

Resolution of Local Planning Panel

4 February 2026

Item 4

Development Application: 4-6 York Street, Sydney - D/2025/1053

The Panel refused consent for Development Application Number D/2025/1053.

Reasons for Decision

The application was refused for the following reasons:

- (A) Based upon the material available to Panel at the time of determining this application, including a document provided pursuant to Regulation 35B of the Environmental Planning and Assessment Regulation 2021, the Council is satisfied that the applicant has not demonstrated that compliance with the development standard in s3.20(2)(b)(iii) of State Environmental Planning Policy (Industry and Employment) 2021 is unreasonable or unnecessary in the circumstances and that there are sufficient environmental planning grounds to justify the contravention of the development standard in accordance with the requirements of clause 4.6(3) of the Sydney LEP 2012. The assessment carried out pursuant to clause 4.6(3) of the Sydney LEP 2012 is as recorded in this report.
- (B) The proposal is inconsistent with the aims of SEPP (Industry and Employment) 2021, as the scale and prominence of the sign are not compatible with the desired visual character of the area and would detract from the terminating vistas of Carrington Street and York Street, undermining the heritage streetscape, the formal park setting of Wynyard Park, and the special character of the precinct, which relies on preserving visual coherence and the prominence of key public domain and heritage elements.
- (C) The application is accompanied by insufficient information to demonstrate Design Excellence.
- (D) The development is not in the public interest.

Carried unanimously.

D/2025/1053