

**SITE SPECIFIC PLAN OF MANAGEMENT FOR THE LEVEL 3 ROOF TOP TERRACE:
Sydney Harbour YHA (The Big Dig Site)
Nos 110-128 Cumberland Street The Rocks NSW 2000**

PREAMBLE:

This plan of management has been prepared to set out the rules for the ongoing use, management and operation of the Level 3 roof top terrace at the Sydney Harbour YHA, on the site known as The Big Dig Site.

LOCATION OF THE ROOF TOP TERRACE:

The roof top terrace is located on Level 3 of the north wing of the Sydney Harbour YHA building at Nos 110-128 Cumberland Street, The Rocks, NSW 2000.

USE OF ROOF TOP TERRACE:

The roof top terrace is used mostly by guests staying at the YHA for social interaction with other guests and as an outdoor break out area for passive recreation (alfresco dining, taking photographs, reading, and using electronic media, etc). Guests can consume food on the terrace and are free to consume moderate levels of BYO alcohol, such as a glass of wine or a beer. Special events, such as New Year's Eve, are also held on the terrace throughout the year.

RULES FOR THE USE MANAGEMENT AND OPERATION OF THE ROOF TOP TERRACE:

The following rules apply to the use, management and operation of the roof top terrace and will be administered by staff responsible for the effective control of the use of the terrace from opening and closing and at all times during its hours of operation:

1. This site specific plan of management is to be read in conjunction with the Sydney YHA Plan of Management. In the event of any inconsistency between this plan and the Sydney YHA plan, the rules set out in this plan are to prevail.
2. A copy of this plan of management must be kept at reception for reference by YHA staff and be available upon request for guests
3. Signs are to be displayed on the terrace advising guests of the key points in this plan and advising that copies of the plan will be made available at reception for reference, to ensure that all guests/ patrons using the terrace are made aware of the rules and their obligations for the use of the terrace.
4. Hours of operation -
 - a. The Level 3 roof top terrace usual hours of operation are from 5.00am to 11.00pm every day, unless YHA staff determine that the terrace should be opened later or closed earlier within the specified hours of operation.

- b. The Level 3 roof terrace can be used for a maximum of 6 special events per calendar year, including Christmas and New Year at which time access to and use of the terrace may be extended until 1.00am.

5. Staffing levels -

- a. A duty/night manager will be on duty at all times to monitor the use of the terrace.
- b. The role of the night managers is to monitor usage of the terrace, including ensuring that the number patrons using the terrace does not exceed 200, that only background music (not exceeding 65dB(A)_{L10}) is played on the terrace, that there is no noisy behaviour (shouting or similar) on the terrace, and ensure the terrace is not used after 11.00pm, unless a special event is being held.
- c. A register is to be kept of any neighbour complaints about the use of the Level 3 terrace, and any complaints are to be formally responded to in writing by the YHA manager.

6. Alcohol policy (general) -

- a. Guests may bring their own alcohol for personal consumption on the terrace until 11.00pm, however, this will be monitored by staff and controlled if observed to be excessive. Guests will be moved on or the terrace will be closed early if guests fail to comply.

7. Alcohol policy (special events) -

- a. The sale of alcohol at any special event will require independent approval from the Liquor and Gaming Authority.

APPLICATION OF THE RULES SET OUT IN THIS PLAN OF MANAGEMENT:

This plan of management shall be followed in all respects for the duration of the use, management and ongoing operation of the roof top terrace at the subject premises.

ENDORSEMENT:



Ross Larder
Manager
16 July 2015