

Relevant Information for Central Sydney Planning Committee

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

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

Approved



GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning, Development and Transport