

Hi Fiona,

I refer to YHA's Section 75W Modification request in relation to use of the Level 3 outdoor terrace by guests. The application seeks approval to modify the existing hours of use of the Level 3 terrace (presently up to 10:00pm, with no stipulated morning time) to 5:00am – 11:00pm. It is understood that 5:00am has been requested so that guests can view the sun rise.

It is the view of the City's planners that the proposed extended operating hours should be the subject of a trial period of 12 months. This will enable an assessment of any undue noise impacts, any public complaints and the performance of the terrace use against the Plan of Management. An unrestricted consent may give rise to ongoing management issues. An opportunity to review the management is preferred and is in keeping with the provisions of the Late Night Trading Management provisions of the Sydney DCP 2012.

Planning and Environment should condition any approval in such a way that the use is to cease at 11:00pm and that no persons are to remain at the terrace level after 11:00pm, including cleaners and staff. In turn, that will indicate to management that they will need to start moving guests on before 11:00pm so that the terrace is vacant on time. It would also be prudent to condition matters in relation to the disposal of glasses due to the noise impact of glass removal. For example, that all glass waste removal is to occur within the building and that guests take glasses with them when the terrace closes. Cleaning should not commence until after 7:00am.

Regards,

Russell Hand
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Planning Assessments



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