

Local Planning Panel

20 March 2024

Application details

49-51 Market Street, Sydney

D/2023/984

Applicant: Giovanni Cirillo of Planning Lab

Owner: The Greater Union Organisation Pty Ltd

Architect: Techne

Consultants: Planning Lab and Urbis

Proposal

Change of use of the lower ground floor of State Theatre building to a pub with entertainment, including staff offices and back of house areas

Proposed trading hours are 10.00am – 3.00am (the following day)

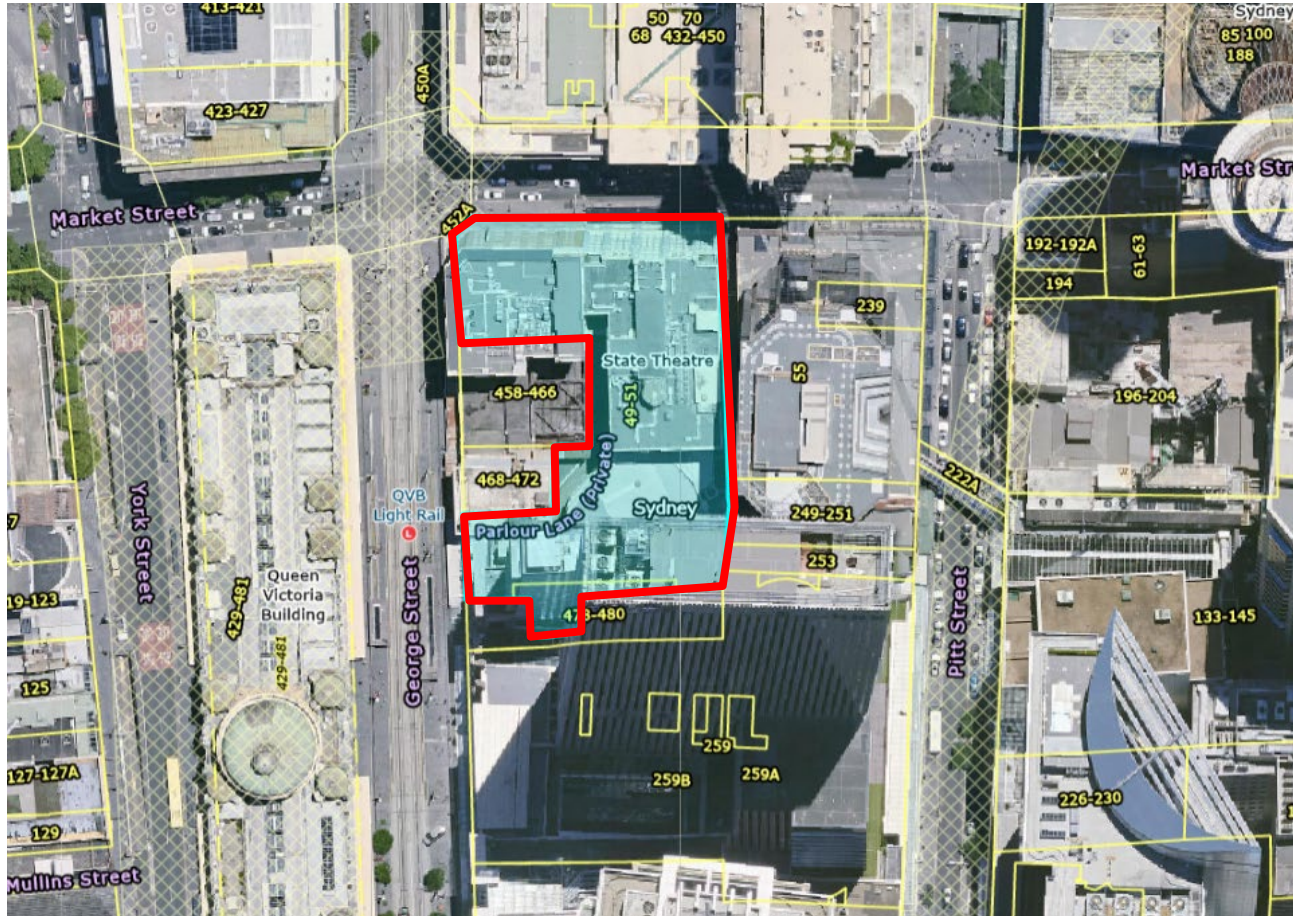
Recommendation

Approval

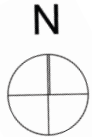
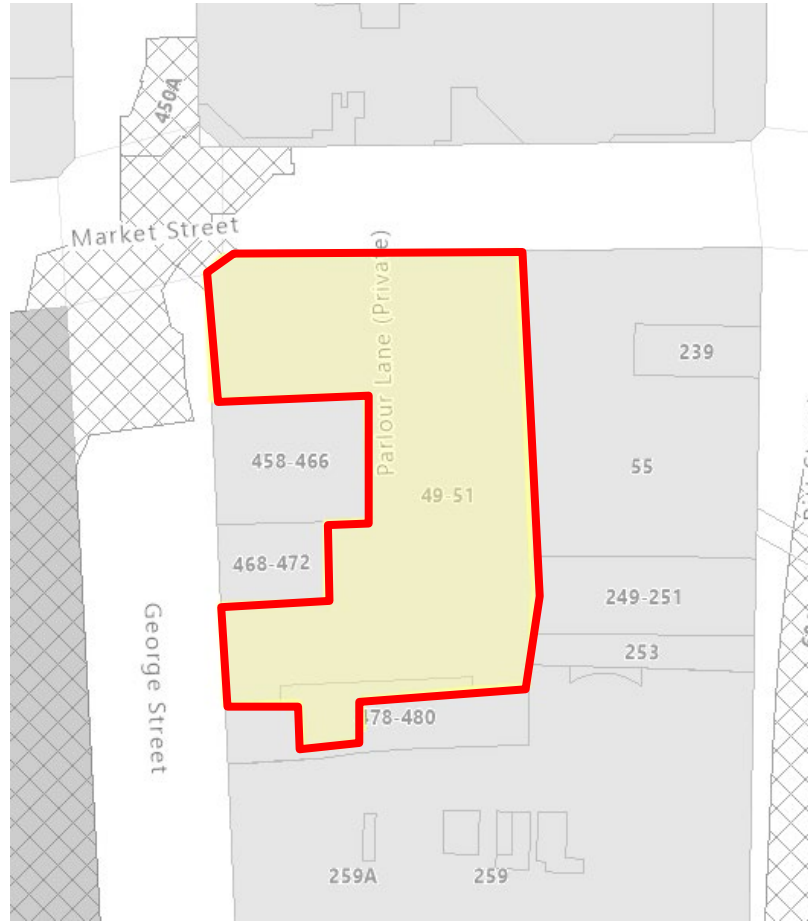
Notification

- Exhibition period 7 November 2023 to 6 December 2023
- 234 owners and occupiers notified
- No submissions received

Site



Site





State Theatre- Market Street



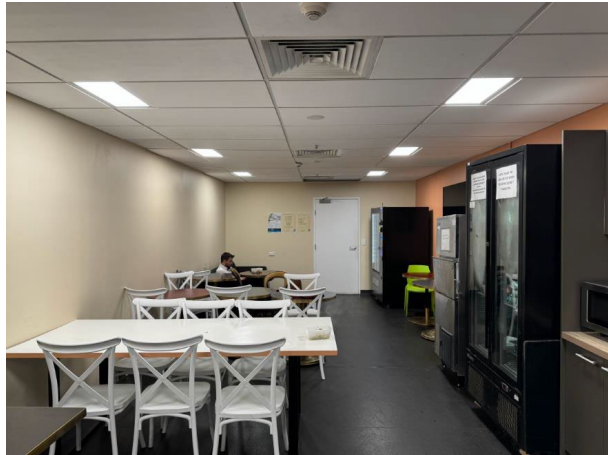
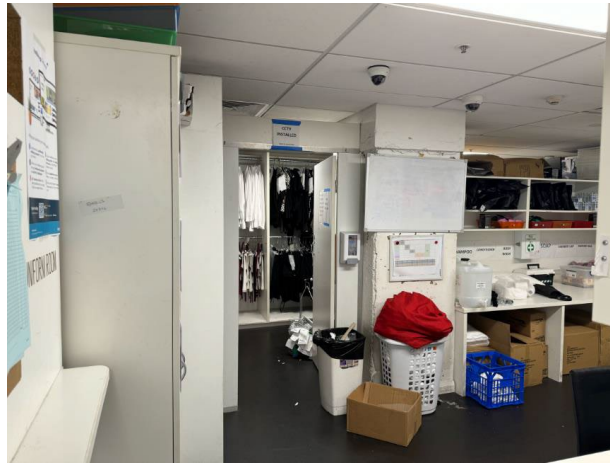
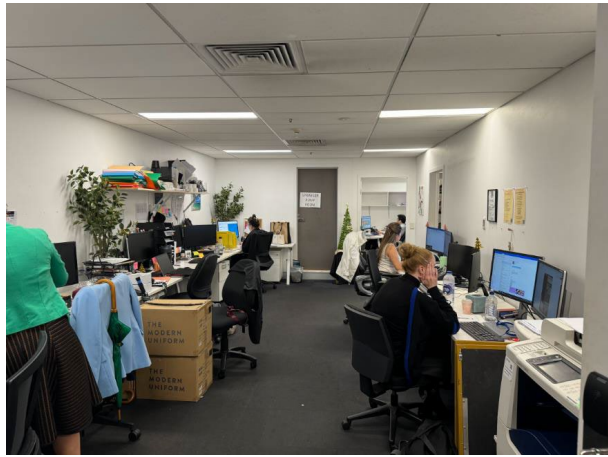
east and west staircase entrance



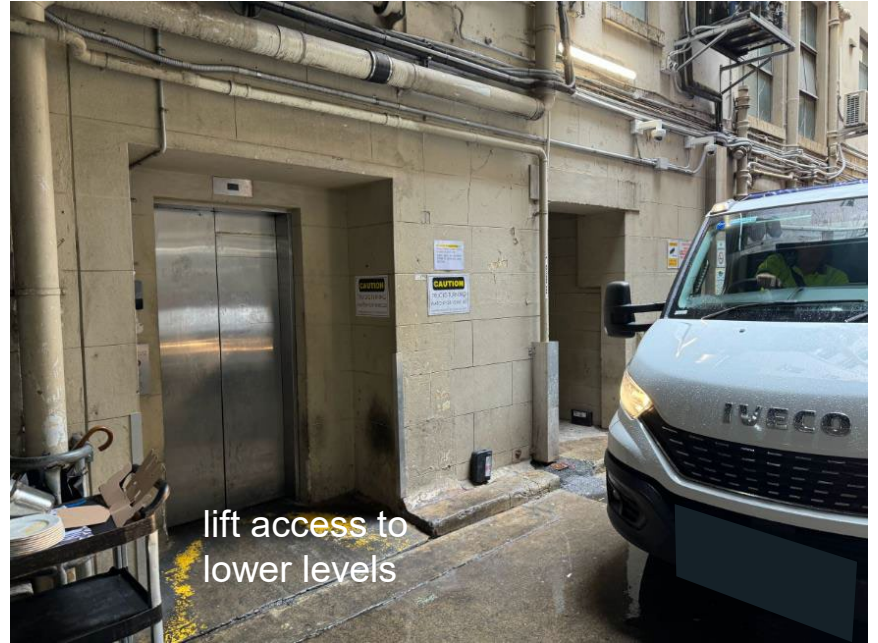
stage and screening room – lower ground floor)



existing bar seating area

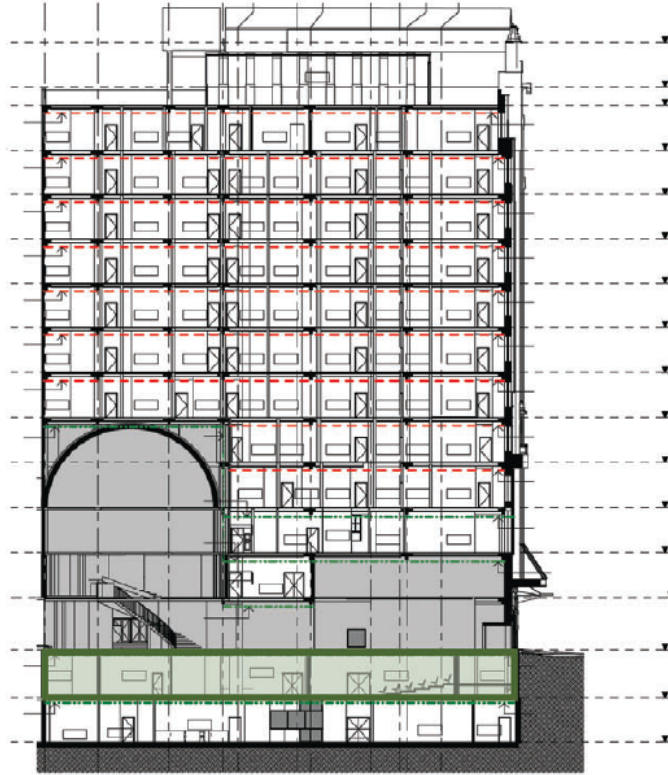


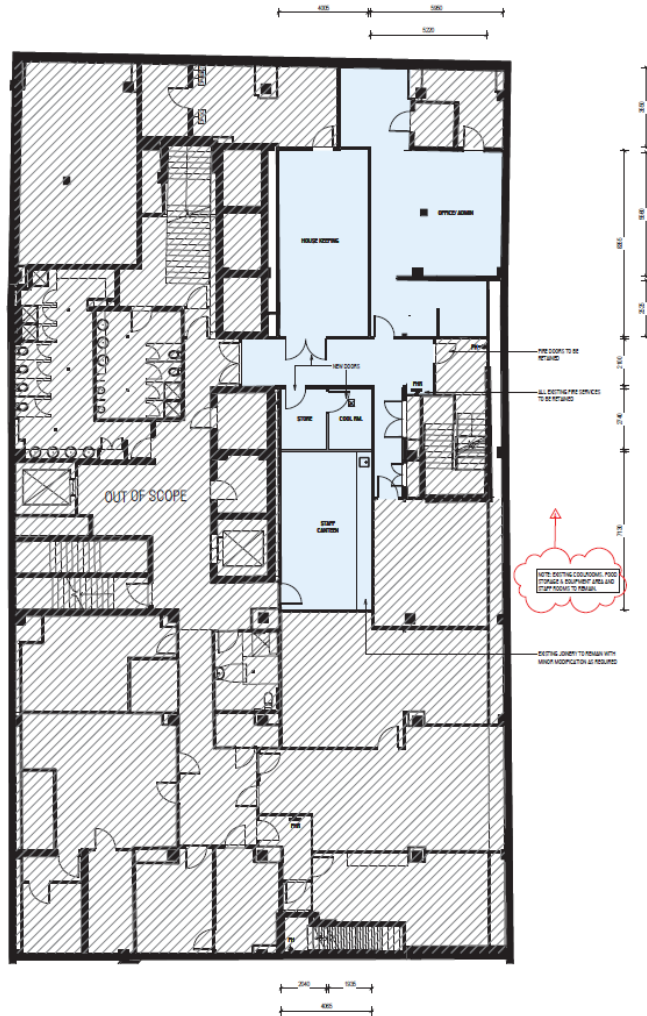
existing office/back of house



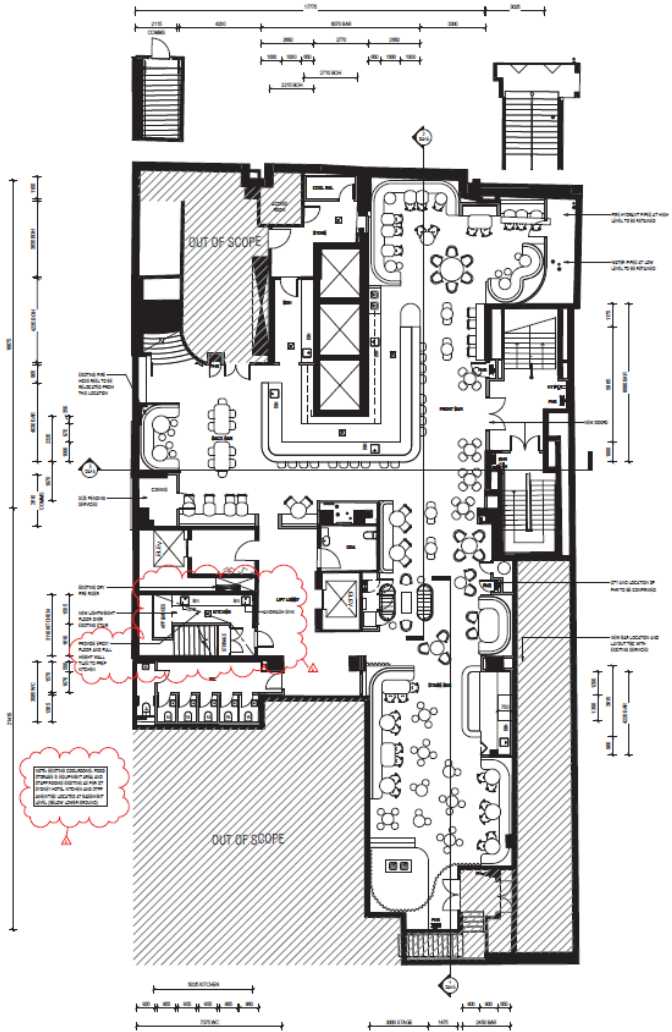
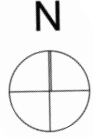
Parlour Lane

Proposal





basement level – back of house



lower ground - proposed bar

Compliance with key LEP standards

	control	proposed	compliance
height	130m	no change	Yes
floor space ratio	8:1	5.37:1	yes

Hours of operation

	base hours & extended hours	proposed hours	recommended hours
Monday to Sunday	base - 06.00am to 12.00am (midnight) extended - 24 hr trading	base - 10.00am to 2.00am (the following day) extended - 2.00am to 3.00am on a 1-year trial period	base -10.00am to 12.00am (midnight) extended -12.00am to 3.00am on a 2-year trial period

Issues

- use and hours of operation
- heritage impacts

Use

- proposal is for change of use to a pub, with restaurant and entertainment that can also be used for events/functions
- submitted documentation does not provide details of the scope or management of events / functions
- condition recommended requiring update to plan of management to address events / functions

hours of operation

- proposed base hours exceed DCP control
- DCP 2012 allows for 24-hour trading subject to trial periods
- base hours consistent with DCP recommended
- extended hours (12.00am (midnight) – 3.00am (the following day) recommended on a 2-year trial

Heritage

- site is a state heritage item
- works within Heritage Act site specific exemptions
- fit out will result in the loss of the reel room (a reconstruction), internal walls and part of the lower ground level identified as high significance

Heritage

- works may reveal early wall or ceiling finishes
- proposal considered acceptable subject to conditions including:
 - heritage interpretation plan
 - schedule of materials and finishes
 - photographic archival documentation
 - use of a heritage consultant
 - protection of early or significant fabric and finishes uncovered during works

Recommendation

Approval subject to conditions