

18 March 2022

2200231

Amy Watson
Team Leader – Key Sites Assessment
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

ATTN: Thomas Piovesan, Senior Planner

Dear Thomas,

**RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
SSD 7388 MOD 15 – 31 WHEAT ROAD, SYDNEY (THE RIBBON)**

This letter has been prepared by Ethos Urban on behalf of Tianlong Ribbon Pty Ltd (Greateon), in response to the Request for Additional Information (RFI) letter from the Department of Planning and Environment (DPE) for SSD 7388 MOD 15 dated 1 March 2022.

It should be read in conjunction with the Modification Application report prepared by Ethos Urban dated 19 October 2021, Response to Submissions report prepared by Ethos Urban dated 23 February 2022 and the following appended documentation:

- RFI Acoustic Response Letter prepared by Acoustic Logic (**Attachment A**)

A response to each of the items raised is addressed over the page.

We trust that the information supplied is sufficient to enable determination of the Modification Application. Please do not hesitate to contact the undersigned should you require any further information.

Yours sincerely,



Yousheng Li
Urbanist
9956 6962
yli@ethosurban.com



Jim Murray
Associate Director
9956 6962
jmurray@ethosurban.com

Table 1 Response to RFI

Item raised	Proponent's response
<u>Use of the swimming pool and bar area</u> Concern is raised about the proposed public access to the swimming pool and bar until 2AM. It is recommended that the proposed hours be amended to be consistent with the City of Sydney Council's Late Night Trading Guidelines.	• We note that the City of Sydney Council's Late Night Trading Guidelines are a guide and there are no statutory restrictions on operating hours. The proposal is seeking approval for the option to operate publicly for an additional hour on Friday and Saturday night beyond the City of Sydney guideline hours for Category A Outdoor premises. • Comparable rooftop bars in the CBD operate under extended hours of operation, including the Ivy Precinct Pool Club (Council reference D/2005/1977/Q) and Hyatt Regency Zephyr Bar (SSD 7014). These rooftop bars are permitted to be open to the public until 4am daily (for the Ivy) and 24-hours daily (for the Zephyr). • A comprehensive Noise Impact Assessment has been provided demonstrating that noise from the bar between 1am – 2am remains comfortably within the relevant noise limits at the closest residential receiver (the Millennium Towers). This demonstrates that the proposed extended hours of operation for the rooftop bar and pool is consistent with the objective of the City of Sydney's Guidelines to ensure reasonable acoustic amenity and safety. • The proposed extended hours of operation, at only 12am-2am Friday and Saturday nights, is conservative when comparable rooftop bars have been approved for 24-hour operation as described above and reflects the proponent's desire to balance minimising impacts on residential receivers with what future patrons would reasonably expect at a world-class entertainment facility.
<u>Noise impact assessment</u> Provide an updated noise impact assessment addressing the following matters:	A detailed response to each item raised with regards to the Noise Impact Assessment has been provided by Acoustic Logic at Attachment A.
<i>[...] – Refer to Attachment A</i>	
<u>Hotel Plan of Management</u> Provide an updated Hotel Plan of Management with respect to the swimming pool and bar area addressing the following matters: • include a floor plan of the swimming pool and open bar area • state the noise management framework under SSD 7388 • state the patron limits under Condition F15 of SSD 7388 • state the existing and proposed expansion to the hours of operation of the space • identify all likely noise and vibration sources associated with the use of the space • detail how amenity impacts from the use of the space will be managed • detail actions that would be taken for noise and crowd management • include a complaint register to implement when use of the space starts.	The submitted Hotel Plan of Management (PoM), originally prepared for SSD 7388 submission, and subsequently modified under MODs 7 and 15 has always been preliminary in nature. This is reflected in Section 7 of the PoM which states that: <i>"A Detailed Plan of Management relating to the hotel use of the building will be submitted to NSW Planning prior to an occupation certificate being issued."</i> The proponent is agreeable to the POM items raised by DPE; however, any proposed amendments are required to be confirmed with the hotel operator prior to occupation. It is therefore requested that a condition of consent is imposed requiring these matters are addressed in the Detailed Plan of Management required to be submitted prior to the relevant Occupation Certificate.