



11 November 2025

Our Ref: 2025/679158
File No: R/2022/16/F

Max Duncan
The Department of Planning and Environment
Via Major Projects Planning Portal

Dear Max,

**Advice on Modification – The Cutaway Modification 3 – Event Categories
29-51 Hickson Road Barangaroo – SSD – 47498458 - Mod 3**

Thank you for your correspondence dated 29 October 2025 inviting the City of Sydney (the City) to comment on the above proposal.

The modification seeks approval for amendments to conditions D23, D24, E3, E4, E5, E6, E7, E8, E9, E14, E16 and E19 to reduce the number of event categories, alter the hours of operation for certain types of events and make minor adjustments to the noise criteria for major events.

The City has reviewed the submitted modification report. Whilst the proposed adjustments to the noise criteria and modified hours of operation and are not likely to have an unreasonable impact on sensitive receivers, the following comments on the proposed condition wording are provided for your consideration:

Condition E4

It is noted that proposed conditions E5, E8 and E9 do not specify hours of operation for each event type. For clarity, it is recommended that a modified condition E4 remains on the consent to clearly outline the approved event types, hours of operation and limits per year for each event type.

Condition E3

The proposal to include 'set-up' and 'pack down' (bump in and bump out) in the current 24-hour approval for cleaning and kitchen operation appears to conflict with existing Condition E12 which only allows bump in and bump out activities up to a maximum of four times per calendar year.

It is recommended that consideration be given to whether 24-hour bump in bump out is appropriate, given the vehicle and delivery restrictions between 10pm and 7am outlined in existing Condition E10 and E11.

Condition E8 and E9

It is not considered appropriate to default to the General event criteria outside specified Major Event and New Years Event hours of operation. Bump in bump out noise criteria should apply outside the approved hours of operation of these event types.

Condition E14

A record of all events (not just Major events and New Years events as proposed) should be maintained by Place Management, particularly for complaints handling and management purposes.

Should you wish to speak with a Council officer about the above, please contact Julia Errington, Senior Planner, on 9265 9288 5984 or at jerrington@cityofsydney.nsw.gov.au.

Yours sincerely,



NICOLA REEVE
Area Planning Manager