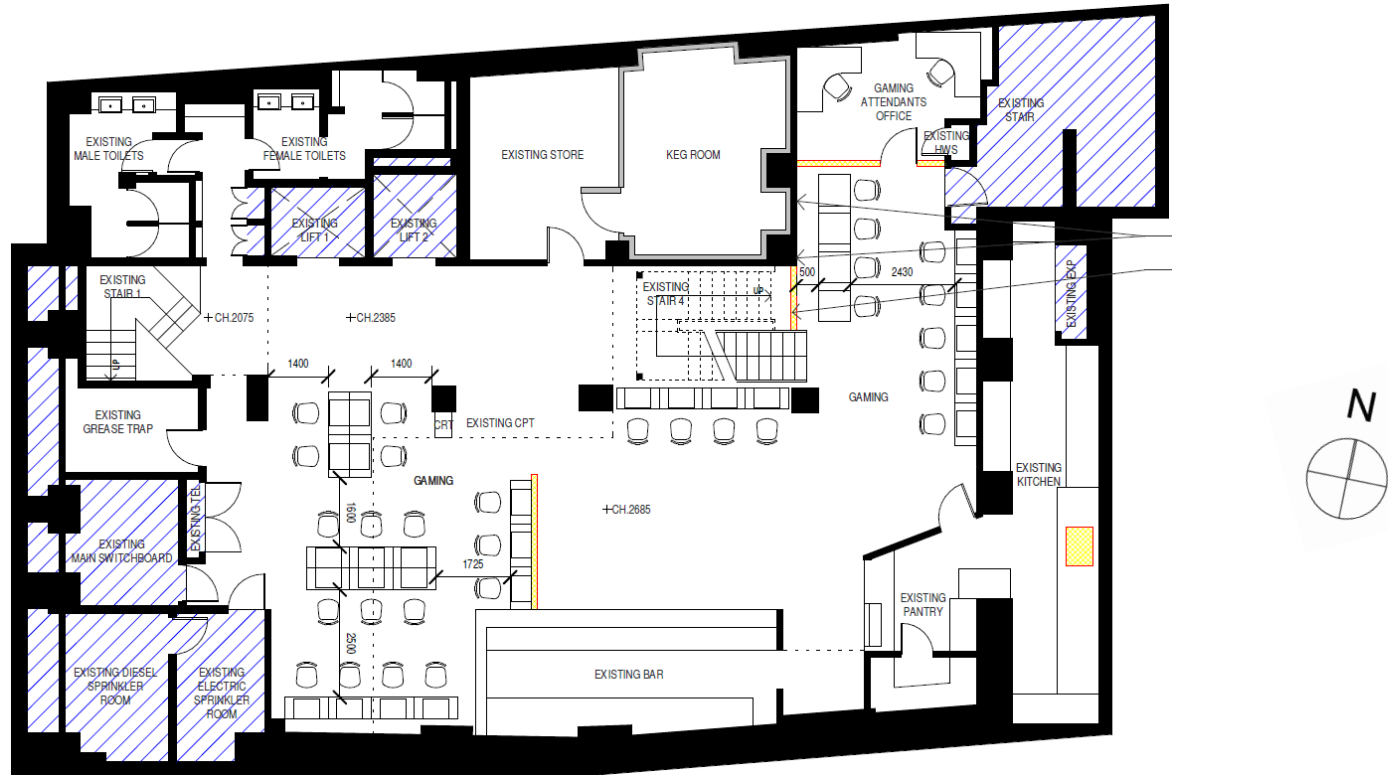
Entry to first floor outdoor terrace



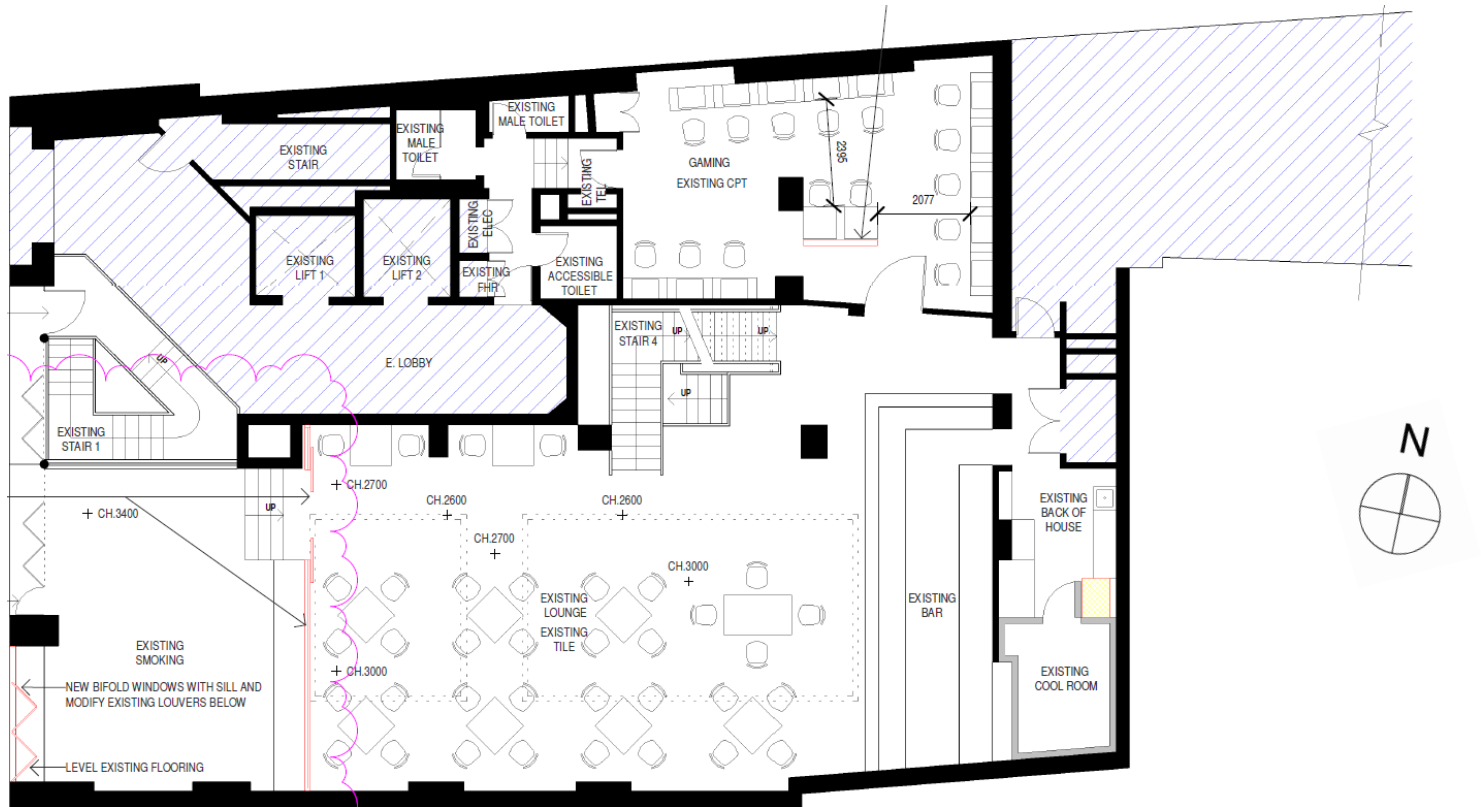


view of atrium from level three resident balcony
with terrace behind green wall to the left

Plans



Basement level plan approved under CDC



Compliance with key LEP standards

	control	proposed	compliance
land use	registered club is permissible with consent	change from pub to registered club	yes
height	sun access plane area 3	no change	yes
floor space ratio	8:1	no change	yes

Compliance with DCP controls

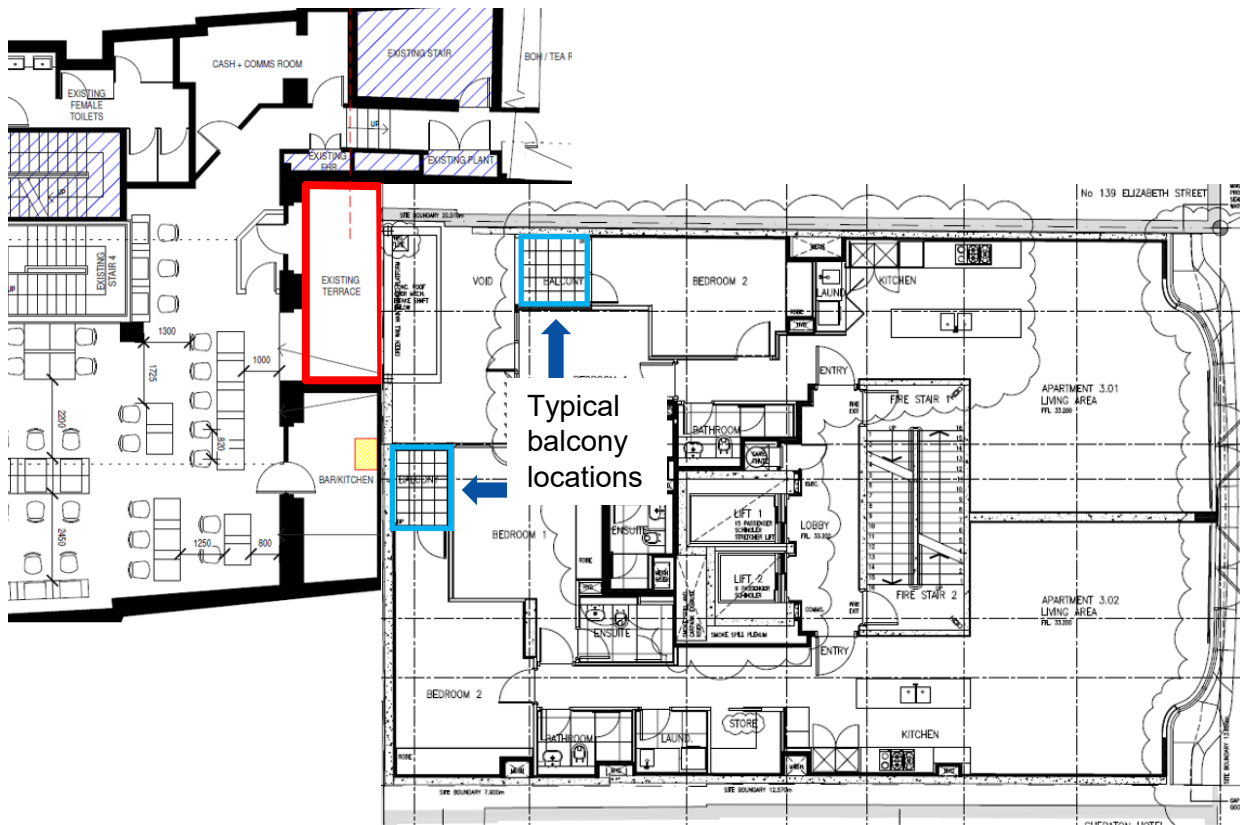
	control	proposed	compliance
transport and parking	1 bicycle space per 100sqm for employees and customers	no change	no but acceptable
accessible design	compliance with the Australian Standards relevant to accessibility	access to all floors will be possible via the lift accessible from Castlereagh Street	yes

Hours of operation

	base hours & extended hours	proposed hours	recommended hours
Monday to Sunday	base: 6.00am to midnight extended: 24 hours	9.00am to 6.00am the following day	approve 9.00am to midnight on a permanent basis, with midnight to 6.00am for a one year trial

Issues – noise and odour

- noise and odour concerns relating to the outdoor terrace are to be addressed via conditions and Plan of Management
 - general acoustic conditions relating to operation of premises
 - no patron access to terrace after 9pm
 - no smoking in outdoor terrace



Typical balcony locations



Location of outdoor terrace and 141-143 Elizabeth Street adjoining to the east (indicative only)

Hours of operation

- Generally for new uses only 2 extended hours per trial period are permitted
- in this case midnight to 6am is acceptable because the proposed use as a registered club is similar to the previous pub use which had been operating 24 hours until 2022
- one year trial period for extended hours recommended

Recommendation

- approval subject to conditions