

21 February 2023

Rodger Roppolo
Senior Planner, Key Sites Assessments
Department of Planning and Environment

Our reference: R/2023/4

Your reference: MP06_0265-Mod-4

Subject: Youth Hotel and Archaeological Centre - MP06_0265 Mod 4 - Advice on Modification

Thank you for your correspondence dated 23 January 2023 inviting the City of Sydney Council (the City) to comment on the above.

The modification seeks amendments to the Youth Hostel as follows:

- extend the hours of operation of the terraces:
 - ◊ Level 1 terrace:
 - From 5 am to 10 pm, seven days a week (currently), to 5 am to 12 midnight seven days a week (proposed)
 - ◊ Level 3 terrace:
 - From 5 am to 11 pm, seven days a week (currently), to 5 am to 12 midnight seven days a week (proposed)
- allow live entertainment and amplified music on Level 3 terrace
- introduce a noise requirement on Level 3 terrace for the sound pressure level of the music speakers not to exceed 80dB(A) L10 when measured at 1 metre away from the speakers
- obtain an 'on-premises' liquor licence from Liquor and Gaming NSW

The City has reviewed the submission and provides the following comments and concerns for your consideration.

Noise

The notice of exhibition documents state that the modification is seeking to extend the hours of use for the outdoor terraces to 12am Monday to Sunday. It also states that the terrace will be used for live and amplified music. The acoustic report prepared by acoustic Logic (REF: 20220606.1/0806A/R0/PF dated 8 June 2022) has assessed noise from patrons and music being played through the proposed speakers. The noise predictions at the receivers are based on the speakers being operated only up until 10pm. There has been no assessment

of noise that may be generated as a result of live entertainment on the level 3 terrace.

Recommendations:

The acoustic report should assess all noise generating activities associated with the use of the terrace, including live music during the proposed times of use as per the applicants notification. The City is unable to provide any further advice until such acoustic assessment is conducted.

Management

The submitted Plan of Management is not of a suitable detail to support and is recommended to be amended prior to the determination of the modification.

Recommendations:

The Plan of Management is to be amended to address the following:

1. A floor plan of both Level 1 and Level 3 outdoor spaces must be included.
2. The Plan talks about terraces "mostly used by guests". The Plan must detail the measures in place, given the premises proposes to be licensed, to monitor under aged drinking and secondary supply.
3. Level 3 is proposed to be used for "6 special events" a year, extended to 1am. How is this recorded?
4. Further details on how an on-premises licence will be managed is required. Given the most typical on-premises is for an associated food premises, what food is proposed to meet the Liquor and Gaming primary purpose test and how will the Responsible Service of Alcohol requirements be managed?
5. Measures that will be taken to address noise complaints must be included in the Plan.
6. Details of CCTV must be addressed.
7. Details of security to be provide on a regular, or special event nature are to be included.

Please contact Marie Burge on 02 9288 5850 or by email at mburge@cityofsydney.nsw.gov.au if you need to discuss your request.



Christopher Corradi
Area Planning Manager