

Relevant Information for Council

FILE: X106770 **DATE:** 18 September 2026

TO: Lord Mayor and Councillors

FROM: Kim Woodbury, Chief Operating Officer

THROUGH: Emma Rigney, Acting Chief Executive Officer

SUBJECT: Information Relevant To Item 6.4 – Project Scope - Paddington Town Hall Major Renewal

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Purpose

To provide further information about the renewal of Paddington Town Hall.

Background

At the meeting of the Corporate, Finance, Properties and Tenders Committee on 14 September 2026, further information was sought on the following:

Venue management and utilisation

The project aims to maximise the functionality and utilisation of the venue.

Noise mitigation

A specialist acoustic consultant is engaged as part of the head design consultant team and the Development Application will be supported by an acoustic report and venue management plan which will consider noise generated directly from event activities (amplified music, public address systems etc) and from the movement of patrons and equipment to and from the building.

Internal sound isolation / separation of spaces

Due to the constraints of the existing heritage fabric, there will always be some limitations on simultaneous noisy activities. The design will be developed to include a series of solutions to reduce noise transmission between spaces and maximise the functionality and utilisation of the venue. These measures will include acoustic treatment of spaces and sound locks between adjoining spaces.

Back of House areas

The project includes a reconfiguration of back of house facilities to better support venue operations. Existing facilities are dated, constrained and rely on a single passenger lift, which limits operational flexibility.

Current design work is reviewing servicing requirements, storage needs, dressing rooms and operational functionality, including kitchen and server facilities. Staff are working with specialist consultants, venue operators and relevant stakeholders to ensure the proposed design responds to contemporary operational requirements and user needs.

Eastside Radio relocation from Paddington Town Hall

It is recommended that following the completion of the renewal and upgrade works that the spaces in the building are managed as venue-for-hire spaces to allow for coordination of bookings / uses and ensure maximum utilisation of Stapleton Hall as the second largest venue for hire in the City's portfolio. Retention of Accommodation grants program or commercial leases is not recommended.

Paddington Town Hall is classified as 'community land' and subject to the legislative requirements of the Local Government Act 1993 which limit lease terms to a maximum of 21 years without ministerial approval. The Eastside Radio Accommodation grants program tenancy agreement has been held on 'hold-over' for a number of years noting that the City had been planning for the major renewal of the building.

If Council was to make a decision (now or in the future) to offer space/s within the building as Accommodation grants program or commercial leases these would be subject to the legislative requirements of the Local Government Act 1993 and would require the spaces to be publicly advertised for lease.

Victoria Barracks

The future of the Victoria Barracks site is being considered by the Australian Government and remains separate from the Paddington Town Hall renewal project.

The recommended project scope has been developed based on existing known access, parking and loading arrangements. However, we can and will keep the opportunity to open out to the Victoria Barracks site open should it arise.

Timelines

In June 2024 Council endorsed the budget for the renewal and upgrade of Paddington Town Hall in the FY25 Long Term Financial Plan.

In February 2025 Council sought tenders from suitable qualified and experienced consultancy teams to provide design, documentation and construction services for the project. The procurement was run as a 2-stage process with an expression of interest followed by selected tender process. In June 2025 contracts were executed with the successful tenderer NMBW Pty Ltd and detailed site investigations and concept design commenced in mid-2025.

The project scope was initially planned to be reported to Council in early 2026, this report was delayed to allow additional time to complete site investigations and development of the project scope.

Early works are planned to commence on site in 2027 and the main works are now planned to commence on site in late 2027 / early 2028.

Stakeholder and community engagement

Staff have engaged with tenants on the proposed works and continue to consult with Woollahra Council.

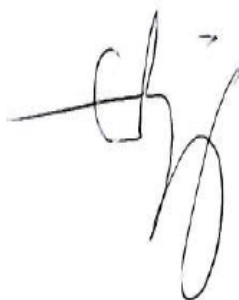
From 26 August 2025 to 25 September 2025, the community was asked about their connection to Paddington Town Hall, and the recommended project scope has been developed in response to the feedback.

The next stage of community consultation will occur through the Development Application process.

Memo from Kim Woodbury, Chief Operating Officer

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Approved



EMMA RIGNEY

Acting Chief Executive Officer