STATEMENT OF ENVIRONMENTAL EFFECTS

OCCIDENTAL HOTEL

43 YORK STREET SYDNEY 2000

INTERNAL ALTERATIONS TO GROUND FLOOR, BASEMENT AND ROOF LEVELS

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1. **INTRODUCTION**

This Statement of Environmental Effects has been prepared to accompany a development application for alterations and additions to the Occidental Hotel at 43 York Street Sydney to City of Sydney Council, made pursuant to Section 78A of the Environmental Planning and Assessment Act 1979.

2. **SITE DESCRIPTION**

The Occidental Hotel is located at the corner of York and Erskine Streets Sydney. Erskine Street is a major pedestrian thoroughfare between Wynyard and Barangaroo.

The building is 5 storeys above ground plus a basement cellar and toilets.

The ground floor includes bars, gaming room, servery kitchen, lounge areas and access to a lobby off York Street which contains stairs and a lift to the upper levels.

The basement includes the cellars, storage and male toilet accessed from the ground floor by a stair.

The first floor contains a kitchen, dining room, bar, toilets and storage areas.

The second floor contains kitchen, function room, bar, staff and storage areas, and toilets including an accessible toilet.

The third and fourth floors contain bedrooms with separate bathroom facilities.

The roof top level, which is accessed by the lift and the rear fire stairs, contains a small office, laundry/store and open area.

It is located within the Wynyard Square precinct which remains a major transport interchange.

The hotel is heritage listed (1980) in Sydney LEP 2012. It is a local heritage item. It is not located within a heritage conservation area.

Other heritage listed building in the vicinity include the AWA Tower directly adjacent (1937-1939) and the Transport ‘Railway’ House (1935) located above Wynyard Station and Wynyard Square.

The site is Lot 1 in DP 71926.

It has rear access for servicing from York Lane.
3. THE PROPOSAL

The proposal includes the following:

Basement:
- A new female toilet accessed directly from the ground floor by the exiting access stair

Ground Floor:
- Demolition of the existing female toilet and servery kitchen.
- New servery kitchen and relocation of the gaming room including relocation of the external doors and replacement of existing windows with obscure glass louvres.
- Demolition of existing rear bar and walls around the existing gaming room.
- Extending main bar to rear lounge.

First, Second, Third + Fourth Floors:
- No changes.

Roof Level:
- New servery bar adjacent to the lift with cool room.
- Retracteable awning over part of the terrace.
- New glazed balustrade set back from existing parapet.
- Conversion of the existing laundry/store into a new accessible and unisex toilet.

4. CONTROLS

Sydney LEP 2012
- The site is zoned B8 Metropolitan Centre. The use as a hotel is existing and permissible with consent.
- It is in the Central Sydney Locality.
- It is in the Wynyard Park/Lang Park Special Character Area.
- The allowable FSR is 8:1 and it is located in Area 2 of the FSR Map. It is not proposed to alter the GFA.
• The height control is 55m. There will be no increase in height excepting for the retractable awning roof. This is well below the allowable height.

• The building is heritage listed (1980) and is adjacent to other heritage buildings. It is a local listing and is not located in a heritage conservation area.

The adjoining building at 45-47 York Street (1981) is on the State Register.

Refer to separate Heritage Impact Statement.

**Sydney DCP 2012**

• The site is in the Wynyard Park/Lang Park Special Character Area.

• The proposal is not expected to impact on the significant character or elements of the public domain.

• The external changes to the street are to change original door openings back to doors or louvred windows.

This will not impact on the active street frontage.

• 3.10.3 Parks and Hotels older than 50 years

The hotel is older than 50 years so Part 3.10.3 is applicable.

The stated objectives of this clause are:

(a) **Ensure that alterations, additions and change of use of pubs and hotels:**

   i. **Significant fabric and building elements from all periods of construction, and**

   Comment: The external fabric will conform to existing and original finishes and uses.

   Internally the changes will retain existing wall finishes other than the front bar which approximates the original bar. The other bar is not original.

   ii. **Provide for the ongoing use primarily as pubs and hotels**

   Comment: The hotel will provide enhanced and upgraded facilities for the hotel.

   It is noted that a previous consent (D/1974/48) was issued for the use of the roof as an outdoor food area.
• 3.12 Accessible Design

The existing building is accessible from York Street.

All floors are accessible by a lift, including the roof.

There is an accessible toilet on the second floor which is available from all the levels.

• 3.14 Waste Management

The hotel’s existing waste management and recycling procedures will handle the new works.

• 3.15 Late Night Trading Management

There will be no change to the exiting hours of trade.

The proposed rooftop area will not operate beyond 10.00pm Monday to Saturday and 7.00pm Sunday.

Refer Plan of Management.

• 3.16 Signage

No additional signage is proposed.

5. CONCLUSION

This Statement needs to be read in conjunction with the architectural drawings, Plan of Management and Heritage Impact Statement which form part of this submission.

The proposal has been assessed in relation to the following documents:

• City of Sydney Development Control Plan 2012 and

• Sydney Local Environmental Plan 2012

The proposal is to upgrade the hotel’s ground floor to provide better facilities.

The extent of changes include the introduction of a new gaming room with glazed walls matching the existing timber panel décor.

The current rear bar will be replaced by an extension of the front bar to provide better service and a more open lounge area. All wall panelling will be made good.

The food servery will also be upgraded and relocated away from the gaming room.

A new female toilet will be provided in the basement accessible from all the lounge areas.
The works to the roof will provide additional areas for patrons with limited hours to prevent noise issues for neighbouring properties. Toilet facilities for this area are also proposed.

There will only be minor changes to the exterior, however these will be within the framework of the original building openings.

All works are intended to provide up to date facilities for patrons.

The proposal is not expected to have any adverse environmental or heritage impacts.