

Local Planning Panel

20 May 2026

Application details

Address: 50-58 Sir John Young Crescent, Woolloomooloo

Application: D/2026/38

Applicant: Hamptons Property Services Pty Ltd

Owner: Pitch Properties Pty Ltd

Architect: Sissons

Proposal

Alterations to rooftop to create an outdoor communal space for the existing backpackers' accommodation known as the Pacific House Hostel

Recommendation

Refusal

Proposal



Reason reported to LPP

The application is reported to the LPP for determination as it is a contentious development receiving over 25 unique submissions

Notification

- exhibition period 2 February 2026 to 17 February 2026
- 99 owners and occupiers notified
- 48 submissions received (4 in support and 44 objections)

Submissions

The submissions raised the following key issues:

- significant noise impacts
- heritage and visual impacts
- excessive area (>20% of the DCP control)
- poor management practices (historical and ongoing)
- anti-social behavior (drinking, smoking, drugs and risk of objects falling)
- privacy and overlooking
- light pollution

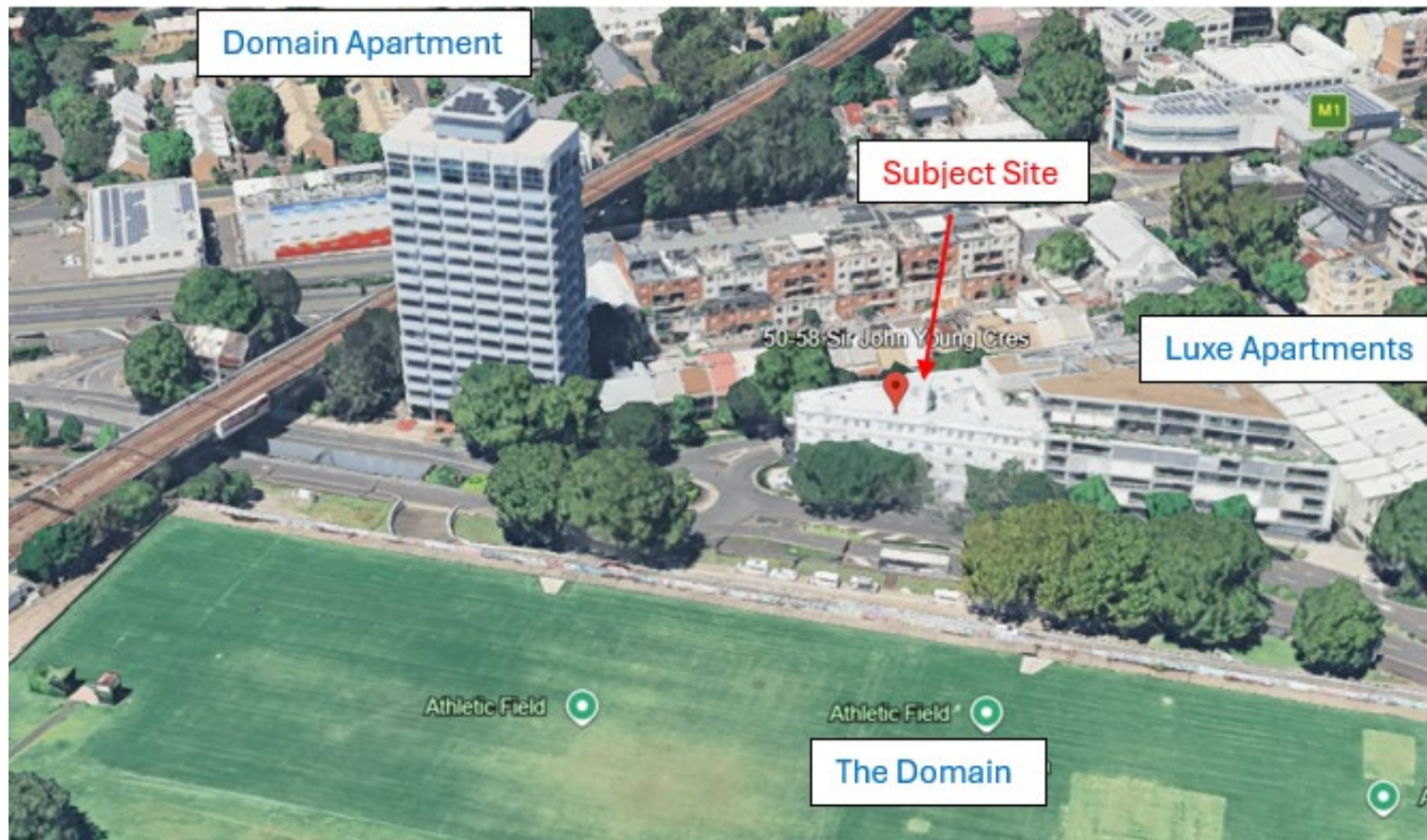
Submissions



-  subject site
-  submitters

Site







site viewed from the Domain looking east



site viewed from the Domain looking north-east



site viewed from Sir John Young Crescent



site viewed from Crown Street



existing rooftop looking north



existing rooftop looking south - west



looking south



looking south

existing roof top



existing stair access to the rooftop

Proposal

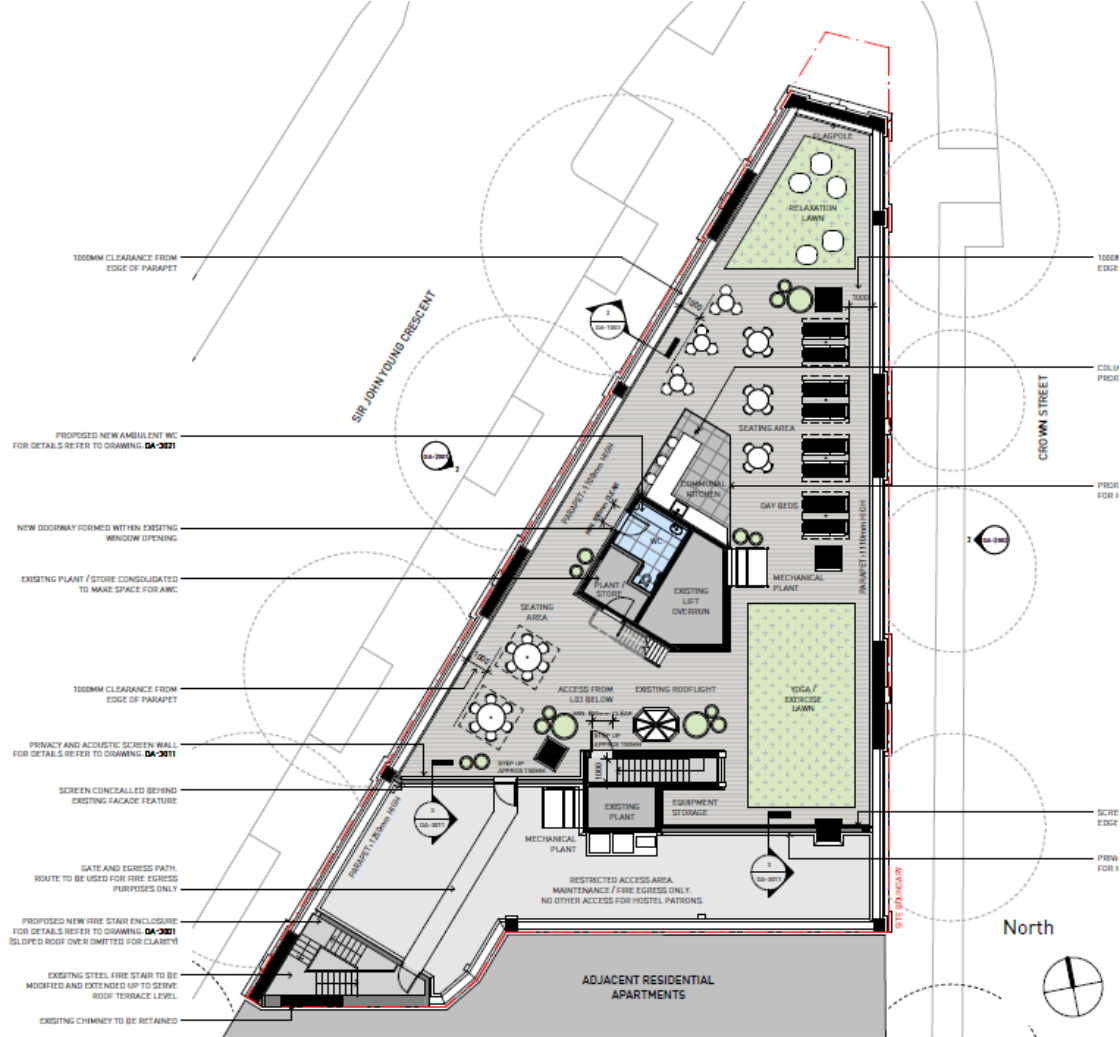
Alterations to and use of the existing roof top as an outdoor communal space for the existing backpackers

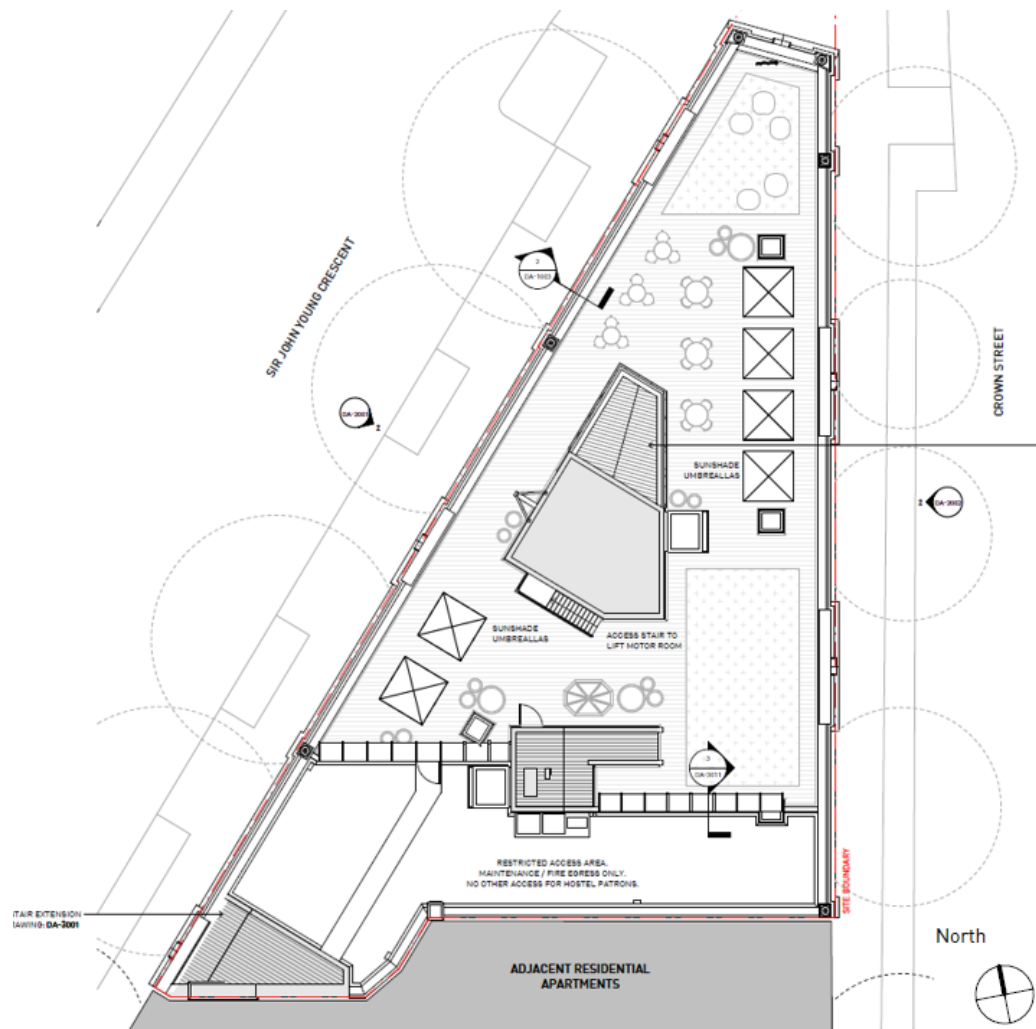
Physical works

- new relaxation lawn, a yoga/exercise lawn and outdoor furniture
- communal kitchen with roof above and a new bathroom
- acoustic wall along the south side of the useable area - 2.1 m in height with additional glass element returning 45 degrees for an additional 1m
- elevated flooring system - 150 mm above the existing roof surface
- fire stair extended to rooftop level adjacent to the southern boundary

Operational details

- total outdoor floor area = 438 sqm (313 sqm of useable space + 125 sqm of restricted-access area)
- patron capacity: total of 62 persons (50 persons + 12 persons for exercise space)
- proposed operating hours: 7.00am – 8.00pm Mondays to Sundays, with one-year extended hours until 9.00pm
- no amplified music or speech is permitted
- a staff member is to attend the outdoor area once per hour, during operating hours, to monitor the behavior of guests





roof plan

EXISTING vs PROPOSED KEY:

 EXISTING BUILDING PROPOSED NEW WORKS

proposed west elevation – Sir John Young Crescent

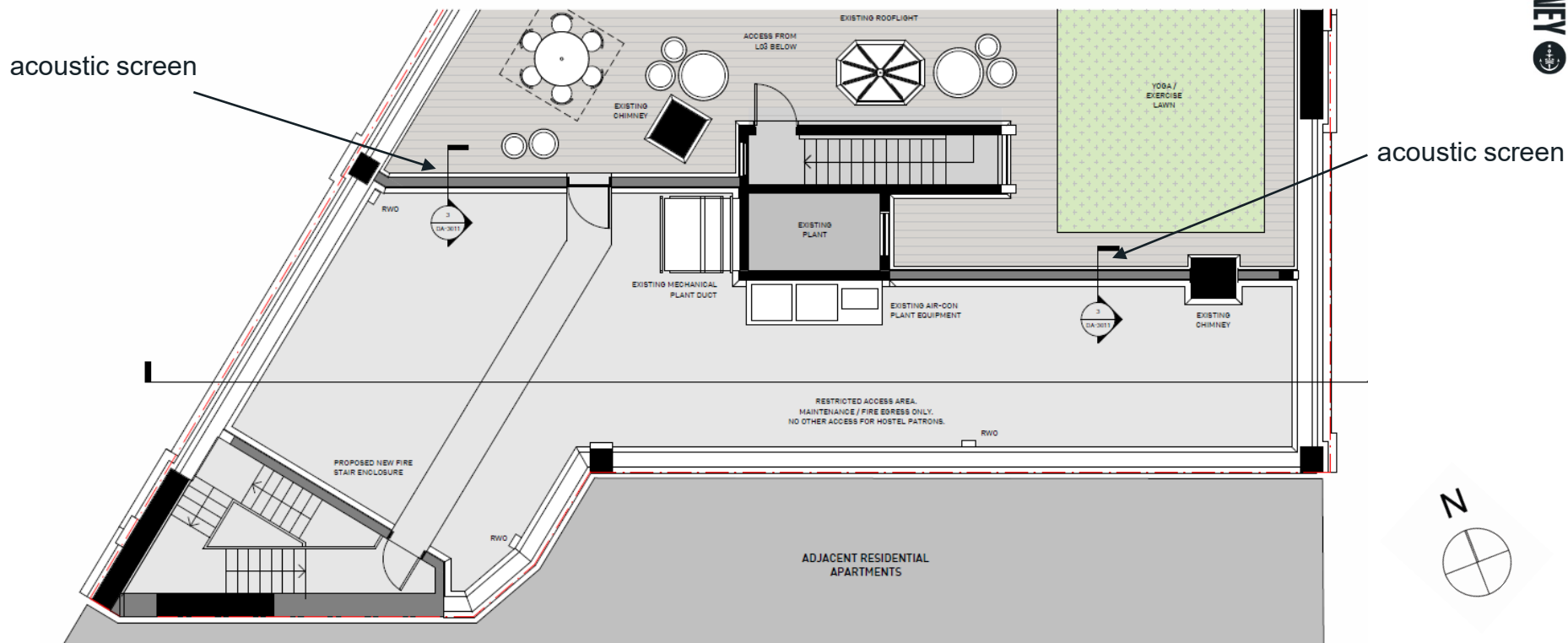
EXISTING vs PROPOSED KEY:

EXISTING BUILDING

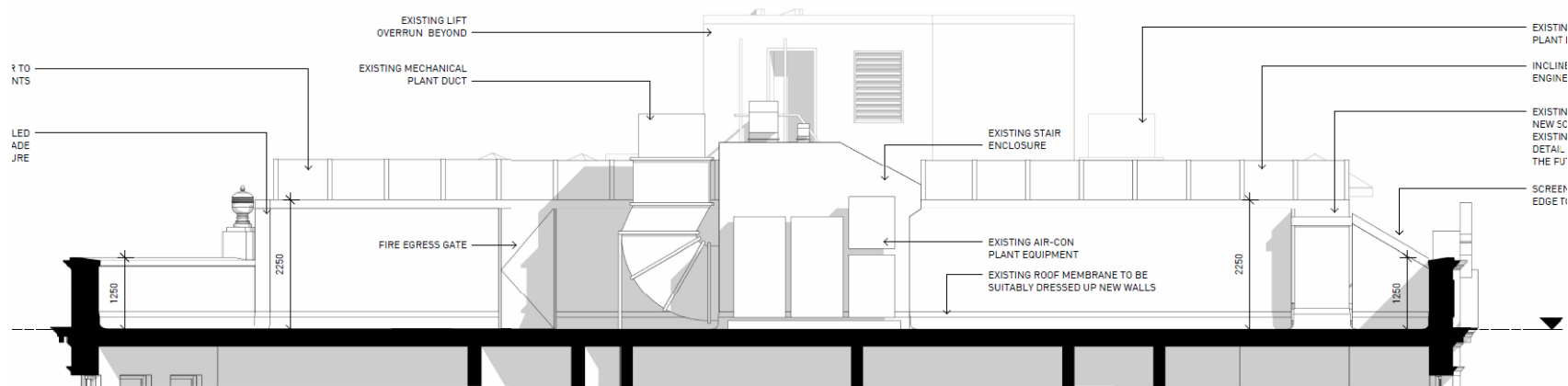
PROPOSED NEW WORKS



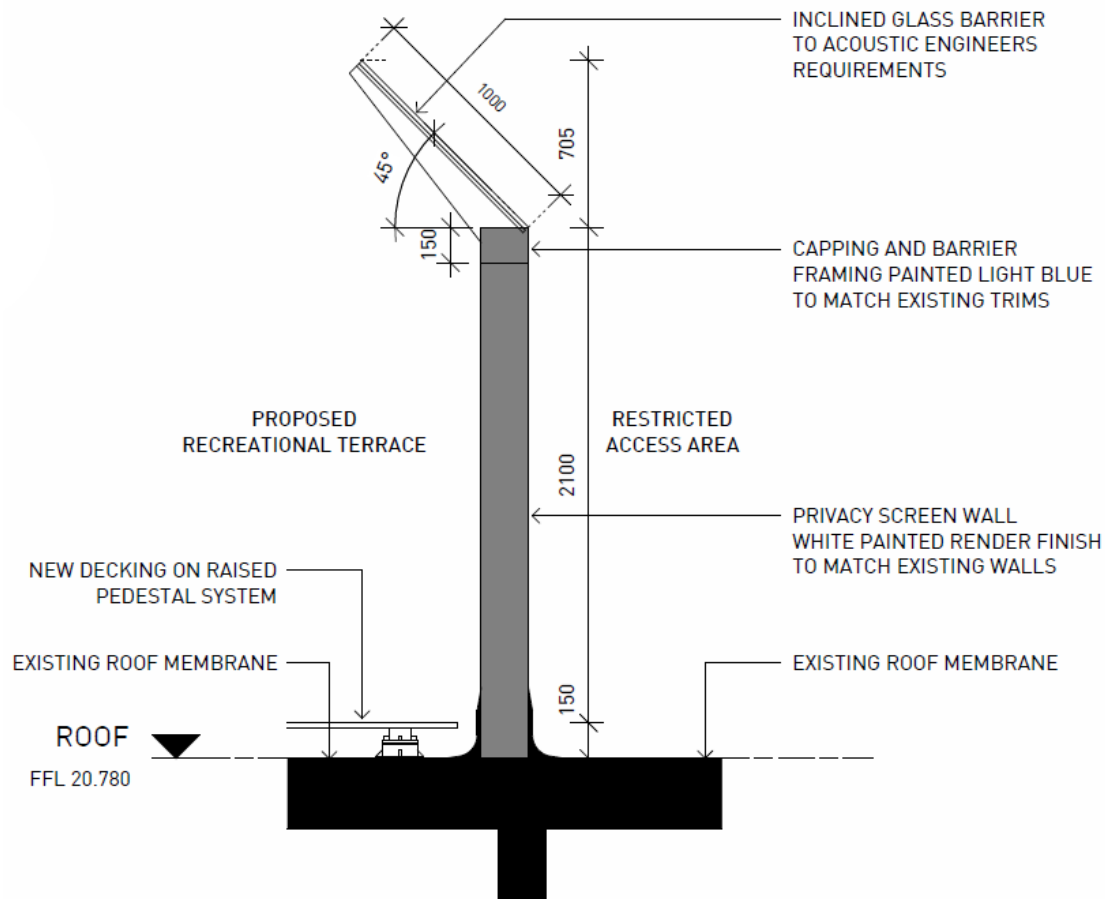
proposed east elevation - Crown Street



roof plan - acoustic screen wall



proposed southern elevation - acoustic screen wall



details of the acoustic screen wall



- 1.01 ECODECK COMPOSITE DECKING ON PEDESTAL SYSTEM**
COLOUR: STIRLING
BOARD SIZE: 190mm x 23mm
The product is GreenRate Certified and includes 80% reclaimed and recycled material. There is no requirement for oiling, staining or sealing with chemical maintenance treatment. It is durable and long lasting offering a 10 year commercial warranty.



- 1.02 ENDOTURF WALLABY ARTIFICIAL GRASS**
PILE HEIGHT: 40mm
COLOUR: 3-TONE GREEN, LUSH FIBRE
The product is made from 60% renewable materials (Sugar Cane) and is recyclable at the end of life.



- 1.03 PAVING TILE ON PEDESTAL SYSTEM**
SIZE: 600mm x 600mm
COLOUR: MID GREY



- 1.04 EXISTING ROOF MEMBRANE**
COLOUR: LIGHT GREY



- 2.01 WHITE PAINTED RENDER TO MATCH EXISTING WALL FINISHES**



- 2.02 LIGHT BLUE TRIM PAINT TO MATCH EXISTING TRIM FINISHES**



- 2.03 METAL DECK ROOFING**
PROFILE: KLIP-LOK 700 OR SIMILAR LOW PROFILE RIBBED SECTION
MATERIAL: PRE-FINISHED COLOURBOND
COLOUR: WINDSPRAY
FIXINGS: CONCEALED CLIP SYSTEM - NO EXPOSED FASTENERS



- 2.04 ACOUSTIC BARRIER**
INCLINED GLASS BARRIER TO ACOUSTIC ENGINEERS REQUIREMENTS



- 2.05 KITCHEN BENCHTOP**
MATERIAL: CORIAN OR STAINLESS STEEL



- 3.02 SUN LOUNGER DAYBEDS**
MATERIAL: TIMBER
AFFIXED TO SURFACE



- 3.03 BEAN BAG SEATING**



- 3.04 CHAIRS**
MATERIAL: TIMBER
COLOUR: BLACK



- 3.05 TABLES**
COLOUR: BLACK BASE / TIMBER SURFACE
AFFIXED TO SURFACE



- 3.06 STOOLS**



- 3.07 HIGH TABLES COLOUR:**
BLACK
AFFIXED TO SURFACE



- 3.08 KITCHEN SINK**
MATERIAL: STAINLESS STEEL
TYPE: SINGLE BOWL



- 3.09 PLANT POTS**
COLOUR: WHITE
SIZES VARY - DIAMETER: Ø100mm / Ø150mm / Ø1100mm
SIZES VARY - HEIGHT: 475mm / 700mm / 1000mm



- 3.10 UMBRELLAS**
FIXED TO GROUND, CLOSED AT NIGHT
COLOUR: WHITE
SIZE: 2x2M

details/materials

Compliance with key LEP standards

	control	proposed	compliance
height	18m	18.8m 4.4% exceedance	no
floor space ratio	3.5:1	2.78:1m	yes

Compliance with DCP controls

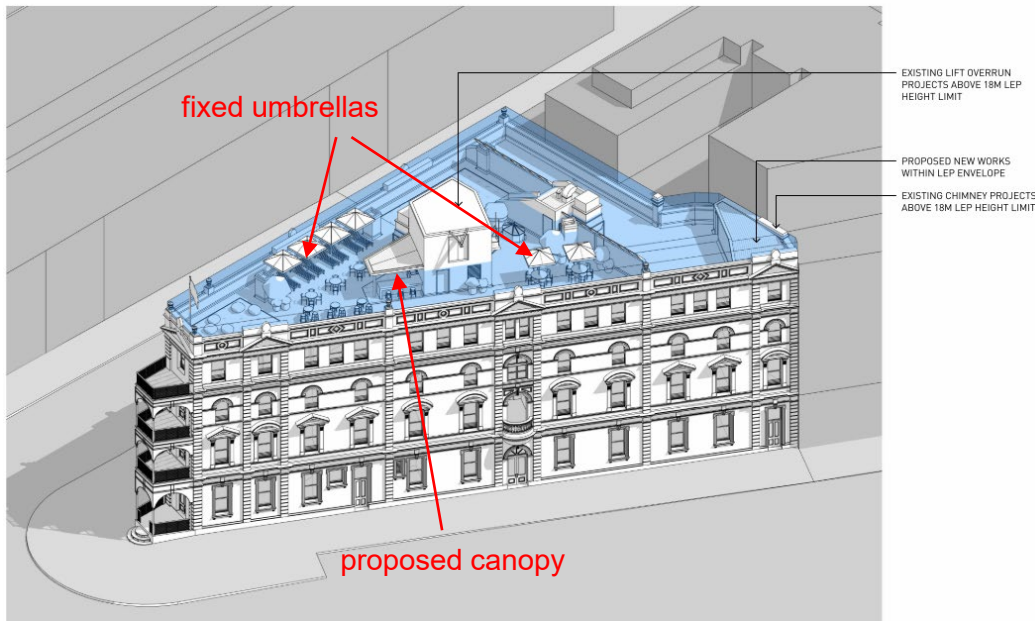
Section 4.4.8.4(2)	control	existing	proposed	Compliance
Communal outdoor facilities for backpacker accommodation	no greater than 20% of the total communal area	45sqm	358sqm 313sqm of usable + 45sqm existing	no 113% exceedance

Issues

- height non-compliance – no Clause 4.6 submitted
- heritage impacts
- size of outdoor communal area
- inadequate acoustic report
- accessibility
- inadequate Plan of Management

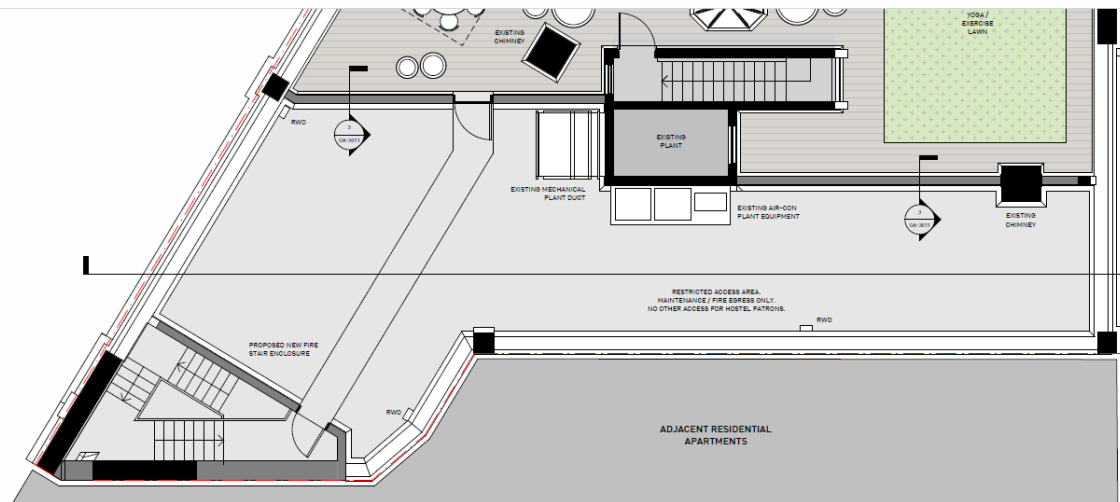
Height

- maximum height limit: 18m
- proposed fixed umbrellas of 18.8m (4.4% exceedance) and proposed canopy above the kitchen area of 18.5m (2.7% exceedance)

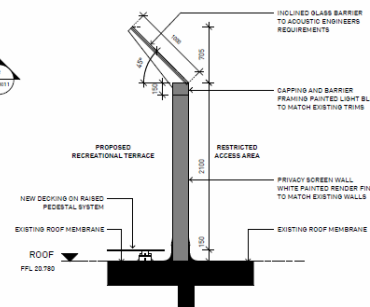


18m height control

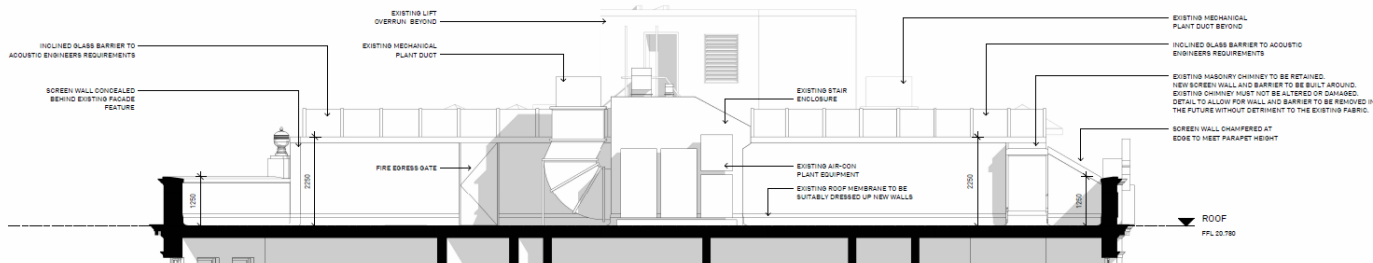
Heritage – acoustic screen



1 PROPOSED PLAN - SCREEN WALL
1 : 50

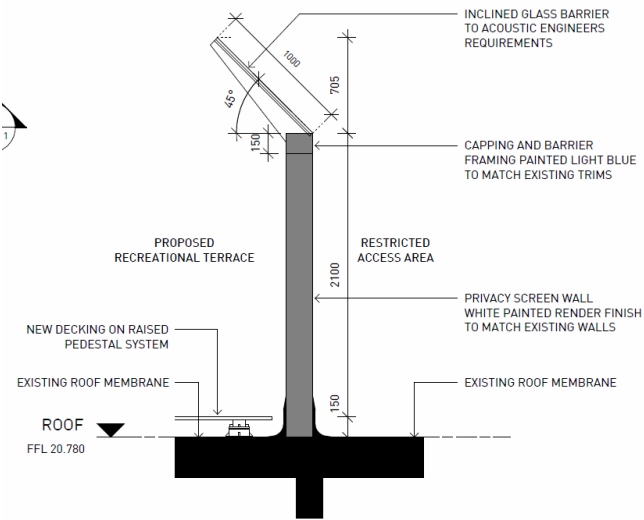


3 PROPOSED SECTION - SCREEN WALL
1 : 25



2 PROPOSED ELEVATION - SCREEN WALL
1 : 50

Heritage



3 PROPOSED SECTION - SCREEN WALL
1 : 25

Communal areas – compliance with DCP

4.4.8.4 Additional provisions for backpacker accommodation

(3) Communal recreational areas:

- (a) are to be provided within the premises at a rate of 0.75sqm per person based on the maximum number of guests;
- (b) are to be a minimum total floor area of 20sqm with a minimum width of 3m where the maximum number of guests is less than 30; and
- (c) are to be provided internally where possible and in addition to any outdoor communal recreation area. Dining areas may be included as a communal recreation area.

Note: The floor area of bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like do not count towards the calculation of the required communal recreation area.

(4) Where communal outdoor facilities are proposed:

- (a) they should generally be no greater than 20% of the total communal recreational area;
- (b) the design and location is to ensure that the noise impact to surrounding property is minimised;

DCP requirement

- Total Capacity: 224 persons
- Total communal area: 168sqm
- Maximum outdoor space: 33.6sqm (20% requirement)

Existing

- Existing total communal: 127sqm
- Existing indoor: 82sqm
- Existing outdoor: 45sqm (35% over)

Proposed

- Outdoor communal: $313\text{sqm} + 45\text{sqm} = 358\text{sqm}$ (113% over)

Plan of Management

- hourly rooftop monitoring is insufficient given the rooftop's size and potential capacity and noise impacts
- no clear rules on BYO alcohol, smoking/vaping, or drug management and enforcement
- loose furniture near the parapet, combined with alcohol-affected patrons, poses safety risks
- concerns that restricted areas will not be effectively enforced, creating further safety issues
- management practices (historical and ongoing)

Accessibility

- no accessible access is provided to the proposed rooftop space
- performance solution relies on the use of existing common areas - balcony terraces on levels 1 and 2 and a ground floor lounge
- contrary to Section 3.12 Accessible Design of the DCP to provide controls for designs for people with disability for new and existing buildings

Recommendation

Refusal