

## Relevant Information for Central Sydney Planning Committee

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**FILE:** D/2024/890 **DATE:** 19 June 2025

**TO:** The Central Sydney Planning Committee

**FROM:** Graham Jahn AM, Chief Planner / Executive Director City Planning,  
Development and Transport

**SUBJECT:** Information Relevant To Item 10 – Development Application: 757-759 and  
761-763 George Street, Haymarket – D/2024/890

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### Alternative Recommendation

It is resolved that:

- (A) the variation requested to the below ground floor space ratio development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld; and
- (B) consent be granted to Development Application Number D/2024/890 subject to the conditions set out in Attachment A to the subject report, and subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strike through~~):

#### **(49) PREPARATION OF MECHANICAL VENTILATION PLANS**

- (a) Prior to the issue of the relevant Construction Certificate, detailed plans of the mechanical exhaust ventilation system must be prepared by a suitably qualified person and submitted to and approved by Council. The plans must be in accordance with the following:
  - 1. Australian Standard 1668: - The use of ventilation and air conditioning in buildings; and
  - 2. ensure all generate heated air, smoke, fumes, steam or grease vapours do not:
    - a. cause a nuisance to persons within or nearby to the premises,

- b. or cause air pollution as defined under the NSW Protection of the Environment Operations Act 1997.

**Reason**

To ensure that detailed professional plans of the approved mechanical ventilation system are submitted prior to the issue of a **the relevant** Construction Certificate.

**(122) HOURS OF OPERATION – EXTERNAL TERRACE LEVEL 2**

The permitted hours of operation for the external terrace located on level 2 are restricted to between 7.00am and 12.00pm **midnight** Monday to Sunday.

**Reason**

To ensure the premises trades within the approved hours of operation

**Background**

In correspondence dated 17 June 2025, the applicant submitted a request to amend the recommended conditions in relation to administrative errors. The applicant requests that:

- Condition 49 be amended to include the words '**the relevant**' to the reason at the bottom of the condition to align with part (a) of the condition.
- Condition 122 be amended as it is intended to restrict the hours between 7.00am and 12.00 **midnight** (rather than midday).

Prepared by: Christina Robinson, Specialist Planner

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Approved



**GRAHAM JAHN AM**

Chief Planner / Executive Director City  
Planning, Development and Transport