

Relevant Information for Central Sydney Planning Committee

FILE: D/2024/1018 **DATE:** 23 October 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 4 – Development Application: 71, 73 and 75
York Street, 46-52 King Street and 104-118 Clarence Street, Sydney

Alternative Recommendation

It is resolved that consent be granted to Development Application Number D/2024/1018 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strike through~~):

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2024/1018 dated 18 November 2024 (as amended) and the following drawings prepared by SJB:

Drawing Number	Revision	Drawing Name	Date
Demolition Plans			
DA-0251	11	Demolition Plan – Basement 02	17/09/2025
DA-0252	11	Demolition Plan – Basement 01	17/09/2025
DA-0253	11	Demolition Plan – Level 00	17/09/2025

Drawing Number	Revision	Drawing Name	Date
DA-0254	11	Demolition Plan – Level 01	17/09/2025
DA-0255	11	Demolition Plan – Level 02	17/09/2025
DA-0256	11	Demolition Plan – Level 03	17/09/2025
DA-0257	11	Demolition Plan – Level 04	17/09/2025
DA-0258	11	Demolition Plan – Level 05	17/09/2025
DA-0259	11	Demolition Plan – Level 06	17/09/2025
DA-0260	11	Demolition Plan – Level 07	17/09/2025
DA-0261	11	Demolition Plan – Roof	17/09/2025
Floor Plans			
DA-1001	7	Floor Plan – Basement 02	15/05/2025
DA-1002	12	Floor Plan – Basement 01	17/09/2025
DA-1003	12	Floor Plan – Level 00	17/09/2025
DA-1004	8	Floor Plan – Level 01	17/09/2025
DA-1005	8	Floor Plan – Level 02	17/09/2025
DA-1006	8	Floor Plan – Level 03	17/09/2025
DA-1007	8	Floor Plan – Level 04	17/09/2025
DA-1008	8	Floor Plan – Level 05	17/09/2025
DA-1009	8	Floor Plan – Level 06	17/09/2025
DA-1010	8	Floor Plan – Level 07	17/09/2025
DA-1011	8	Floor Plan – Roof	17/09/2025

Drawing Number	Revision	Drawing Name	Date
Elevations			
DA-1401	8	Elevations – East	17/09/2025
DA-1402	8	Elevations – South	17/09/2025
DA-1403	7	Elevations – West	15/05/2025
DA-1404	7	Elevations – North	15/05/2025
DA-1411	8	Courtyard Elevations – Sheet 1	17/09/2025
DA-1412	8	Courtyard Elevations – Sheet 2	17/09/2025
Sections			
DA-1501	7	Building Section 1	15/05/2025
DA-1502	7	Building Section 2	15/05/2025
DA-1503	7	Building Section 3	15/05/2025
DA-1504	8	Building Section 4	17/09/2025
DA-1505	7	Building Section 5	15/05/2025
DA-1506	8	Building Section 6	17/09/2025
DA-1507	8	Building Section 7	17/09/2025

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.
- (c) ***The consent provides in principle concept approval for additional hotel and pub use across all levels of the buildings comprising the following ancillary uses:***
 - (i) ***Food and drink premises***
 - (ii) ***Hotel and Hotel Accommodation***

(iii) Ancillary uses relating to the Hotel and Motel Accommodation use, including Office premises for the purposes of hotel administration/back of house and wellness/gym.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(4) DETAILED DEVELOPMENT APPLICATIONS

- (a) No consent is granted or implied for the fitout or detailed approval of each individual premises.
- (b) A detailed development consent is required to be obtained for the fitout ~~and~~ of each individual premises prior to that fitout ~~or use~~ **or operation of the premises** commencing.
- (c) Subsequent detailed development applications must be consistent with this consent, including all approved management plans and strategies.

Reason

To require separate consent to be obtained for a use ~~fitout~~ **fitout/operation of the premises**.

Background

In correspondence dated 20 and 21 October 2025, the applicant submitted a request to modify some of the recommended conditions. The modifications that are supported are discussed below:

Requested Modification	Comments
Add approved use, including in principle use of whole precinct as hotel/pub, within the Terms and Reasons for Conditions section.	Confirming approved use with ancillary uses as demonstrated on architectural drawings is supported. It is recommended to include this description in Condition (1) instead of the Terms and Reasons for Conditions.
Condition (4) to change terminology of 'prior to use commencing' to 'prior to the operation of the premises commencing'	Acceptable as the subject DA approves the use and detailed application for the fitout should occur prior to the commencement of operation. The intention of the condition remains unchanged.

Prepared by: Marie Burge, Senior Planner

Approved

A handwritten signature in black ink, appearing to read 'GJAHN', with a large, stylized initial 'G'.

GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning, Development and Transport