

16 March 2026

At the conclusion of the Community Services and Facilities
Committee

Transport, Heritage and Planning Committee

Agenda

- 1. Confirmation of Minutes**
- 2. Statement of Ethical Obligations and Disclosures of Interest**
- 3. Public Exhibition - Planning Proposal - Special Entertainment Precincts - Sydney Local Environment Plan 2012, Sydney Development Control Plan 2012 Amendment and Precincts Management Plan**
- 4. Local Planning Panel - Appointment of Members**
- 5. Fire Safety Reports**

Disclaimer, Terms and Guidelines for Speakers at Public Forums

Note: The Office of Local Government has mandated that public forums should not be held as part of a council or committee meeting. Council or committee meetings should be reserved for decision-making by the council or committee of council.

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Consent

By attending a public forum, members of the public consent to this use of their image, voice and personal information.

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Guidelines for City of Sydney Public Forums

1. The City of Sydney Council will hold a public forum prior to meetings of committees of the council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meetings of committees of the council.
2. Public forums will be held from 2pm for up to one hour, with meetings of committees of the council to commence at 3pm.
3. Public forums are to be chaired by the Lord Mayor or their nominee.
4. To speak at a public forum, a person must first register with the Secretariat in accordance with the information on the City's website. Applications to speak at the public forum must be received by 12pm on the day on which the public forum is to be held, and must identify the item of business on the agenda of the committee meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item. The chairperson will determine the order of speakers at the public forum (generally by order of agenda item and registration), as required.
5. If there are no registrations to speak at a public forum at 12pm on the day on which the public forum is to be held, the public forum will not be required and this will be noted on the City's website.

6. Speakers should avoid repeating what previous speakers have said and focus on issues and information that the Council may not already know. If there is a large number of people interested in the same item speakers should try to nominate 3 representatives to speak on their behalf and to indicate how many people they are representing.
7. Each speaker will be allowed 3 minutes to address the council. Speakers at public forums must not digress from the item on the agenda of the meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.
8. A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument. The chairperson may limit the number of questions that can be asked of speakers to ensure as many registered participants as possible can be heard.
9. Speakers should address the public forum and Council with respect and refrain from inappropriate behaviour.
10. The chairperson may require people to leave the public forum if they are disrupting the meeting in accordance with Part 15 of the Code of Meeting Practice.
11. Councillors (including the Lord Mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.
12. The rules for the conduct of public forums can be varied from time to time at the discretion of Council to ensure the efficient and effective conduct of the public forums. The failure to comply with these Guidelines does not constitute a breach of the Code of Meeting Practice or the Local Government Act 1993 and does not invalidate any subsequent decision of Council.
13. Public forums are recorded and webcast live on the City of Sydney website. Livestreaming is undertaken in accordance with clauses 5.35 to 5.55 of the Code of Meeting Practice.

Item 1.

Confirmation of Minutes

Minutes of the following meetings of the Transport, Heritage and Planning Committee are submitted for confirmation:

Meeting of 16 February 2026

Item 2.

Statement of Ethical Obligations

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

Pursuant to the provisions of the Local Government Act 1993, the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

In both cases, the nature of the interest must be disclosed.

This includes receipt of reportable political donations over the previous four years.

Item 3.

Public Exhibition - Planning Proposal - Special Entertainment Precincts - Sydney Local Environment Plan 2012, Sydney Development Control Plan 2012 Amendment and Precincts Management Plan

File No: X119331

Summary

Sydney's nightlife is a major driver of the city's economic, social and cultural vitality, generating \$6.1 billion annually and supporting more than 36,000 jobs. It strengthens community connection, fosters creativity and helps position Sydney as a global cultural destination, with each precinct offering its own unique character. In the face of recent pressures on the sector, the City continues to lead reforms that remove barriers and support a sustainable, thriving night-time economy.

Special entertainment precincts are areas established under *Local Government Act 1993* that:

- make it easier for many licensed and unlicensed businesses to trade later without a development application
- allow the City to put in place bespoke sound criteria that suit the context of the area and encourage live music and entertainment and
- unlock incentives from the NSW Government for liquor licence fee discounts and additional licensing hours.

In summer 2024/25 we asked our community what they thought about our proposal to designate all our late night trading areas as special entertainment precincts. More than 350 submissions were made in response to the discussion paper. There was strong support for the proposal. Our communities told us that they would like to see more nightlife, greater diversity of offer and cultural programming, and flexibility for businesses. We also heard that people were concerned about potential impacts of elevated noise levels.

In March 2025, Council noted the findings from exhibition and endorsed the establishment of special entertainment precincts in late night trading areas.

Planning Proposal - Special Entertainment Precincts (the planning proposal) at Attachment A proposes to amend 3 planning instruments to designate the areas mapped as special entertainment precincts.

The Special Entertainment Precincts Management Plan (the plan) at Attachment C ensures the precincts are well run, setting a sound plan, trading hours and governance framework. The plan sets out how we will measure the success of the special entertainment precincts, while also tracking potential unintended impacts. The plan also includes processes for compliance and responding to issues if they arise.

The sound plan is informed by the Special Entertainment Precincts Acoustic Technical Report (the acoustic study) at Attachment D. It sets clear, fixed sound levels tailored to different neighbourhoods, recognising that sound is felt differently in louder areas compared with quieter ones. The acoustic study establishes 4 sound category areas from SCA1 for the loudest areas to SCA4 for the quietest areas, each with different noise criteria. Day and evening (7am-10pm) criteria are more lenient, to encourage entertainment, early night (10pm - midnight) criteria act as a transition, while late night criteria (midnight -7am) are more stringent to protect amenity inside residences.

In March 2025, Council also resolved for the CEO to investigate upgrading the late night trading tier of 6 areas. In November 2025, Council also resolved to investigate The Chippo and The Rose Hotel in Chippendale for inclusion in the proposal. The review was informed by targeted engagement with the Nightlife and Creative Industries Advisory Panel, business chambers and precinct collectives.

The Draft Sydney Development Control Plan 2012 - Special Entertainment Precincts (the draft DCP) at Attachment B proposes that 5 precincts are upgraded in tier, allowing them to trade later: Hollywood Quarter, Redfern / Waterloo, Walsh Bay, The Rocks, Oxford Street (east of Taylor Square).

The planning proposal and draft DCP also include a new precinct on Harris Street, Ultimo and expanded precincts on Knox and Grafton Streets near Broadway and Meagher Street, Chippendale. The Chippo is included in the Meagher Street expanded precinct, however the Rose Hotel is not included as it is within a residential zone and not part of a cluster of other late night venues.

In December 2025, Council resolved that the City work collaboratively with Inner West Council to align approaches for King Street, Newtown. City staff are continuing to work closely with their Inner West counterparts, and a proposal for King Street will be presented to Council at a future meeting.

The draft DCP includes changes to the late night trading and entertainment sound management sections to align with special entertainment precincts, improve clarity and respond to the acoustic study.

The draft DCP includes changes to where residential development must demonstrate entertainment sound attenuation. The proposal reduces the residential acoustic assessment radius around venues in special entertainment precincts from 150 metres to 50 metres, reflecting the stronger protections provided by the precinct sound plan. It also extends acoustic design requirements to residential development in and within 50 metres of second-tier city living areas to support sustainable nightlife growth in mixed-use neighbourhoods.

This report recommends Council approve the public exhibition of the planning proposal to designate special entertainment precincts, alongside the draft DCP and precincts management plan.

If Council approves the public exhibition of special entertainment precincts proposal, a Gateway Determination will be sought from the Department of Planning, Housing and Infrastructure. After receiving a Gateway Determination, the documents will be publicly exhibited giving the community and stakeholders an opportunity to provide feedback.

Recommendation

It is resolved that:

- (A) Council approve Planning Proposal – Special Entertainment Precincts, shown at Attachment A to the subject report, for submission to the Department of Planning, Housing and Infrastructure with a request for Gateway Determination;
- (B) Council approve Planning Proposal – Special Entertainment Precincts, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) Council approve Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts – shown at Attachment B to the subject report, for public authority consultation and public exhibition with the Planning Proposal;
- (D) Council approve Draft Special Entertainment Precincts Management Plan – Special Entertainment Precincts – shown at Attachment C to the subject report, for public authority consultation and public exhibition with the Planning Proposal;
- (E) Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the Planning Proposal – Special Entertainment Precincts; and
- (F) authority be delegated to the Chief Executive Officer to make any minor variations to the draft Special Entertainment Precincts Planning Proposal, Sydney Development Control Plan 2012 or Precincts Management Plan, to correct any drafting errors, inconsistencies, or omissions, or to ensure consistency with any condition of the Gateway Determination.

Attachments

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| Attachment A. | Planning Proposal - Special Entertainment Precincts |
| Attachment B. | Draft Sydney Development Control Plan 2012 - Special Entertainment Precincts |
| Attachment C. | Draft Special Entertainment Precincts Management Plan |
| Attachment D. | Special Entertainment Precincts Acoustic Technical Report |

Background

Why we're doing this

1. Sydney's nightlife is a vital part of the city's economic, social and cultural life. Our night-time economy generates \$6.1 billion in annual turnover (2023/24) across sectors including food, drink, leisure and entertainment¹. It also supports a significant number of jobs, employing about 36,350². Sydney's night-time economy is the largest in Australia, but it still has room to grow.
2. A thriving nightlife also strengthens social connection by giving people safe, welcoming places to meet, celebrate and express themselves. Our nightlife fosters creativity, showcases local talent, and helps make Sydney a globally recognised cultural destination. Each of our nightlife precincts has its own character, reflecting the many communities who live, work and play in our diverse city.
3. In recent years, nightlife businesses and creative workers have faced substantial pressures, including the lasting impacts of the lockout laws, the pandemic and cost-of-living pressures.
4. The City of Sydney has a long track record of leading policy reform to remove barriers and support a sustainable culture-led nightlife. From pioneering live music and entertainment incentives, to enabling exempt 10pm trading for shops, we've consistently set the benchmark for progressive night-time policy.
5. This leadership is reinforced by major initiatives such as permanently fee-free outdoor dining, activation through our Sydney Streets events, significant public domain upgrades like Crown Street and George Street, and targeted investment that has helped businesses grow, employ more people, and activate the city after dark.

Vibrancy reforms

6. In December 2023, the NSW Government introduced the first tranche of the Vibrancy Reforms, which when implemented in July 2024 significantly changed the regulatory environment for entertainment sound. Sound complaints are subject to higher requirements, especially for new residents, Liquor & Gaming NSW (L&GNSW) have taken over responsibility for handling sound complaints, and council-imposed sound conditions of consent no longer have a role in sound compliance.
7. Further rounds of reforms have sought to revitalise the night-time economy by amending the *Liquor Act 2007* and licence conditions. For example, liquor licence conditions that were imposed before November 2022 restricting music or imposing sound limits (L10 conditions) will be automatically removed.

¹ Measuring the Australian Night-Time Economy 2025, A project for The Council of Capital City Lord Mayors by Ingenium Research, July 2025

² Measuring the Australian Night-Time Economy 2025, A project for The Council of Capital City Lord Mayors by Ingenium Research, July 2025

Special entertainment precincts

8. The special entertainment precinct framework is part of the *Local Government Act 1993* and enables councils to set specific noise standards and trading hours to foster live music and nightlife.
9. NSW Government's *Special Entertainment Precinct Guideline* was finalised in November 2024 which sets the process by which Councils can designate and manage special entertainment precincts.
10. In special entertainment precincts, businesses benefit from:
 - (a) less red tape and more flexibility, with no development application required for certain late trading hours
 - (b) more operational certainty with a set of clear maximum sound levels across the precincts
 - (c) access to certain incentives in the *Liquor Act 2007*, such as 80% off liquor licence fees for eligible businesses
 - (d) unlocking incentives in the *Liquor Act 2007* which provide extended trading and liquor licencing for live music and performance, including:
 - (i) 2 extra hours on the night of a performance
 - (ii) one extra hour every night, with at least 10 performances a month.
11. As a result of special entertainment precincts, communities benefit from:
 - (a) more nightlife
 - (b) a diversity of businesses – from bookshops to hairdressers – able to stay open later
 - (c) more live music, performance and cultural programming
 - (d) a clear management plan which balances nightlife with residential amenity
12. The Act requires that special entertainment precincts are established via a Planning Proposal and mapped in a local environmental plan.

City of Sydney process so far

13. More than 20 precincts covering over 5,000 businesses are proposed to be designated as special entertainment precincts, extending the benefits across the city and supporting a diverse mix of vibrant nightlife areas, each with its own distinct character. These precincts bring together late-trading businesses and cultural activities in locations with strong infrastructure and access to transport. This approach helps foster a safe and lively night-time economy while protecting residential amenity.

14. Most of these precincts have operated as late-night trading areas since 2007 under the Sydney DCP 2012, which included a major review in 2019 to support later trading and better manage nightlife. Establishing these as special entertainment precincts will continue our proven approach while offering greater flexibility and opportunities for more live music and entertainment.

Early engagement (summer 2024-25)

15. In summer 2024/25 we asked our community what they thought about our proposal to designate all our late-night trading areas as special entertainment precincts.
16. More than 350 submissions were received in response to the discussion paper, with strong overall support for the proposal. Community members told us that they would like to see more vibrant nightlife, a greater diversity of venues and cultural programming, and increased flexibility for businesses. We also heard that people were concerned about potential impacts of noise.

Council resolutions (2024-25)

17. Under a Lord Mayor's Minute on Supporting Sydney's Nightlife in October 2024, Council resolved to work with the NSW Government to implement special entertainment precincts and other measures to support Sydney's nightlife.
18. In March 2025, Council noted the findings from the public exhibition of the discussion paper and endorsed the establishment of special entertainment precincts in late night trading areas. Council also resolved to investigate upgrading the late-night trading tier of 6 areas.
19. In November 2025, Council resolved to investigate of the inclusion of The Chipppo and The Rose Hotel in Chippendale in the proposal.
20. In December 2025, Council resolved that the City work with Inner West Council to align approaches for King Street, Newtown. City staff are continuing this collaboration, and a detailed recommendation for King Street will be brought to Council at a future meeting.

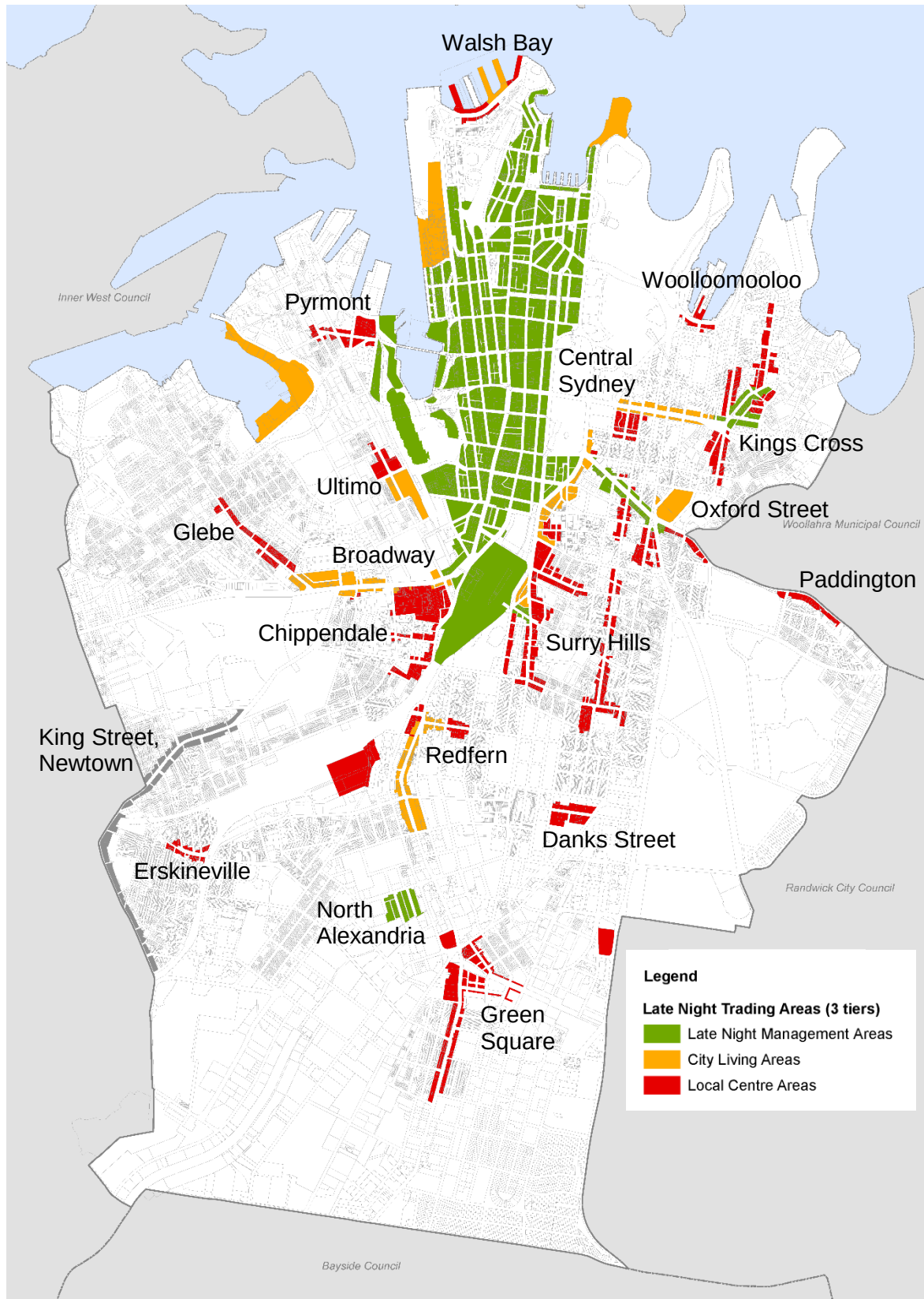
Planning proposal

We're proposing to amend planning controls to designate more than 20 special entertainment precincts.

21. Planning Proposal - Special Entertainment Precincts (the planning proposal) at Attachment A proposes Sydney Local Environmental Plan (LEP) 2012 and Green Square Town Centre LEPs 2013 be amended to designate the areas mapped as special entertainment precincts.

22. Some of the sites within the proposed precincts are not subject to Sydney LEP 2012. Instead, the Minister is the consent authority, and they are subject to State Environmental Planning Policy (SEPP) (Precincts—Eastern Harbour City) 2021.
23. NSW Government's *Special Entertainment Precinct Guideline* states that the Minister for Planning and Public Spaces may designate a special entertainment precinct, “where the relevant council has endorsed the establishment of a SEP on land where the Minister is the consent authority and the council's LEP does not apply.”
24. The planning proposal requests that the Minister amend the SEPP to establish special entertainment precincts in state government areas including Darling Harbour, the new Fish Markets, Barangaroo, Walsh Bay and The Rocks.
25. This report recommends the planning proposal to designate special entertainment precincts be approved to commence the process to amend the LEPs and SEPP by seeking a Gateway Determination and carrying out public authority consultation and public exhibition.

Figure 1: Proposed special entertainment precincts



Special entertainment precincts management plan

26. The Act requires the preparation of a Precinct Management Plan for special entertainment precincts. The Special Entertainment Precincts Management Plan (the plan) at Attachment C ensures the precincts are well run by setting sound limits, trading hours and a governance framework.

The acoustic study provides a robust evidence-base to tailor sounds levels to different neighbourhoods

27. The Special Entertainment Precincts Acoustic Technical Report (the acoustic study) at Attachment D was undertaken by acoustic specialists Acoustic Studio from September 2025 to February 2026.
28. A robust understanding of existing sound levels was established by mapping more than 650 data points, using a mix of publicly available acoustic reports, spot sample measurements, long term monitoring and short term attended tests.
29. While most of the sound testing was undertaken between September and November 2025, further testing was carried out in January 2026 to understand peak levels and account for seasonal variation.
30. This work has resulted in the sound plan in the Draft Special Entertainment Precincts Management Plan (the plan) shown at Attachment C.

The plan sets maximum sound levels for venues in a special entertainment precinct

31. The sound plan will be used in the regulation of entertainment sound from licensed and unlicensed venues in special entertainment precincts. Entertainment sound includes live music, entertainment (for example trivia or karaoke) and patron noise from a venue, emanating from either indoor and outdoor activity (for example footpath dining, rooftops, or beer gardens).
32. The sound plan does not apply to other types of sound, such as mechanical ventilation, construction or waste management (for example glass crushing), nor events in public space or busking.
33. The sound plan sets criteria which are:
- (a) Fixed - so the venues and regulators do not need to conduct their own background noise monitoring to establish the applicable criteria;
 - (b) Measurable - without requiring subjective evaluation, so the assessment outcome will not be ambiguous or disputable; and
 - (c) Easily applicable - with nearly all criteria defined externally and only one set of criteria per receiver, so the assessment procedure is as straightforward as possible.
34. The criteria are determined based on existing background sound levels, recognising that sound is felt differently in louder areas compared with quieter ones. The sound plan establishes 4 sound category areas from SCA1 in the loudest areas to SCA4 in the quietest areas, each with different sound criteria.

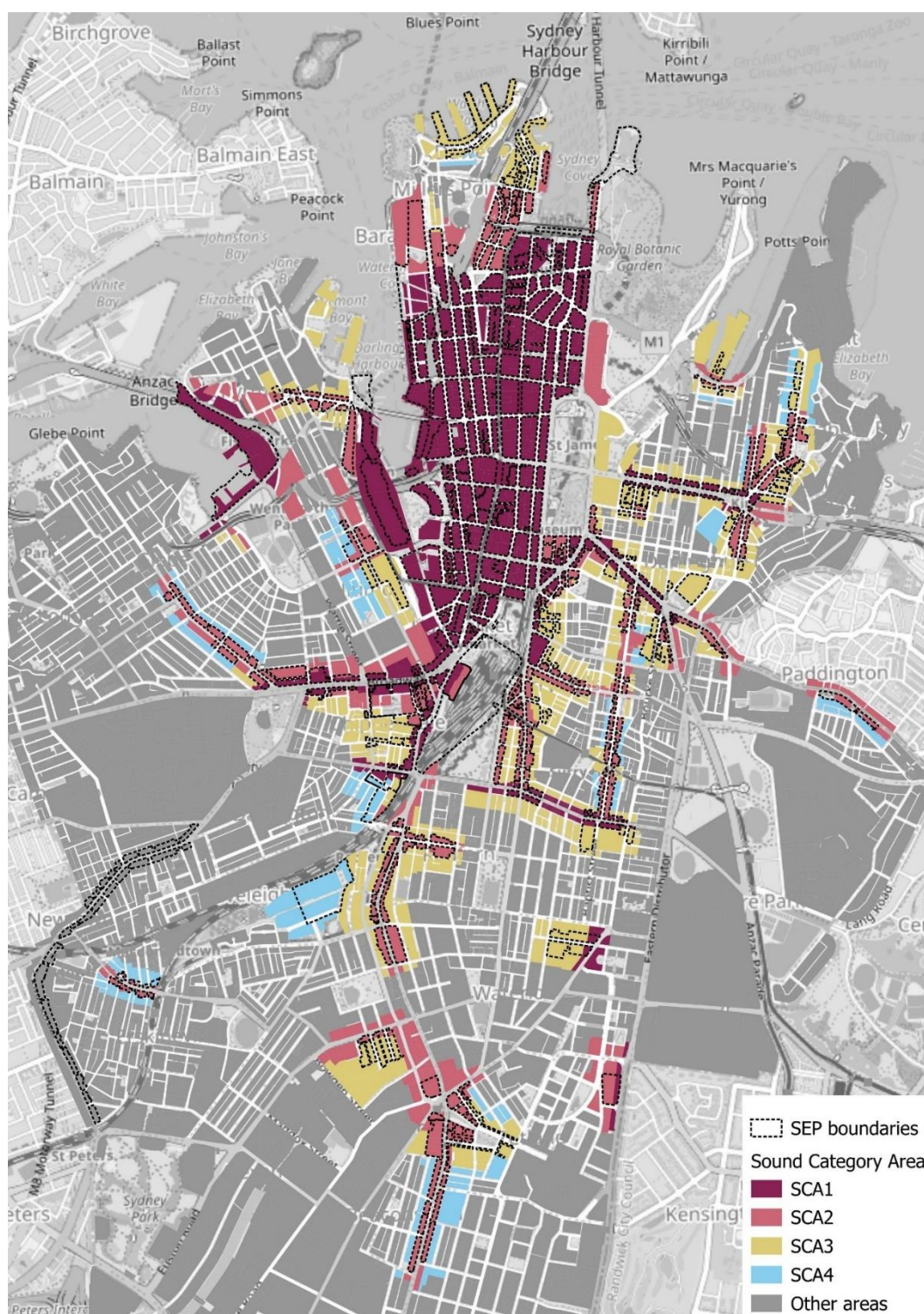


Figure 2: Proposed sound category areas (SCAs) in the precinct management plan

35. This gives venues more operational certainty.

36. Sound limits change across 3 daily time periods:
 - (a) day and evening (7am to 10pm) – more flexible to support entertainment
 - (b) early night (10pm to midnight) – a transition period
 - (c) late night (midnight to 7am) – stricter sound criteria to protect residential amenity.
37. The sound plan allows outdoor dining to flourish by not applying sound limits to normal patron sound outdoors before 10pm.
38. In quieter neighbourhoods (SCA3–4), the late-night sound limits are equivalent to our previous policy and are set to aim for inaudibility inside homes. This protects residents in these more sensitive areas.
39. In busier, higher-activity areas (SCA1–2), the late-night limits are set slightly higher, but still at a level that supports good nighttime amenity and sleep. This gives venues in these vibrant areas more room to operate compared with the previous policy.
40. Internal sound criteria only apply in situations where external criteria are not applicable, for example when sound is travelling through the structure of the building or where the source of sound is above ground (for example a rooftop). Internal criteria are designed to equate to external criteria and vary according to time and sound category area.
41. The criteria either maintain or increase sound allowances for venues. This is consistent with NSW Government's *Special Entertainment Precinct Guideline* which advises that the sound management framework should not disadvantage or restrict the sound conditions of existing venues.
42. As the regulator for entertainment sound from licensed premises, L&GNSW have been consulted on the draft sound plan and have not raised any concerns.

The plan makes it easier to trade later without the need for a development application.

43. The plan provides blanket approval for special entertainment precinct trading hours.
44. Consistent with Sydney DCP 2012, the trading hours are tailored to the precinct and the likely impact of different types of venues, through our 3 late-night trading tiers and 3 business categories.
45. Where licensed venues provide live music, they can operate later. We're unlocking access to L&GNSW incentives, which reward venues that bring cultural life to our city.
46. Businesses can still apply to trade beyond special entertainment precinct hours on a trial basis.

To ensure the special entertainment precincts foster vibrant, safe, and diverse nightlife, we've established clear governance supported by regular monitoring and evaluation.

47. The City's Nightlife and Creative Industries Advisory Panel also serves as the special entertainment precincts working group (the working group). The working group draws on ongoing engagement with business chambers, precinct groups and the City's Business, Creative and Nightlife Concierge to ensure the framework remains responsive to local conditions and community expectations.
48. A formal process enables the working group to make recommendations to Council where changes to a precinct are required. In exceptional circumstances, this includes recommending the suspension or revocation of a precinct if significant and ongoing issues cannot be resolved through existing compliance mechanisms.
49. A monitoring and evaluation framework underpins the plan. It articulates the objectives and outcomes to track progress and identify any unintended impacts. This will enable City staff and the working group to assess whether the precincts are delivering their intended economic, cultural and community benefits.
50. In line with the *NSW Government Special Entertainment Precinct Guideline*, NSW Police and councils adjacent to our Precincts (Woollahra, Randwick and Inner west Council) have been consulted on our draft Precincts Management Plan.

Proposed changes since the discussion paper

We're proposing to upgrade the tier of 5 precincts so they can trade later

51. The DCP currently has 3 tiers of late night trading area, each with their own trading hours:
 - (a) Late night management (green on map) - midnight base (no approval) or 24 hour extended (with approval)
 - (b) City Living (yellow on map) - 11pm base, 5am extended
 - (c) Local centre (red on map) - 10pm base, midnight extended
52. In March 2025 Council resolved that we investigate and, where suitable, prepare draft planning controls for consideration by Council that upgrade the late-night trading tier of 6 areas. Two further areas were added to the review through consultation at the Lord Mayor's Business Chamber Roundtable.
53. A comprehensive review was undertaken to assess whether these areas should be reclassified to better support their existing and emerging nighttime role. The review considered land use data, venue density, planning controls, the City's Cultural and Economic Development Strategies, site visits, acoustic data, transport accessibility, compliance history and feedback from the Nightlife and Creative Industries Advisory Panel and key business chambers and precinct collectives.

54. The Draft Development Control Plan (the draft DCP) at Attachment B proposes that 5 precincts are upgraded in tier:
- (a) **Oxford Street and Flinders Street, Darlinghurst** - Proposed upgrade of blocks framing Taylor Square to late night management tier responding to the precinct's established LGBTIQA+ nightlife role, strong venue cluster and stakeholder feedback. National Arts School, Qtopia and Darlinghurst Courthouse are added as second-tier City Living, framing Taylor Square to the north while also providing a transition to adjacent residential neighbourhoods.
 - (b) Oxford Street and Taylor Square remain a focal point for night-time activity with intensity tapering to the east.
For Flinders Street, it is proposed to upgrade the commercial frontages on Taylor Square to late night management and retain local centre south of Patterson Lane where uses are more residential. This balances proximity to Oxford Street with the residential character further south.

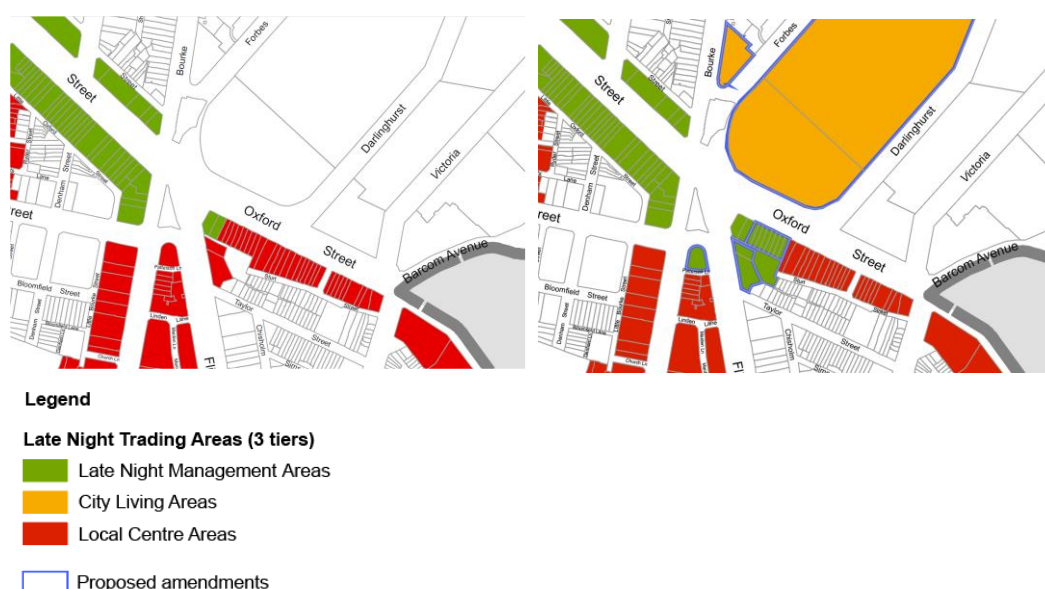


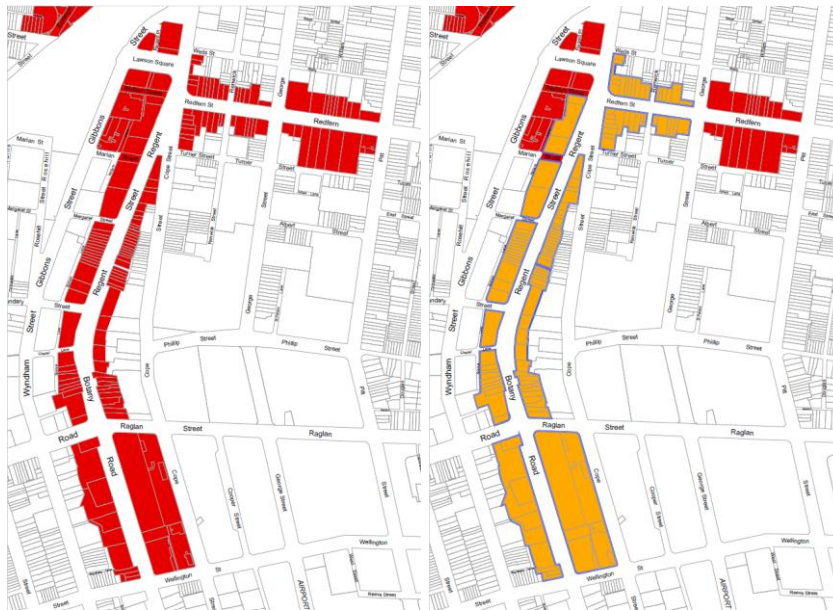
Figure 3: Current (left) compared to proposed (right) showing upgrade and additions to Oxford Street, Darlinghurst

- (c) **The Rocks** - Proposed upgrade of the local centre area to late night management to provide consistent hours across a major visitor destination with a strong pub/restaurant offer, regular events and good late-night access.
- (d) **Walsh Bay** - Proposed upgrade of the two wharves to city living tier to support an “after-show” offer in a nationally significant performing arts hub with reasonable late-night transport options. City living hours are in line with those approved in this area for annual events, such as Sydney Festival. This supports the vision for the area as an arts precinct and destination, while recognising adjacent residential and heritage constraints.



Figure 4: Current (left) compared to proposed (right) showing upgrade of part of Walsh Bay and The Rocks

- (e) **Redfern and Waterloo** - Proposed upgrade of Regent Street/Botany Road and part of Redfern Street (between Regent Street and George Street) to city living tier to unlock a growing cluster currently constrained by midnight trading. Strong late-night public transport access and higher background sound levels support the uplift.



Legend

Late Night Trading Areas (3 tiers)

Green Late Night Management Areas

Yellow City Living Areas

Red Local Centre Areas

Blue Proposed amendments

Figure 5: Current (left) compared to proposed (right) showing upgrade of part of Redfern and Waterloo

- (f) **Hollywood Quarter, Surry Hills** - Proposed upgrade of Campbell and Foster Streets to city living area in recognition of a well-established night-time cluster adjacent to Central Station, where midnight trading is potentially limiting growth. Reservoir Street remains local centre given its more mixed character.

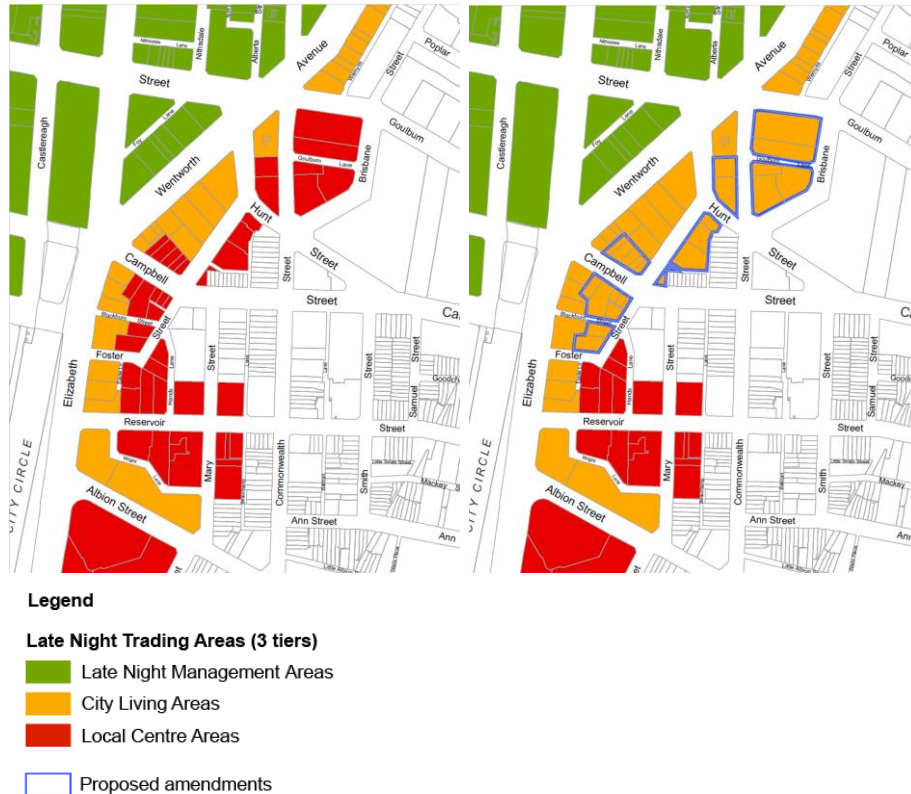


Figure 6: Current (left) compared to proposed (right) showing upgrade of part of Hollywood Quarter, Surry Hills

55. No change is proposed for **William Street, Darlinghurst**. It is recommended to retain its city living designation. The corridor has a lower density of venues which are already supported by 5am extended hours, with limited uptake to date.
56. There is no recommendation for **King Street, Newtown** and a recommendation will be made in a later report following the City's work with Inner West Council on an aligned approach.

We're proposing new and expanded precincts in Ultimo and Chippendale

57. In November 2025, Council resolved that we would investigate the inclusion of The Chippo and The Rose Hotel as part of our special entertainment precincts in Chippendale.
58. We're proposing to expand the late night trading areas and special entertainment precincts in Knox and Grafton Streets near Broadway and Meagher Street, Chippendale. These 2 extensions reflect how people already use these local centres.

59. The first extension recognises that Knox Bar, Zigi's Wine bar and The Hub Studio already contribute to a local centre with venues on Broadway, providing a transition point to adjacent residential neighbourhoods.
60. The extension along Meagher Street includes two existing venues (The Chipppo and Sneaky Possum) which already provide live music and trade late. This area also includes several vacant commercial units, 2 galleries and a co-working space, which could in future contribute to the evening offer.
61. Local centre designation supports evening and early night activity in these mixed use centres, while managing impacts given the close relationship to residential neighbourhoods.
62. The Rose Hotel is within an R1 zoned residential neighbourhood rather than a mixed use centre or employment centre. While The Rose Hotel is a valued neighbourhood pub, on balance it is not positioned within a cluster or emerging cluster and therefore is not proposed for inclusion as a special entertainment precinct.



Figure 7: Current (left) compared to proposed (right) showing extension of Chippendale special entertainment precincts

63. A new special entertainment precinct is proposed for **Harris Street, Ultimo** where new planning controls support renewal and more active ground-floor uses. The precinct's proximity to the Powerhouse, the Goods Line and Darling Square positions it as an emerging cultural hub, with good late-night access via the light rail and future Metro. The special entertainment precinct designation would help support its evolution as a neighbourhood hub and cultural destination.



Figure 8: Current (left) compared to proposed (right) showing a new special entertainment precinct - Harris Street, Ultimo

The draft DCP also includes the proposed addition of venues and sites which sit on the boundary of our late night trading areas / special entertainment precincts. Some of these sites already contribute to late night precincts and others have the potential to do so in the future:

- (a) Late night management - Aura, 16 Flinders Street, Darlinghurst
- (b) City living - Qtopia, 301 Forbes Street, Darlinghurst
- (c) City living - National Arts School, 156 Forbes Street, Darlinghurst
- (d) City living - Darlinghurst Courthouse, 138 Oxford Street, Darlinghurst
- (e) Local centre - Paddington Town Hall, 249 Oxford Street, Paddington
- (f) Local centre - The Eveleigh Hotel, 158 Abercrombie Street, Redfern
- (g) Local centre - Soho House, 256 Crown Street, Darlinghurst (approved DA)
- (h) Local centre - 1-27 Murray Street, 2 Edward Street and 60 Union Street, Pyrmont (new planning controls anticipate ground floor activation)
- (i) Local centre - 102 Pyrmont Street and 69-71 Edward Street, Pyrmont (new planning controls anticipate ground floor activation)

Neighbourhood pubs still play an important role in Sydney's cultural life

64. Sydney has over 300 pubs/hotels in our local area. Many of these are standalone pubs in residential neighbourhoods. These pubs, aptly short for 'public house', serve their local communities and attract visitors alike. Many put on live music and performance. They are a key part of the social and cultural fabric of the area.
65. Our approach to special entertainment precincts is precinct-focused, considering clusters and potential clusters of late trading businesses and cultural activity. These precincts are strategically located in areas well supported by infrastructure and transport, ensuring a safe and vibrant nightlife.
66. Standalone neighbourhood pubs, for example The Rose Hotel, are not part of our special entertainment precincts, but their role and value are not diminished:
 - (a) Most have long-standing consents for trading hours beyond those available in special entertainment precincts.
 - (b) Requests for trading hour extensions in R1 residential areas are best managed through the development assessment process, in consultation with the community. This allows for proper consideration of their specific context. Our planners often work with applicants to reach bespoke conditions.
 - (c) They already have access to Liquor & Gaming NSW's incentives if they register as a dedicated venue, including:
 - (i) 80% off their liquor licence fees
 - (ii) an extra 2 hours' trading on the night of a performance

We're proposing to refine section 3.15 of Sydney DCP 2012 Late night trading to align with special entertainment precincts

67. Amendments are proposed to align the DCP with the special entertainment precincts proposal and to improve clarity.
 - (a) **Amendments to 3.15 and 3.15.4 Trading hours and trial periods:** These amendments clarify the relationship between special entertainment precincts under the LEP and the trading hours framework in the Late Night Trading DCP. Within special entertainment precincts, venues may trade within the hours set out in the precinct management plan without further approval, including incentive hours for live music and performance.

The DCP and precinct management plan share the same three tiers of trading areas and business categories, and base hours generally align - meaning venues in a special entertainment precinct often do not require approval for base hours.

Extended hours, however, continue to require DA approval, are issued on a trial basis, and may include an additional hour for performance, creative or cultural uses. Applicants must demonstrate responsible operations and outline how potential impacts will be managed.
 - (b) **Refinement of Category A, B and C definitions:** Updates are proposed to improve clarity and support consistent interpretation.

- (c) **Deletion of preamble and provisions that are not needed for assessment:** This includes removing redundant or duplicate material in:
 - (i) 3.15 Late night trading management - preamble
 - (ii) 3.15.1 Provision (1)
 - (iii) 3.15.3 Matters for consideration - preamble
 - (iv) 3.15.5 Plans of management requirements - preamble
 - (v) 3.15.5.1 Preparation - preamble (duplicate of Schedule 3 Late night trading)
 - (vi) 3.15.5.2 Monitoring and review - preamble
- (d) **Amending base opening hours in local centre areas:** Opening times are proposed to change from 9 am to 7 am to align with the Codes SEPP which already allows premises to trade from 7am in employment and mixed-use zones.
- (e) **Amending the extended opening hours:** Allowing extended indoor trading for Category B and C premises to begin at 6 am instead of 7 am, recognising demand from early-opening venues such as cafés. These hours will remain subject to DA assessment.
- (f) **Renaming trading incentives to avoid confusion with Liquor & Gaming NSW:** The existing DCP incentives - “additional hours for dedicated performance venues” and “additional operating hours for venues including performance” will be renamed to distinguish them from state live music and performance incentives contained in the precinct management plan. L&GNSW hours are added to base hours and are unlocked through the precincts management plan without further approval. The DCP additional hours on top of extended hours and must be applied for.
- (g) **Deletion of Schedule 3.1 Late Night Trading Area Character Statements:** For clarity and simplicity.
- (h) **Amending Schedule 3.1 Plan of management requirements:** To remove matters that fall outside the City’s regulatory role or would not influence assessment outcomes, thereby reducing unnecessary administrative burden on applicants

We're proposing to amend section 3.18 of Sydney DCP 2012 Entertainment sound to align with the new sound plan

68. The Entertainment Sound DCP was adopted in March 2025 and includes sound management requirements for new residential developments that may be exposed to entertainment sound, as well as for new or significantly altered entertainment venues.

69. The following amendments are proposed to align the Entertainment Sound DCP with the findings of the acoustic technical report at Attachment D.

- (a) **Aligning venue design requirements with fixed sound limits:** Under the current DCP, venues generating entertainment sound must demonstrate at DA stage that their physical noise attenuation can meet relative sound criteria. This requires acoustic consultants to measure existing background sound levels and apply the decibel limits in the controls (for example background + 5 dB).

The precincts management plan at Attachment C establishes fixed maximum sound levels (for example 60dBA). To ensure consistency, we propose amending the DCP so that new or substantially altered venues are designed to meet these fixed permissible sound levels. This will align design standards with operational requirements and, in many cases, remove the need for background sound testing at DA stage, reducing costs and administrative burden.

The relative criteria remain relevant for new or substantially changed venues outside of a special entertainment precinct.

- (b) **Aligning residential design requirements with new sound limits:** Under the current DCP, new residential development in certain locations must engage acoustic consultants to measure existing entertainment sound levels and demonstrate the required attenuation to meet internal criteria. Where existing sound levels are very low, a minimum design level applies to ensure reasonable future nightlife can be accommodated. For consistency, we propose allowing applicants to either undertake site-specific testing or rely on the maximum external sound levels set out in the precinct management plan. This approach aligns design standards with operational requirements and reduces the need for acoustic testing at DA stage.
- (c) **Updating where residential acoustic requirements apply:** Under the current DCP, new residential development must demonstrate that it can achieve the required sound attenuation levels. These controls apply within and adjacent to late night management areas (within 50 metres) and within 150 metres of existing entertainment venues, helping to ensure new homes do not constrain established nightlife activity.

With special entertainment precincts now introducing fixed operational sound limits, venues in these areas will have greater certainty and clearer parameters for managing sound. Accordingly, we propose reducing the residential assessment radius around venues in special entertainment precincts from 150 metres to 50 metres, given the precinct sound plan already provides strong protections for ongoing operations and residents.

Conversely, to support future nightlife growth, we propose extending acoustic design requirements to residential development in and within 50 metres of our second-tier city living areas. This will improve acoustic performance and ensure these areas can evolve sustainably as mixed-use neighbourhoods.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

70. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This special entertainment management proposal is aligned with the following strategic directions and objectives:
- (a) Direction 1 - Responsible governance and stewardship - The special entertainment precincts proposal demonstrates responsible governance through a clear management plan, regular oversight by the City's Nightlife and Creative Industries Advisory Panel (working group), and an established monitoring and evaluation framework with defined indicators to track success, identify unintended impacts, and enable the Panel to recommend changes to Council if required.
 - (b) Direction 7 - Resilient and diverse communities - The City's proposed special entertainment precincts support resilient and diverse communities by designating all late-night trading areas within the local area as entertainment precincts. This ensures a wide distribution of venues, promoting diversity in late night activities, entertainment offerings and locations all over the local area, rather than concentrating activity and benefits to a few areas to a select group of venues.
 - (c) Direction 8 - A thriving cultural life - The proposed special entertainment precincts encourage more live music, performance and culture by unlocking access to L&GNSW incentives which reward venues that bring cultural life to our city.
 - (d) Direction 9 - A transformed and innovative economy - The proposed special entertainment precincts support growth in the night time economy by reducing red tape for businesses to trade later and providing more operational certainty.

Risks

71. The special entertainment precincts proposal has been informed by a risk assessment and aligns with the City's risk appetite by supporting innovation while putting strong safeguards in place.
72. Key risks relating to sound, safety and amenity - areas where the City has a low tolerance for harm - are managed through the precinct management plan and our monitoring and evaluation framework. The sound plan is supported by a robust study by qualified acoustic consultants to ensure residential amenity is safeguarded and environmental impact is managed.

73. Reputational risks have been mitigated through early engagement on the discussion paper, which demonstrated strong community support for the proposal. Further engagement has been undertaken with the Nightlife and Creative Industries Panel and key precinct groups to test proposed changes. If endorsed, the next step would be public consultation, giving a further opportunity for community feedback and refinement.

Financial Implications

74. Additional resourcing required for public consultation will be planned for as part of next year's budget.

Relevant Legislation

75. Environmental Planning and Assessment Act 1979.
76. Environmental Planning and Assessment Regulation 2021.
77. Liquor Act 2007.
78. Liquor Regulation 2018.
79. Local Government Act 1993.

Time Frames

80. If approved by Council, the implementation of special entertainment precincts will follow the below approximate time frame:
 - (a) Finalisation of LEP and DCP post-exhibition, start of 1-year trial (Q4 2026)
 - (b) SEPs rescinded, amended or made permanent following trial (Q4 2027)

Public Consultation

81. If approved, the planning proposal will be sent to Department of Planning, Housing and Infrastructure with a request for Gateway Determination to allow public exhibition.
82. The public consultation process for the planning proposal will be subject to the conditions of the Gateway Determination issued by the Department of Planning, Housing and Infrastructure.

83. We recognise the important role that businesses play in the success of special entertainment precincts. We plan to deliver targeted business engagement, including developing a digital tool to help businesses identify their trading and sound settings.
84. The planning proposal, draft DCP and draft precinct management plan will be exhibited together, in accordance with the City of Sydney Community Participation Plan. Feedback will be sought from businesses, landowners, residents and the wider community.

GRAHAM JAHN AM

Chief Planner / Executive Director, City Planning, Development and Transport

Laura Dodds-Hebron, Senior Specialist Planner

Attachment A

Planning Proposal - Special Entertainment Precincts

Planning Proposal - Special Entertainment Precincts



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Executive summary

The City of Sydney proposes to establish special entertainment precincts across more than 20 late-night trading areas covering over 5,000 businesses to support a vibrant, diverse and well-managed night-time economy.

Special entertainment precincts:

- make it easier for many licensed and unlicensed businesses to trade later without a development application
- allow the City to put in place bespoke sound criteria that suit the context of the area and encourage live music and entertainment; and
- unlock incentives from the NSW Government for liquor licence fee discounts and additional licensing hours.

The planning proposal establishes special entertainment precincts by mapping the precinct boundaries in the planning instruments and enabling the precincts to operate in accordance with the *Local Government Act 1993*.

A Special Entertainment Precincts Management Plan sets trading hours, sound criteria, and compliance processes for licensed and unlicensed premises and provides the operational framework required under section 202 of the *Local Government Act 1993*.

The draft DCP updates Sydney DCP 2012 and Green Square Town Centre DCP 2013 to align with the introduction of special entertainment precincts. It clarifies how trading hours will operate in these precincts, updates late-night trading maps with several precinct upgrades and boundary refinements and makes complementary changes to entertainment sound controls to reflect fixed sound limits and improve regulatory certainty.

The proposed special entertainment precincts encompass metropolitan and commercial centre and mixed-use neighbourhoods where there are established or potential clusters of hospitality and cultural uses, supported by infrastructure and transport connections. More than 5,000 businesses could benefit from trading hours, reduced red tape, incentives for live music, and a coordinated approach to managing entertainment sound. Early engagement shows strong community support, with 70% of submissions endorsing the proposal to convert existing late-night areas into special entertainment precincts.

The proposal aligns with City Plan 2036, the Cultural Strategy (2025–2035), the Economic Development Strategy (2025–2035), the Eastern City District Plan, Draft Sydney Plan, and relevant Ministerial Directions. It responds to long-term objectives for a safe, diverse and economically resilient night-time economy. The proposal balances economic opportunity with residential amenity through a bespoke sound plan and a monitoring and evaluation framework to track unintended impacts.

With Gateway approval, the proposal will proceed to public exhibition in 2026 alongside the management plan and DCP amendments. Following consideration of submissions, the LEP and SEPP amendments will be finalised, and a year-long trial of the management plan will commence in late 2026, informing final adoption.

1. Background

City of Sydney has a long history of supporting the night-time economy

The City of Sydney is home to a diverse and iconic nightlife, with mixed and lively neighbourhoods. The proposed introduction of special entertainment precincts is the latest step in a long history of work to support the continued growth of the cultural sector and the night-time economy.

The City's late night trading planning controls were first adopted in 2007. The controls mapped late night trading areas and established trading hours for venues according to the type of precinct and type of venue. It encouraged greater diversity in Sydney's nightlife with later trading for small bars and good management through trial periods for extended trading hours.

The controls were reviewed in 2019 to extend and create new late night trading area and incentivise live music and performance with additional trading hours.

The OPEN Sydney Strategy was adopted in 2013 after extensive consultation with the community and industry and establishes the City's long-term vision for its night-time economy. One of the actions of this strategy is to investigate changes to planning controls to support the night-time economy and support venues.

In 2014, Council endorsed the Live Music and Performance Action Plan. The Plan saw cash grants and rent-free spaces to support the live music and performance sector, as well as matched funding to businesses and venues operating in the night-time economy to introduce or improve live entertainment.

In June 2020, Council endorsed the Open and Creative Planning Reforms to make it easier for cultural, creative and community uses to operate by removing unnecessary red tape and expanding the types of low-impact activities allowed without development consent.

In March 2025, the Council approved planning controls which establish sound management requirements for new residential developments that may be affected by entertainment sound as well as new and significantly altered entertainment venues. We also made it easier for businesses to trade later with changes to trial periods.

NSW Government Vibrancy Reforms

In December 2023, the NSW Government introduced the Vibrancy Reforms, which sought to remove regulatory barriers to nightlife and bring in incentives for live music and performance.

When implemented in July 2024, the reforms significantly changed the regulatory environment for entertainment sound. Sound complaints are subject to higher requirements, especially for new residents, Liquor & Gaming NSW have taken over responsibility for handling sound complaints, and council-imposed sound conditions of consent no longer have a role in sound complaint management.

The Vibrancy Reforms brought in a new framework for special entertainment precincts by amending Section 202 of the Local Government Act 1993 and introducing *NSW Government Special Entertainment Precinct Guideline*.

An ambitious approach to special entertainment precincts

The City of Sydney already has a successful, well-established approach to late night trading. Therefore, our proposed approach is to upgrade our existing late-night trading areas to special entertainment precincts.

Our approach is precinct-focused, considering clusters and potential clusters of late trading businesses and cultural activity. These precincts are strategically located in areas well supported by infrastructure and transport, ensuring a safe and vibrant nightlife while maintaining residential amenity.

The areas are extensive, including more than 20 precincts and more than 5,000 potential participating businesses (retail, F&B, entertainment, arts, recreation, and services). This means we can extend benefits further and support a diversity of nightlife locations across the city, each with their own character and offer.

These locations and trading hours are for the most part already identified and designated as late night trading areas. Where additions or changes to tier are proposed, they are supported by analysis and consultation.

Process

Early engagement

From 21 November 2024 to 20 January 2025, we asked our communities about the proposed approach to special entertainment precincts through consultation on a discussion paper. A total of 271 surveys and 85 emailed submissions were made in response to the discussion paper. There was strong support for the proposal to designate the existing late night trading areas as special entertainment precincts. We also asked questions about the proposed areas, hours, and sound levels to inform our Draft Special Entertainment Precincts Management Plan (management plan).

In March 2025 Council endorsed the proposal to designate our late-night trading areas as special entertainment precincts.

Developing the proposal

In 2025, we carried out a sound study, with extensive testing of existing sound levels and modelling of scenarios to deriving proposed sound levels which support live music and entertainment, while protecting residential amenity. We consulted our Nightlife and Creative Industries Advisory Panel, as well as NSW Government agencies and neighbouring councils to establish our draft management plan.

Next steps

With Council and DPHI approval, the next step in 2026 will be public exhibition of this planning proposal, alongside the management plan and DCP amendments. This will include consultation with business, residents, local organisations, and further consultation with the relevant agencies and local authorities.

Following public exhibition, the proposal will be brought back to Council prior to drafting and adoption of the planning controls. A year-long trial will be undertaken and assessed before finalisation of the management plan.

Proposed special entertainment precincts

We are proposing to designate special entertainment precincts as mapped in section 4. These areas include parts of:

- Central Sydney including Barangaroo, Wynyard, Circular Quay, Darling Harbour, Haymarket and Central
- Walsh Bay and The Rocks
- Broadway and Chippendale

Planning Proposal - Special Entertainment Precincts

- Oxford Street and Darlinghurst
- Redfern and Waterloo
- Surry Hills
- William Street, Kings Cross and Potts Point
- Union Street and Blackwattle Bay, Pyrmont
- Glebe Point Road, Glebe
- Oxford Street, Paddington
- Danks Street, Waterloo
- Erskineville Road, Erskineville
- Woolloomooloo
- Green Square town centre
- Botany Road in Alexandria, Rosebery and Beaconsfield
- North Alexandria
- South Eveleigh
- East Village, Zetland

2. Objectives and intended outcomes

Objectives

The objectives of this planning proposal are to:

- Amend the Sydney LEP 2012 to designate the subject areas as special entertainment precincts.
- Amend the Green Square Town Centre Sydney LEPs 2013 to designate the subject areas as special entertainment precincts.
- Amend the Eastern Harbour City SEPP 2021 to designate the subject areas as special entertainment precincts.
- Give effect to the draft Special Entertainment Precincts Management Plan and Sydney DCP 2012 amendment

The objectives of the proposed special entertainment precincts are to:

- Enable businesses to invest in and offer more live music, culture, entertainment and performance as part of their regular activities
- Foster vibrant, inclusive, mixed-use neighbourhoods that support local community amenity
- Improve quality, safety and diversity of the late-night offering
- Enhance economic outcomes, supporting businesses to thrive
- Streamline the process for businesses and the City of Sydney to make it easier and more affordable to operate late night trading premises

Intended outcomes

In special entertainment precincts, the intended outcomes of the planning controls are to introduce:

- trading hours which override development consents
- dedicated venue and program trading hours to incentivise live music and performance
- notification of special entertainment precincts on planning certificates and the City's website
- a sound plan with fixed maximum sound criteria
- a governance framework with regular oversight from the panel and processes for compliance and responding to issues if they arise
- a monitoring and evaluation plan to measure the success of the special entertainment precincts, while also tracking potential unintended impacts

3. Explanation of provisions

This planning proposal seeks to establish special entertainment precincts by amending:

- Sydney Local Environmental Plan 2012 (Sydney LEP 2012)
- Sydney Local Environmental Plan (Green Square Town Centre) 2013
- Sydney Local Environmental Plan (Green Square Town Centre—Stage 2) 2013 and
- State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (SEPP Precincts Eastern Harbour City 2021).

Proposed amendments to Sydney LEP 2012 and Green Square Town Centre LEPs 2013

The following amendments are proposed to the Sydney Local Environmental Plan 2012 and Green Square Town Centre LEPs 2013:

Suggested wording

A new LEP section X.X Special entertainment precincts to be added:

- (1) This clause applies to land identified as “City of Sydney Special Entertainment Precincts” on the Special Entertainment Precinct Map.
- (2) For the Local Government Act 1993, section 202, a special entertainment precinct is established on the land to which this clause applies.

Mapping amendments

This planning proposal maps the precincts in the new Special Entertainment Precinct as shown in in Section 4.

Proposed amendments to State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021

Some sites within the proposed precincts are subject to Eastern Harbour City Precincts SEPP.

NSW Government Special Entertainment Precinct Guideline states that the Minister for Planning and Public Spaces may designate a special entertainment precinct, “where the relevant council has endorsed the establishment of a SEP on land where the Minister is the consent authority and the council’s LEP does not apply.”

This planning proposal requests that the Minister amend the SEPP to establish special entertainment precincts in state government areas including Darling Harbour, new Fish Markets, Barangaroo, Walsh Bay and The Rocks as mapped in Section 4.

Suggested wording

Insert a new section: X.X Special entertainment precincts

- (1) This clause applies to land identified as “City of Sydney Special Entertainment Precincts” on the Special Entertainment Precinct Map.
- (2) For the Local Government Act 1993, section 202, a special entertainment precinct is established on the land to which this clause applies.

Mapping amendments

This planning proposal maps the precincts in the new Special Entertainment Precinct as shown in in Section 4, which are to be inserted into the SEPP.

Special entertainment precincts management plan

Clause 202(5)(a) of the Local Government Act 1993 requires Council to “prepare a plan for regulating noise from amplified music from premises in the special entertainment precinct and publish it on the council’s website”.

The draft Special Entertainment Precincts Management Plan (the management plan) is attached.

In accordance with the *NSW Government Special Entertainment Precinct Guideline*, the management plan includes:

- a sound management framework including a plan for regulating noise from entertainment activity, for different locations in the SEP
- trading hours for licensed and unlicensed premises
- compliance processes for unlicensed premises
- thresholds or local circumstances for when a SEP may be suspended or revoked and the processes that will be undertaken
- the exclusion of adult entertainment, sex service and restricted premises.

The management plan is for the use of businesses, residents, Council, Liquor & Gaming NSW, and NSW Police in understanding their role and responsibilities in the management of late trading and entertainment sound in and around special entertainment precincts.

Draft development control plan (DCP) – special entertainment precincts

The draft development control plan (DCP) proposes a series of updates to Sydney DCP 2012 and Green Square Town Centre DCP 2013 to align it with the introduction of special entertainment precincts and ensure consistency with the new planning framework. The draft DCP will be exhibited concurrently with the planning proposal.

Section 3.15 Late Night Trading Management

Amendments to Section 3.15 Late Night Trading clarify how trading hours operate within special entertainment precincts, confirming that venues may rely on the hours set out in the precinct management plan without requiring a development application for base hours. Extended hours will continue to be subject to assessment and issued on a trial basis, through the DCP. The amendments also refine the definitions for business categories, remove redundant preambles and duplicated provisions, and update operational requirements such as opening times and incentive hour terminology to ensure clarity and consistency across policy settings.

In addition to clarifying policy settings, the draft DCP incorporates changes to the late night trading area mapping, which designates 3 tiers each with their own trading hours. Five precincts are proposed to be upgraded in tier, allowing them to trade later: Hollywood Quarter, Redfern / Waterloo, Walsh Bay, The Rocks, Oxford Street (east of Taylor Square). The draft DCP also

includes a new late night trading area on Harris Street, Ultimo and expanded precincts on Knox and Grafton Streets near Broadway and Meagher Street, Chippendale.

The draft DCP includes boundary refinements to include venues and sites located at the edges of existing late-night trading areas. These additions include venues such as Qtopia, Paddington Town Hall, the National Art School, the Eveleigh Hotel, and several sites in Pyrmont and Darlinghurst, reflecting their existing or potential contribution to night-time vibrancy.

The resulting late night trading areas correspond with the proposed special entertainment precincts.

Section 3.18 Entertainment Sound

The draft DCP also proposes changes to Section 3.18 Entertainment Sound to align with the precincts-wide sound plan. The current DCP requires venues to demonstrate compliance with relative background-based noise limits; however, the new management plan introduces fixed maximum sound levels for SEPs. To ensure alignment, the DCP will require new and substantially modified venues to be designed to meet these fixed limits, reducing the need for background testing and improving regulatory certainty. Complementary changes are proposed for residential development, reducing the default acoustic assessment radius from 150 metres to 50 metres due to the stronger protections offered by fixed sound limits, while extending acoustic requirements in city living areas to ensure mixed-use neighbourhoods remain compatible with growing night-time activity.

4. Justification

4.1. Strategic merit and community consultation

The City of Sydney already has a successful, well-established approach to late night trading. Our Late Night Trading DCP has been in place and evolving since 2007. Late trading is enabled, and impact is managed through our 3 tiers and 3 business categories. This proposal represents the latest evolution of that policy:

- Supporting businesses wanting to trade late through trading hours which override consents
- Introducing more incentives for live music and performance
- Better managing sound to balance business and residential amenity, through a bespoke sound plan, produced by acoustic experts

Our approach is precinct-focused, considering clusters and potential clusters of late trading businesses and cultural activity. These precincts are strategically located in areas well supported by infrastructure and transport, ensuring a safe and vibrant nightlife while maintaining residential amenity.

The areas are extensive, including more than 20 precincts and more than 5,000 potential participating businesses (retail, food and beverage, entertainment, arts, recreation, and services). This means we can extend benefits further and support a diversity of nightlife locations across the city, each with their own character and offer.

There is strong community support for the proposal. Through early engagement in 2025, a total of 271 surveys and 85 emailed submissions were made in response to a discussion paper, with 70% support for the proposal to designate the existing late night trading areas as Special Entertainment Precincts. The main reasons people support the proposal are:

- Growth in night life
- Cultural and nightlife diversity
- Flexibility for businesses

The City's Nightlife and Creative Industries Advisory Panel, government agencies, neighbouring local authorities and key industry stakeholders have also been consulted in the preparation of the precincts and management plan.

4.2. Need for the planning proposal

Q1. Is the planning proposal the result of any strategic study or report?

The planning proposal is a response to recent resolutions by Council and new legislation made by the State Government. The proposal aligns with City Plan 2036 the endorsed Local Strategic Planning Statement (LSPS), Cultural Strategy (2025-2035) and Economic Development Strategy (2025-2035).

Special Entertainment Precincts under the Local Government Act 1993

On 30 April 2021 Section 202 of the Local Government Act 1993 was gazetted. It enables the establishment of Special Entertainment Precincts by a Council. This planning proposal has been developed in accordance with this legislation. This legislation was further refined in December 2023 through the passing of the Vibrancy Reforms, introducing the special entertainment precinct framework. NSW Special Entertainment Precinct Guideline was finalised in November 2024 which sets the process by which Councils can designate and manage special entertainment precincts.

Council resolutions

In October 2024, a Minute by the Lord Mayor (Item 3.3 Supporting Sydney's Nightlife) resolved "Council continue to work with the NSW Government to implement special entertainment precincts and other measures to support Sydney's nightlife."

Also in October 2024, Council resolved to "approve the Special Entertainment Precincts Discussion Paper... for public exhibition."

In March 2025, Council resolved to "note the matters raised in response to the public exhibition" and "endorse the establishment of special entertainment precincts in late night trading areas identified in Attachment D to the subject report."

City Plan 2036: Local Strategic Planning Statement (LSPS)

While our adopted LSPS pre-dates the introduction of S202 of the Liquor Act, there is strong alignment between the aims of the LSPS and this proposal.

Our LSPS sets the strategic context for special entertainment precincts by planning for a more balanced, diverse and inviting night-time economy. The LSPS references Open and Creative City: "these reforms will promote a more balanced, inviting and safe night-time economy and encourage a range of cultural, entertainment, arts and leisure activities. They support our global city offering and help attract visitors, workers and investment."

The LSPS also plans for culture and performance. It acknowledges "the Sydney live music and performance sector makes a substantial social, economic, and employment contribution to Sydney and is vital to the City's cultural life... we are investigating planning reforms to support performance venues by reducing uncertainty and complexity and better managing entertainment sound."

The LSPS identifies that "The centres and activity streets are increasingly important for late night activity. As the City's population increases, the availability of social, cultural and business services operating at night will increase. The City has moved to increase opportunities for late night activities while managing the amenity of residents and other sensitive users in the neighbourhood." Many of our special entertainment precincts are centres and activity streets, further supporting operation at night, while introducing a sound plan to manage amenity of residents.

The LSPS also specifically mentions these areas, which are proposed to be designated as special entertainment precincts:

- Circular Quay – the LSPS identifies the importance of the nighttime economy and the hospitality sector as the tourism gateway to the city.
- Central Sydney – the importance of the nighttime economy is stated in Priority 1 of the LSPS "growing a stronger, more competitive Central Sydney. The objective includes that Central Sydney is "home to a diverse mix of regionally and globally focused industry sectors and businesses, retail, tourism and entertainment uses."
- Oxford Street and Crown and Baptist Streets village areas – the LSPS identifies the requirement to support creative, cultural, food and drink and entertainment businesses in key areas and vibrant high streets.
- Kings Cross – Action L1.10 reads "The City will support and investigate the revitalisation of the Kings Cross night time economy as an emerging performing arts precinct."
- North Alexandria – The LSPS identifies it as a "late night arts and cultural precinct" and mentions "incentives for night-time businesses to host performance."

The special entertainment precinct proposal responds to the LSPS' plan for these locations by better supporting later trading businesses, as well as providing incentives for live music and performance.

Economic Development Strategy (2025-2035)

Our Economic Development Strategy (2025-2035) positions Sydney as a global, connected city with distinct precincts and strong local economies. It emphasizes innovation-led growth, visitor economy recovery, and creating great local experiences. Special entertainment precincts align with

these objectives by stimulating hospitality and creative industries. They also contribute to the strengthening local economies by taking a precinct approach and diversifying night-time offerings. This approach reinforces Sydney's role as Australia's economic heart while enhancing its global reputation for culture and lifestyle.

Cultural Strategy (2025-2035)

Our Cultural Strategy focuses on retaining, rebuilding, and reimagining Sydney's cultural life, addressing challenges such as the loss of creative spaces and rising costs for artists. The proposal to designate special entertainment precincts strongly aligns with the City's Cultural Strategy, which prioritises planning and regulatory reform to support a culture-led nightlife. The Strategy identifies cultural precincts as key locations for increasing creative employment and cultural experiences. The strategy also seeks to address the underlying challenges of the cultural sector, namely affordability and the lack of cultural production space. Special entertainment precincts play a role in addressing these challenges by expanding demand for live music and performance through incentives and fostering cultural participation in local communities.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Section 202 of the Local Government Act 1993 states that "A special entertainment precinct may be established by the council for the area in which the precinct will be located, by identifying the precinct in a local environmental plan that applies to the land on which the precinct will be located."

Nightlife and creative industries have faced significant disruption from past lockdown laws, which restricted trading hours and reduced opportunities for late-night cultural activity. The COVID-19 pandemic compounded these challenges, leading to prolonged closures, job losses, and later, rising costs. Introducing special entertainment precincts is one of a series of measures the City has undertaken to address these impacts and support our night and creative industries.

In September 2025, NSW Productivity and Equality Commission carried out a review of regulatory barriers impeding a vibrant 24-hour economy. The report found that businesses are constrained by regulations and rising costs. They concluded that special entertainment precincts can make it faster and simpler for councils and businesses to deliver entertainment and extended trading while managing local amenity.

Through the incentive hours, the planning proposal will help achieve the intended outcome of enabling businesses to invest in and deliver more live music, culture, entertainment, and performance as part of their ongoing offer. Trading hours in a precinct management plan can override those on a development consent. This will help to reduce the administrative burden on councils and businesses, making it easier and more affordable to operate late night trading premises. The management plan gives operational certainty, which will also help to enhance economic outcomes, supporting businesses to thrive.

Most of our proposed precincts are well-established mixed use and commercial centres with vibrant or growing nighttime economies. An intended outcome of this proposal is to strike a balance between night activity and amenity for residents. In special entertainment precincts sound from entertainment activity from premises in the area is regulated in accordance with a precinct management plan. Sound criteria in the draft management plan have been derived by acoustic experts, bespoke to each area. The planning proposal is considered the best means to directly achieve this.

4.3. Relationship to the strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including any exhibited draft plans or strategies)?

The draft Sydney Plan (2025)

The draft Sydney Plan is the new regional strategic plan, to replace the adopted Greater Sydney Regional Plan. The Sydney Plan will guide how the NSW Government manages growth in the Sydney region over the next 20 years. It covers 33 local government areas and lays out a plan for housing, infrastructure, jobs, sustainability and vibrant communities. The draft Plan was released in late 2025 and at the time of writing is on exhibition.

Response 6 of the draft Sydney Plan 'Create a more vibrant Sydney' is directly relevant to this proposal. Council action 6.3 is 'Establish special entertainment precincts where appropriate to accommodate critical community, arts, cultural and retail uses as part of Council-led precinct planning'. This Proposal directly addresses that action.

Greater Sydney Regional Plan: A Metropolis of Three Cities

The Plan sets a 40-year vision (to 2056) and a 20-year plan to manage growth and change. It sets an overarching strategic planning policy to align land use, transport, and infrastructure outcomes for Greater Sydney concurrently with Future Transport 2056 (Transport for NSW) and State Infrastructure Strategy (Infrastructure NSW). The Plan provides a set of objectives under the 10 Directions set out in Directions for a Greater Sydney 2017-2056.

Objective 9 of the Plan states that "Stimulating the night-time economy supports dynamic places and boosts local economies. This can generally occur in mixed-use centres with adequate noise control, locally appropriate operating hours and safe late-night travel options."

This Planning Proposal will assist in achieving this objective by making it easier for businesses to trade later in mixed-use centres, identifying locally appropriate trading hours. The proposal also ensures adequate noise control, through the management plan's sound criteria, which have been set in response to local context.

Eastern City District Plan

The Eastern City District Plan is a 20-year plan to manage growth in the context of economic, social, and environmental matters to achieve the 40-year vision for Greater Sydney. It further explores the objectives of the Greater Sydney Regional Plan as discussed above. Several planning priorities under the Plan are directly supported by this proposal. They include:

- E4 – Fostering healthy, creative, culturally rich and socially connected communities.
- E6 – Creating and renewing great places and local centres and respecting the District's heritage.
- E11 – Growing investment, business opportunities and jobs in strategic centres, and
- E13 – Supporting growth of targeted industry sectors.

In particular, Action 14 requires Council's to "Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including:

- a. arts enterprises and facilities, and creative industries
- b. interim and temporary uses
- c. appropriate development of the night-time economy."

Our proposal for special entertainment precincts seeks to decrease the regulatory burden for artistic expression and for development of the night time economy. By designating most of our commercial and mixed-use centres, the proposal aligns with plan's priorities of renewing great places and growing business opportunities and jobs in strategic centres.

Q4. Is the planning proposal consistent with council's local strategy or other local strategic plan?

Yes, the planning proposal is consistent with City Plan 2036 the endorsed Local Strategic Planning Statement (LSPS), Cultural Strategy (2025-2035) and Economic Development Strategy (2025-2035). See row 1.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

State Environmental Planning Policies	Comment
SEPP (Biodiversity and Conservation) 2021	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Housing) - 2021	Consistent. The management plan protects the amenity of residents in and around our Special Entertainment Precincts, balancing nightlife with amenity for residential uses. Sydney DCP 2012 Entertainment Sound Management ensures higher noise attenuation standards will apply to new residential accommodation near to venues and in our latest trading special entertainment precincts. The management plan and DCP controls proposed to give effect to this are not in conflict with the SEPP.
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Consistent. The establishment of special entertainment precincts in Barangaroo, Darling Harbour, Walsh Bay, The Rocks and Fishmarkets supports the growth of tourist, recreational, entertainment, cultural and commercial facilities. The SEPP is designed “to facilitate the development, redevelopment or protection of important urban ... sites of economic, environmental or social significance to the State,” and to deliver public services and major site regeneration. The proposed entertainment precincts reinforce these aims by activating key harbour-front areas, boosting economic outcomes, and improving access to night-time cultural amenities consistent with state-level planning objectives.
SEPP (Resilience and Hazards) 2021	Not applicable
SEPP (Sustainable Buildings) 2022	Not applicable

Q6. Is the planning proposal consistent with applicable Section 9.1 Ministerial Directions?

Ministerial Direction	Comment
Focus Area 1 Planning Systems	
1.1 Implementation of Regional Plans	Not applicable
1.2 Development of Aboriginal Land Council Land	Not applicable

1.3 Approval and Referral Requirements	Consistent. The proposal will decrease the need for development applications, through trading hours in the management plan which override development consents. Therefore, approval and referral requirements will be reduced.
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1.4 Site Specific Provisions	Not applicable
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Focus Area 1: Planning Systems – Place-based

1.5-1.22 Place based directions	Not applicable
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1.15 Implementation of the Pyrmont Peninsula Place Strategy	Consistent. The proposal includes special entertainment precincts on Union Street, Pyrmont, Fish Markets, and Harris Street, Ultimo. These are consistent with the Direction, Pyrmont Peninsula Place Strategy and the City's Pyrmont-Ultimo Planning Proposal, supporting the vision for Pyrmont as a renowned and treasured cultural and entertainment precinct. There is also spatial alignment with special entertainment precincts proposed in the Place Strategy's identified centres and focal points for renewal.
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Focus Area 3: Biodiversity and Conservation

3.2 Heritage Conservation	Consistent. No changes are proposed which would result in negative impacts to heritage conservation.
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3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable
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Focus Area 4: Resilience and Hazards

4.1 Flooding	Not applicable
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4.2 Coastal Management	Not applicable
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4.4 Remediation of Contaminated Land	Not applicable
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4.5 Acid Sulfate Soils	Not applicable
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Focus Area 5: Transport and Infrastructure

5.1 Integrating Land use and Transport	Consistent. The proposal supports the continued growth of appropriately zoned land. Each precinct is located in an area well serviced by public transport, including late night transport options.
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5.2 Reserving Land for Public Purposes	Not applicable.
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Focus Area 6: Housing

6.1 Residential Zones

Consistent. The proposal will not reduce the capacity of land within the precincts for residential development. It will ensure future residential accommodation developed in the area is designed to mitigate against entertainment sound, preserving adequate amenity for the enjoyment of future residents.

Focus Area 7: Industry and Employment

7.1 Business and Industrial Zones

The proposal will support the operation and objectives of land zoned for employment, commercial, services, retail, and industry by making it easier to trade later and making the acceptable sound levels coming from premises clear to businesses and residents.

Council expects special entertainment precincts to increase business confidence and lead to the establishment of new businesses.

4.4. Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Increased patronage and the potential establishment of new venues or increased activity from existing venue may lead to an increase in sound levels.

Any additional sound generated by venues from amplified sound and patron noise from within venues will be regulated and enforced under the management plan. The compliance procedures for such incidents are outlined in this plan. Regulating this environmental effect is at the core of this planning proposal.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The economic and social impacts resulting from the planning proposal are expected to be positive.

Nightlife and creative industries have faced significant disruption from past lockdown laws, which restricted trading hours and reduced opportunities for late-night cultural activity. The COVID-19 pandemic compounded these challenges, leading to prolonged closures, job losses, and later, rising costs. Introducing special entertainment precincts is one of a series of measure the City has undertaken to address these impacts and support our night life and creative industries.

In September 2025, NSW Productivity and Equality Commission carried out a review of regulatory barriers impeding a vibrant 24-hour economy. The report found that businesses are constrained by regulations and rising costs. They concluded that special entertainment precincts can make it faster and simpler for councils and businesses to deliver entertainment and extended trading while managing local amenity

Through the incentive hours, the planning proposal will help achieve the intended outcome of enabling businesses to invest in and deliver more live music, culture, entertainment, and performance as part of their ongoing offer. Trading hours in a precinct management plan can override those on a development consent. This will help to reduce the administrative burden on councils and businesses, making it easier and more affordable to operate late night trading premises. The management plan gives operational certainty, which will also help to enhance economic outcomes, supporting businesses to thrive.

Nevertheless, there is potential for unintended consequences, such as:

- Increased antisocial behaviour
- Loss of residential amenity
- Homogenisation of the area (loss of day trading business, loss of small or independent business, etc)
- Lack of affordability / inclusion of offer

The management plan includes a monitoring and evaluation framework. Indicators and data sources have been identified for these potential unintended consequences. They will be monitored on a regular basis and reviewed by the precinct working group, with the potential to adjust the policy, or suspend or revoke the special entertainment precincts if needed.

4.5. State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

The proposal does not change development potential, so any impact on requirements for public infrastructure would be minor.

The proposal is likely to result in an increase in footfall in the special entertainment precincts, particularly at night. The locations have good public transport accessibility, including Metro, rail, light rail, ferry, buses, and nightrider buses. They are also supported by taxi and rideshare services.

A recent report by Night Time Industries Association identified lack of late night public transport as a barrier to growth in the night time economy. Extending public transport services at night would support further growth.

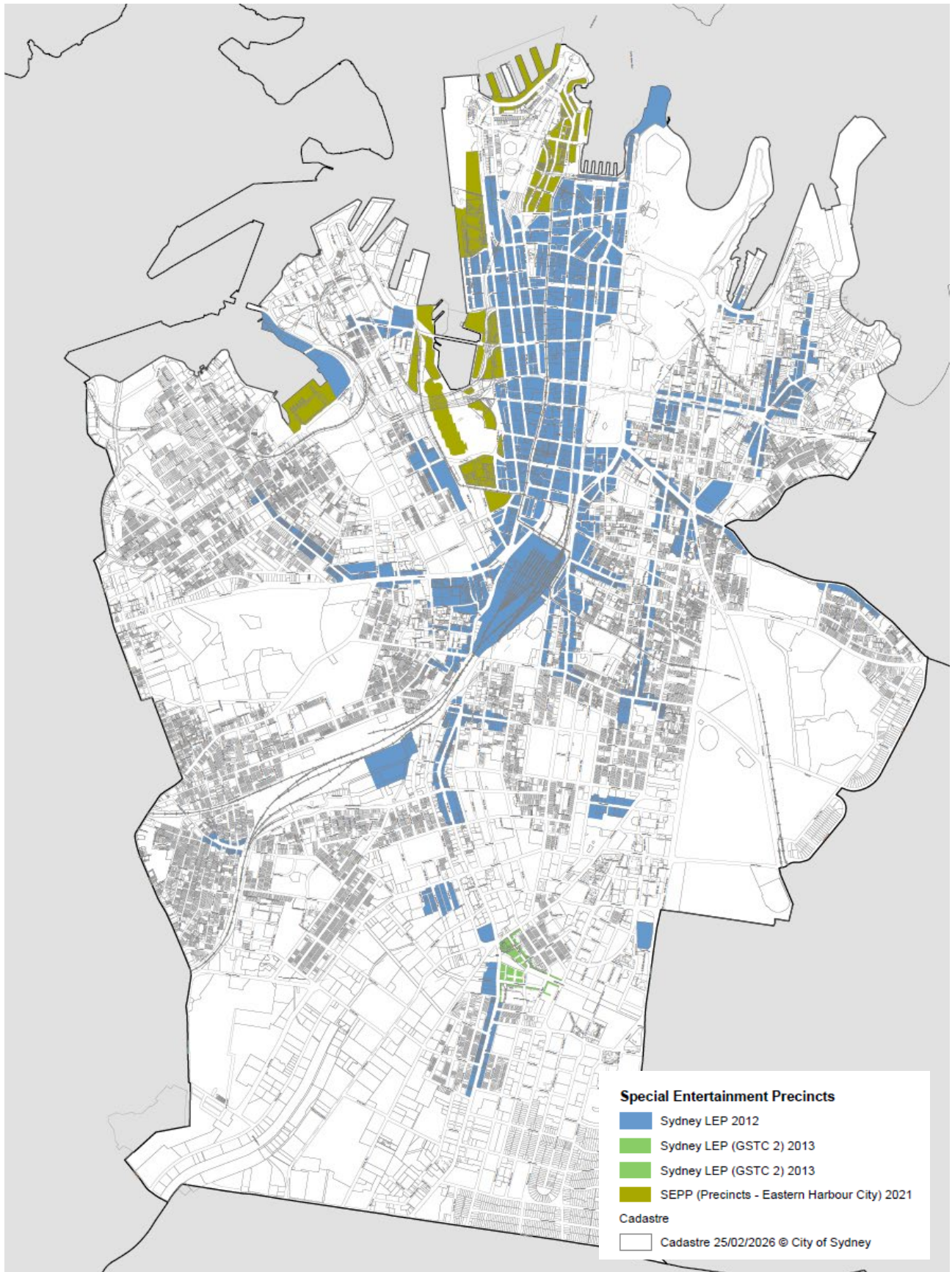
Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

In line with the *NSW Government Special Entertainment Precinct Guideline*, the following organisations were notified of our intention to designate special entertainment precincts and consulted on the draft proposal:

- Liquor & Gaming NSW
- NSW Police
- Office of the 24-Hour Commissioner
- Department of Planning, Housing and Infrastructure
- Woollahra Municipal Council (proposed Paddington SEP on shared boundary)
- Randwick City Council (proposed SEP on shared boundary)

There is no objection to the proposal on the part of these public authorities.

5. Maps



6. Community consultation

Early consultation – Special entertainment precinct discussion paper

From 21 November 2024 to 20 January 2025, we asked our communities for feedback on the proposed approach to special entertainment precincts through consultation on a discussion paper. A total of 271 surveys and 85 emailed submissions were made in response to the discussion paper. There was strong support for the proposal to designate the existing late night trading areas as special entertainment precincts. We also asked questions about the proposed areas, hours, and sound levels to inform our management plan.

For more detail, see the [Engagement Report: Special Entertainment Precincts Discussion Paper](#).

Agency and local authority consultation

In line with the *NSW Government Special Entertainment Precinct Guideline*, the following organisations were notified of our intention to designate special entertainment precincts and consulted:

- Liquor & Gaming NSW
- NSW Police
- Department of Planning, Housing and Infrastructure
- Office of the 24-Hour Commissioner
- Woollahra Municipal Council (proposed Paddington SEP on shared boundary)
- Randwick City Council (proposed SEP on shared boundary)

Precinct working group

The City's Nightlife and Creative Industries Advisory Panel act as a precinct working group for the special entertainment precincts. The panel is made up of key nightlife stakeholders from industry associations, cultural institutions, creatives, live music and performance venues, small bars and festivals. The panel is an independent advisory body.

In supporting the City's approach to establishing entertainment precincts, the panel has provided advice on the development of the precincts and the management plan.

Future consultation

With Council approval and DPHI gateway determination, the next step will be public exhibition of this planning proposal, alongside the management plan and draft DCP. This will include notification of affected parties and consultation with business, residents, visitors, local organisations, and further consultation with the relevant agencies and local authorities.

7. Project timeline

The anticipated timeline for completion of this planning proposal is as follows:

Stage	Timeframe
Gateway determination	Q2 2026
Public exhibition and government agency consultation	Q2/Q3 2026
Consideration of submissions	Q3 2026
Post exhibition consideration of proposal by Council/CSPC	Q3 2026
Drafting of LEP provisions	Q4 2026
Finalisation of LEP and DCP and notification	Q4 2026
Year-long trial commences	Q4 2026
Year-long trial ends	Q4 2027
Pending outcome of review, SEPs rescinded, amended or made permanent.	Q4 2027

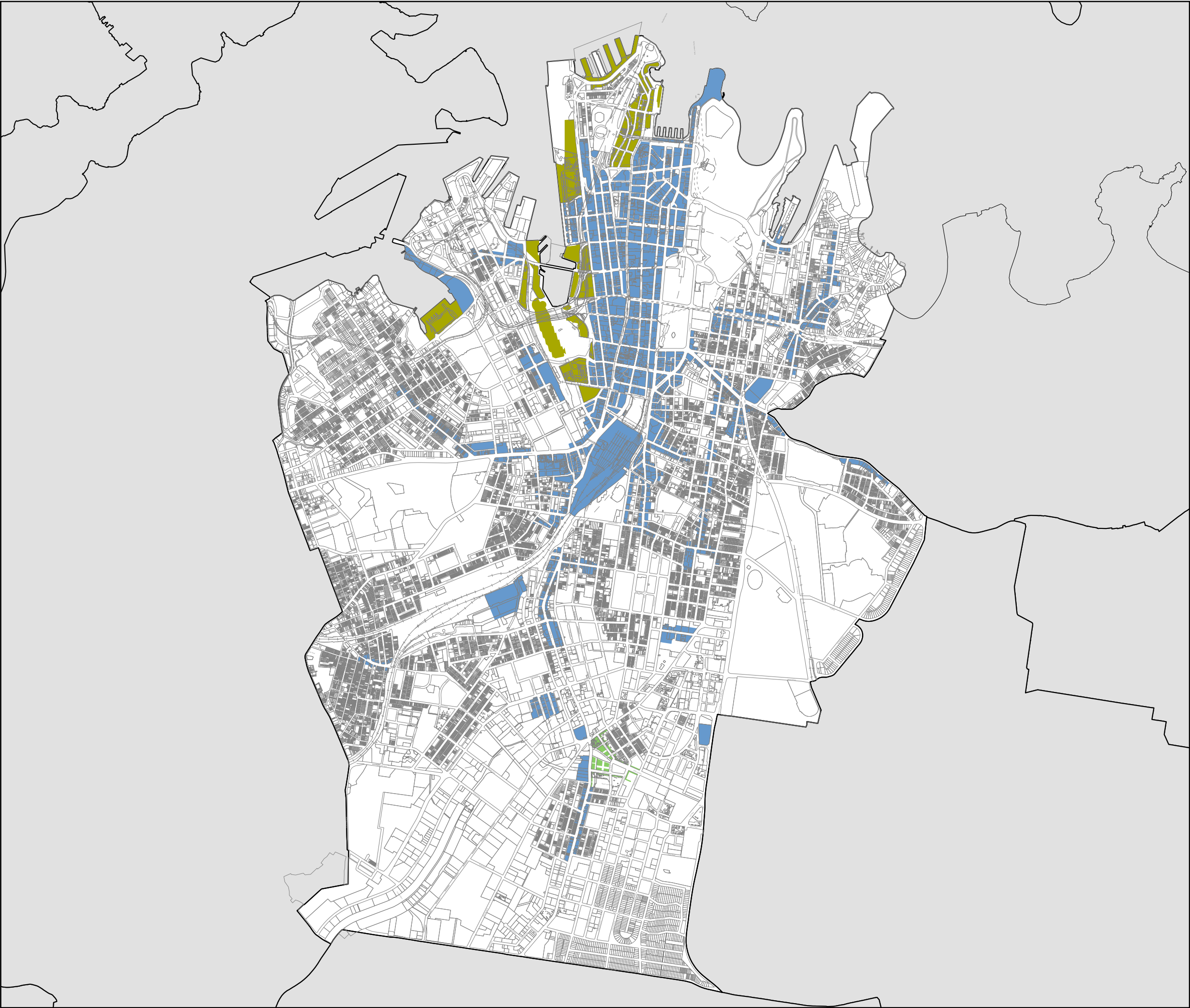
Attachment A1

**Planning Proposal - Special
Entertainment Precincts - Map**

Special Entertainment Precincts

- Special Entertainment Precincts**
- Sydney LEP 2012
 - Sydney LEP (GSTC 2) 2013
 - Sydney LEP (GSTC 2) 2013
 - SEPP (Precincts - Eastern Harbour City) 2021
- Cadastre
- Cadastre 25/02/2026 © City of Sydney

Pre-Exhibition



Attachment B

Draft Sydney Development Control Plan - Special Entertainment Precincts

Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts



Purpose of this Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend *Sydney Development Control Plan 2012*.

The amendment makes changes to the existing late night trading and entertainment sound management provisions to support the objectives of Planning Proposal – Special Entertainment Precincts.

This plan is to be read in conjunction with Planning Proposal – Special Entertainment Precincts and draft Special Entertainment Precincts Management Plan.

Citation

This amendment may be referred to as *Draft Sydney Development Control Plan 2012 – Special entertainment precincts*.

Land covered by this plan

This plan applies to the entirety of the City of Sydney local government area.

Relationship of this plan to other plans

This plan amends the Sydney Development Control Plan 2012 in the manner set out in Schedule 1 and 2.

This plan amends Green Square Town Centre Development Control Plan 2012 as shown in Schedule 3.

Amendments to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Section 3.14 'Late Night Trading Management' as set out in Schedule 1.
 2. Amending DCP Schedule 3 Late Night Trading as set out in Schedule 2
 3. Amending Section 3.18.1 'Entertainment Sound Management' as set out in Schedule 3.
 4. Amending the *Late night trading areas* maps as shown in Appendix 1.
 5. Amending the *Entertainment sound management* map as shown in Appendix 2.
-

Amendments to Green Square Town Centre Development Control Plan 2012

This plan amends Green Square Town Centre Development Control Plan 2012 by:

1. Amending Section GSTC 13 'Entertainment sound management' as set out in Schedule 4.

Schedule 1

Amendment to Section 3.15

Proposed edits to Section 3.15 'Late Night Trading Management' shown in red below, with strikethrough representing deletion and underline representing additions or edits.

Text shown in blue are previous amendments exhibited and approved by council in the Policy and Housekeeping Amendment. The Policy and Housekeeping Amendment is pending finalisation at the time of writing.

3.15 Late Night Trading Management

~~This section assists in encouraging diverse late night trading in the city meet the social and cultural needs of the community, while managing the effects of these uses on the neighbourhoods in which they are located.~~

~~The City's night time economy is an integral part of its commercial, cultural and social fabric. Late night trading premises are an important part of Sydney social and cultural life and play an important role in contributing to the City's economic growth and standing as a global city. Late night trading supports a 24 hour economy where residents, workers and tourists can access a diverse range of businesses for convenience, leisure and entertainment. Late night trading premises also provide employment and jobs with flexible hours.~~

~~The following provisions provide greater certainty to the community and proponents of late night trading premises in respect to appropriate operating hours and location. The provisions do not set out to curb or increase potential trading hours in a blanket fashion throughout the City, but allow opportunities for late night trading hours in appropriate locations and with appropriate management actions.~~

~~The provisions also identify shorter operating hours for late night trading in areas within a predominantly residential context. Longer trading hours are contemplated for premises located in places where impacts on amenity in residential neighbourhoods are likely to be lower and are considered capable of being adequately managed.~~

~~The provisions encourage a mix of late opening shops and businesses, like grocery stores, bookshops, hairdressers and galleries, as well as licensed theatres, pubs, cafes, small bars and restaurants in late night precincts. Having more diverse forms of late night trading attracts a wide range of people of all ages and interests, creating a safer and more balanced night time economy.~~

~~To encourage more live entertainment in a range of locations in the city, the provisions provide the possibility for additional trading hours for dedicated performance venues and licensed venues which host cultural uses and live performance.~~

~~Late trading hours are considered by the City of Sydney Council to be a privilege. Late trading hours will only be approved in circumstances where an ongoing commitment to good management is evident through a series of successful trial periods. It is particularly important for proponents of late night trading premises with greater effects on surrounding uses to demonstrate responsible management over time. This commitment should be demonstrated both at the application stage and throughout the history of the operation of the premises.~~

~~Late night trading area character statements and guidelines for preparing plans of management are included in Schedule 3 and should be referred to when preparing your application.~~

~~Generally, late night trading areas are places within the City of Sydney that already or have historically been characterised by late night trading and related activity, for example George Street and the wider CBD, or are suitable areas identified for late night trading in the future. Longer trading hours may be permitted where it is considered that there is capacity for more late night~~

~~uses to operate which reinforce the existing character of late night trading areas and do not create adverse impacts on residential areas.~~

~~There are a number of sites in the city LGA which are excluded from the Sydney Development Control Plan 2012 because Minister is the consent authority. The City is however the consent authority for proposals of less than \$10 million in value, and applies the provisions of the Late Night Trading DCP 2007 when it assesses proposals. Green Square Town Centre DCP 2012 applies to the Green Square Town Centre, which is excluded from the Sydney DCP 2012.~~

~~The Late Night Trading DCP 2007 and the Green Square Town Centre DCP 2012 will adopt the relevant provisions of the amended Sydney DCP 2012, with the late night trading maps of each plan amended accordingly.~~

This section supports a diverse, culture-rich night-time economy while managing potential impacts on surrounding neighbourhoods.

With the introduction of Special Entertainment Precincts under the Sydney LEP 2012 and SEPP - Precincts Eastern Harbour City 2021, the DCP operates alongside the precincts management plan to guide late-night trading.

Special Entertainment Precincts identify areas where premises may trade without development consent during the hours set out in the precincts management plan. This section of the DCP continues to apply city-wide and provides the framework for assessing trading hours outside special entertainment precinct hours.

Both documents apply a consistent structure of three late-night trading area tiers and three business categories, with trading hours calibrated to local context and likely impacts.

Base hours are approved on a permanent basis. In Special Entertainment Precincts, for Category A and B base hours match those in the precincts management plan, meaning premises may trade to these hours without approval.

Extended hours are applied for and granted on a time-limited trial to allow Council to assess amenity impacts and venue management. An additional hour on extended hours can be applied for by performance venues and premises with performance, creative or cultural uses.

This section outlines when a **Plan of Management** will be required to address potential late-night impacts. Extended hours will only be supported where responsible operations and effective management can be demonstrated.

Definitions

Category A – High Impact Premises means any of the following premises:

~~(a) a hotel within the meaning of the Liquor Act 2007 that is not designated as a general bar licence;~~

~~(b) a hotel within the meaning of the Liquor Act 2007 that has a capacity of more than 120 patrons and is designated as a general bar licence;~~

~~(c) an on-premises licence within the meaning of the Liquor Act 2007 where the primary business or activity carried out on the premises is that of a nightclub with a capacity of more than 120 patrons;~~

(a) any licensed premises that has a capacity of more than 120 patron where the sale or supply of liquor is for consumption on the premises. This includes a hotel, pub, bar, registered club or nightclub, but does not include restaurants.

(d) **a** dedicated performance venue, which ~~may be licensed and~~ includes theatres, cinema, music hall, concert hall, ~~dance hall~~ or other space that is primarily for the purpose of performance, creative or cultural uses, with the capacity of 250 patrons or more, but does not include a pub, bar, karaoke venue, small bar, nightclub, adult entertainment venue or registered club;

~~(e) a club within the meaning of the Liquor Act 2007;~~

~~(f) a premises that has a capacity of more than 120 patrons where the primary purpose is the sale or supply of liquor for consumption on the premises; or~~

(g) premises that are used as a karaoke venue where the owner or occupier sells or supplies liquor for consumption on the premises.

Category B – Low Impact Premises means any of the following premises:

~~(a) a hotel within the meaning of the Liquor Act 2007 that has a capacity of 120 patrons or less and is designated as a small bar or general bar licence;~~

~~(b) premises that have a capacity of 120 patrons or less where the primary purpose is the sale or supply of liquor for consumption on the premises;~~

~~(c) an on-premises licence within the meaning of the Liquor Act 2007;~~

~~(d) any premises where the owner or occupier sells or supplies liquor for consumption on the premises that is not a Category A Premises;~~

(a) any licensed premises that has a capacity of less than 120 patron where the sale or supply of liquor is for consumption on the premises. This includes a hotel, pub, bar, registered club or nightclub.

(b) any licensed premises where the sale or supply of liquor is for consumption off the premises

(c) restaurants, takeaways and other food and drink premises.

(e) any other commercial premises, other than Category C premises, which in the opinion of the Council may impact on the amenity and safety of a neighbourhood resulting from its operation at night, including but not limited to, ~~food and drink premises, takeaway food and drink premises, theatres,~~ karaoke venues, convenience stores, entertainment facility and standalone gyms and other indoor recreational facilities in buildings with residential accommodation and the like; or

(f) a dedicated performance venue, which ~~may be licensed and~~ includes theatres, cinema, music hall, concert hall, ~~dance hall~~ or other space that is primarily for the purpose of performance, creative or cultural uses, with the capacity of up to 250 patrons, but does not include a pub, bar, karaoke venue, small bar, nightclub, adult entertainment venue or registered club.

Category C premises means any of the following premises:

any retail premises or business premises which does not sell, supply or allow the consumption of liquor on or off the premises or hold any licence under the Liquor Act 2007. This may include premises selling groceries, personal care products, clothing, books/stationery, music, homewares, electrical goods and the like, or businesses such as drycleaners, banks and hairdressers and the like. This may include standalone gyms or other indoor recreational facilities which are not in buildings with residential accommodation. It does not include convenience stores, food and drink premises, takeaway food and drink premises, ~~gyms or other indoor recreational facilities in buildings with residential accommodation,~~ commercial kitchens, or adult entertainment venue or sex services industry premises.

Note: Category A, B and C Late night trading premises do not include sex services industry premises.

Base hours are the standard range of trading hours that a late night trading premises is entitled to if an application is approved.

Convenience store is a shop that:

Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts

- (a) primarily offers pre-packaged, processed snack food for sale in addition to soft drinks, cigarettes, magazines and other miscellaneous grocery and convenience items; and
- (b) has a floor area generally under 200 square metres; and
- (c) located at street level in places with medium to high volume of passing traffic.

In all cases, the discretion as to what development is considered to be a 'convenience store' for the purposes of this DCP shall be solely that of the consent authority and generally in accordance with this DCP.

Extended hours mean trading hours that may be approved above base hours on a trial basis.

Outdoor areas are any areas that are not considered an enclosed place within the meaning described in the Smoke-free Environment Regulation 2007.

Patron capacity means the maximum number of patrons permitted in a development consent. Outdoor seating is included in patron capacity calculations.

Performance, creative or cultural ~~uses~~ activities include:

- (a) live entertainment, being an event at which one or more persons are engaged to play or perform live or pre-recorded music, or a performance at which performers (or at least some of them) are present in person; or
- [\(b\) production of an artwork, craft, design, media, image or immersive technology; or](#)
- (c) display [or](#) projection ~~or production~~ of an artwork, craft, design, media, image or immersive technology [in conjunction with live entertainment \(as defined above\); or](#)
- (d) rehearsal, teaching or discussion of art, craft, design, literature or performance; [or](#)
- [\(e\) presentation of a film or cinema.](#)

~~Note: The definition of live entertainment is consistent with clause 102 of the Liquor Regulation 2018.~~

[Standalone gym means a business operating a gymnasium which is not ancillary to uses in the same building.](#)

Objectives

- (a) Identify appropriate locations and trading hours for late night trading premises.
- (b) Ensure that late night trading premises will have minimal adverse impacts on the amenity of residential or other sensitive land uses.
- (c) Ensure that a commitment is made by operators of late night trading premises to good management through the monitoring and implementation of robust plans of management.
- (d) Encourage late night trading premises that contribute to vibrancy and vitality, as appropriate for a Global City.
- (e) Encourage a broad mix of night time uses with broad community appeal that reflect the diverse entertainment and recreational needs of people who work and live in the City of Sydney as well as people who visit the City.
- (f) Encourage a diversity of night-time activity in defined areas.
- (g) Encourage a diversity of night time activity by incentivising performance, creative or cultural uses in licensed premises and dedicated performance venues.
- (h) Prevent the proliferation of poorly managed high impact late night premises.
- (i) Ensure that new late night trading premises do not reduce the diversity of retail services in an area.
- (j) Encourage diverse retail and services to meet the needs of communities.

- ~~(k) Ensure that applications are accompanied by sufficient information so that proposals for late night trading premises can be fully and appropriately assessed.~~
- (l) Provide the possibility of extensions of trading hours for premises where they have demonstrated good management during trial periods.
- (m) Encourage premises with extended trading hours that are of a type that do not operate exclusively during late night hours and may be patronised both day and night.
- (n) Ensure that appropriate hours are permitted for outdoor trading; and
- ~~(o) Ensure a consistent approach to the assessment of applications for premises seeking late night trading hours.~~

Provisions

3.15.1 General

~~(1) These provisions apply to applications made under Part 4 of the Environmental Planning and Assessment Act 1979 which includes development applications and applications to review a determination or modify a consent.~~

- (1) These provisions apply to applications for new and existing Category A, B and C premises that:
 - (a) seek approval for trading hours;
 - (b) seek refurbishment, additions or extensions that will result in an intensification of an existing use;
 - (c) seek an extension or renewal of trial trading hours as prescribed in this section of the DCP; or
 - (d) seek approval for outdoor trading.
- (2) These provisions do not apply to Category B and C premises that do not trade after 10pm, and Category A premises trading only between 10am to 10pm. The provisions may be applied to premises that seek approval for outdoor trading beyond 8pm where it is considered the outdoor trading may have an impact on neighbourhood amenity.
- (3) Generally standard trading hours between ~~7am~~ 6am and 10pm will apply in business zones.

Note: These provisions are not retrospective and do not derogate from existing consents. Existing consents, and past operation under those consents, will be taken into account in assessing new applications.

3.15.2 Late night trading areas

- (1) These provisions identify a hierarchy of three late night trading areas located throughout the City of Sydney. Late night trading areas are ~~described in Schedule 3 Late night trading~~ and identified on the late night trading areas map and include:
 - a. Late Night Management Areas;
 - b. City Living Areas; and
 - c. Local Centre Areas.
- (2) Notwithstanding the above, all proposals for premises located outside of the late night trading areas will be subject to the requirements of these provisions.

3.15.3 Matters for consideration

~~These matters for consideration provide the basis for a consistent approach to the determination of appropriate trading hours and create greater certainty for the community and proponents of late night trading premises.~~

~~Once these factors are taken into consideration, late night trading hours may be permitted in appropriate circumstances, particularly in areas within the City that already exhibit a vibrant night-~~

~~time character, as opposed to parts of the City that are predominantly residential in character where amenity impacts can be the greatest and most difficult to manage.~~

- (1) Appropriate trading hours for late night trading premises will be determined by taking into account a number of issues, where relevant, which include, but are not limited to:
 - (1) the location and context of the premises, including proximity to residential and other sensitive land uses and other late night trading premises
 - (2) the specific nature of the premises, its activities, the proposed patron capacity and the proposed hours of operation
 - (3) the likely impact on the amenity of surrounding sensitive land uses, including noise, and the ability to manage the impacts
 - (4) the provision of indoor performance, creative or cultural use ~~and how this increases the diversity of late night activities in the area~~
 - ~~(5) the provision of indoor space for performance, creative or cultural uses in a licensed premises, including the nature of the space available for the use, programming and entertainment being provided~~
 - (6) the contribution that late night trading proposals make to street activation and vibrancy of an area at night.
 - ~~(7) the likely impacts arising from the closing times and patron dispersal of the proposed and existing late night uses, including consideration of unlicensed late night trading in an area, such as shops, businesses and food and drink premises~~
 - (8) the existing hours of operation of surrounding business uses, including licensed premises and unlicensed premises such as shops and food and drink premises;
 - ~~(9) the size and patron capacity of the premises;~~
 - ~~(10) the impact of the premises on the mix, diversity and possible concentration of late night uses in the locality;~~
 - ~~(11) the likely operation of the proposal during day time hours, including the potential for street front activation.~~
 - (12) submission of a plan of management that demonstrates a strong commitment to good management of the business, particularly in relation to managing potential impacts on adjoining and surrounding land uses and premises, as well as the public domain;
 - ~~(13) the diversity of retail and business services within an area and the impact of a late night trading proposal on this diversity;~~
 - (14) measures to be used for ensuring adequate safety, security and crime prevention both on the site of the premises and in the public domain immediately adjacent to, and generally surrounding, the premises; and
 - (15) submission of a record of complaints kept by the venue.
 - ~~(16) the accessibility and frequency of public transport during late night trading hours.~~

3.15.4 Trading hours and trial periods

These provisions identify base and extended trading hours within the three late night trading areas and for premises located outside of these areas.

In Special Entertainment Precincts as identified the Sydney LEP 2012 and SEPP Precincts – Eastern Harbour City 2021, the DCP operates alongside the precinct management plan to guide late-night trading. Trading hours in the precinct management plan override hours in the development consent.

Base hours are approved on a permanent basis. Approvals for extended hours late-night trading premises will be limited in time to enable Council to assess the ongoing management performance

of a premise and its impacts on neighbourhood amenity. ~~These trial periods allow Council the flexibility to review the conditions on development consents and respond to such things as changes in the late night character of a neighbourhood and changes in management.~~

- (1) Base and extended hours that apply to particular late night trading areas are identified in Table 3.8 Late night trading hours.

		Category A		Category B		Category C
		Indoor	Outdoor	Indoor	Outdoor	Indoor
Late Night Management Area	Base	6am to midnight	9am to 10pm	6am to 2am	7am to 10pm	24 hours
	Extended	24 hours	9am to 1am	24 hours	7am to 1am	24 hours
City Living Area	Base	7am to 11pm	9am to 10pm	7am to 1am	7am to 10pm	24 hours
	Extended	7am to 5am	9am to midnight	7am 6am to 5am	7am to midnight	24 hours
Local Centre Area	Base	9am 7am to 10pm	9am to 10pm	7am to 11pm	7am to 10pm	7am to 2am
	Extended	9am 7am to midnight	9am to 10pm	7am 6am to midnight*	7am to 10pm	7am 6am to 2am
All other areas	Base	10am to 10pm	10am to 8pm	7am to 10pm	7am to 8pm	7am to midnight
	Extended	10am to midnight	10am to 10pm	7am 6am to midnight	7am to 10pm	7am 6am to midnight

* Refer to (2) below

- (2) Notwithstanding Table 3.7, proposals for extended indoor hours of Category B premises in Local Centre Areas up to 2am may be approved but only if Council is satisfied that entry and egress of all patrons will be onto a main street, or side street if it is located on the corner of a main street, and not via any rear access onto a laneway which abuts residential properties, or into a rear laneway which provides access into a predominantly residential area.

Note: Relevant main streets are identified in blue on the late night trading areas map.

- (3) Any hours that are beyond base hours will be subject to a trial period.
- (4) Premises seeking extended trading hours may be permitted up to three additional operating hours per on the first trial period, and each subsequent trial period, if a previous trial period is considered by the Council to have been satisfactory. The total extended hours must not exceed the maximum number identified in Table 3.7, unless the premises is eligible for an additional one trial hour under sections 3.15.4 (16) and (17).
- (5) Trial periods may be permitted up to the following durations:
- First trial – 2 years;
 - Second and subsequent trials – 5 years.

- (6) Extended trading hours beyond base hours may be permitted at the initial application stage, but only where the Council has determined that the premises have been or will be well managed, including compliance with an approved Plan of Management
- (7) At the completion of a trial period a new application must be lodged to either renew existing trial hours or to seek an extension of trading hours.
- (8) Once the full range of extended trading hours is reached an application must be lodged every 5 years to renew trading hours.
- (9) Applications for a renewal or extension of trial trading hours should be lodged 30 days prior to the expiry period and applicants will be allowed a period of 'grace' from the termination of the trial period until the new application has been determined. During this period, the premises may continue to trade during existing approved trial hours.
- (10) If an application is not lodged 30 days prior to the expiry of the trial period, then approved trading hours will revert to base trading hours.
- (11) A renewal or extension of trading hours that are subject to a trial period may only be permitted if Council is satisfied that a late night trading premises has demonstrated good management performance and compliance with a plan of management, following the completion of a satisfactory trial period.
- (12) When Council is assessing trial period applications, it will consider whether a venue has demonstrated good management performance, based on matters including but not limited to:
 - a. Whether the trial period hours have been utilised;
 - b. the nature and extent of any substantiated non-compliances with development consent or liquor license conditions, particularly those relating to public safety and impacts on amenity;
 - c. responses to substantiated complaints , including complaints recorded on the venues complaints register;
 - d. Compliance with the approved Plan of Management for the venue;
 - e. consideration of complaints to Council and the State licensing authority under the Liquor Act 2007;
 - f. an assessment of inspections by Council Officers during trial periods; and
 - g. consideration of any submission made by Police.
- (13) If the Council determines that a trial period has been unsatisfactory then trading hours will revert to the base late night trading hours or whatever hours have been approved as the maximum trading hours prior to the commencement of this DCP. Council will consult with an applicant prior to making such a determination.
- (14) Council may permit trading hours that exceed extended hours for 'all other areas' if it has considered matters in 3.15.3 and provided that:
 - a. The premises is not located in a R1, R2 (residential) or MU1 (mixed use) zone; and
 - b. The premises is located within 800 metres walking distance of the public entrance to railway station or ferry wharf with operating and available services, or 400 metres to the public entrance to a light rail station or platform, or a bus stop with operating and available services.
- (15) Council will consider proposals for stand-alone gyms in Local Centres to exceed the trading hours in Table 3.8 if:
 - a. the gym is not located in a building with residential accommodation;

- b. the tenancy within which the gym will be located has no common wall to residential accommodation;
- c. Council is satisfied that entry and egress of all patrons will be onto a main street and not onto a laneway which abuts residential properties, or into a predominantly residential area;
- d. no outdoor operation of the gym is proposed;
- e. a Plan of Management is approved which addresses noise impacts described in Schedule 3, 3.2(d).

~~Additional hour for dedicated performance venues~~

Performance venue – additional hour on extended hours

- (16) Venues which are a Category B dedicated performance venue (identified in the Definitions at Category B (vii)) and located within a late night trading area, may be permitted one additional indoor hour at closing time on a trial period basis in accordance with 3.15.4 (9).

~~Additional operating hours for venues including performance, creative or cultural uses~~

Performance, creative or culture use – additional hour on extended hours

- (17) Category A and B premises, excluding dedicated performance venues, karaoke venues, or adult entertainment venues, which are located within a late night trading area and provide indoor space with the capacity for performance, creative and cultural uses may be permitted an additional indoor operating hour at closing time on the night the premises provides performance on a trial period basis in accordance with section 3.15.4 (9).

This hour may be in addition to any other extended hours approved as part of a trial period application. To be eligible, venues must demonstrate the capacity to provide performance.

NOTE: Venues seeking to demonstrate their capacity to provide performance as required by section 3.15.4 (17) may support their application by submitting information including the following:

- A description of the type of music, visual or performance art or other cultural events that may be staged at the premises
 - Submission of details of the space to be used and permanent or semi-permanent structure(s) and equipment to present live performance and creative and cultural uses. This may include any stage and audience standing or seating area and
 - Arrangements for booking and promoting performance, creative and cultural uses.
- (18) The performance, creative and cultural use must occur for a minimum of 45 minutes after 6pm.
- (19) Venues seeking to apply for an additional operating hour for providing a performance, creative or cultural use are required to update their Plans of Management to reflect the operation of the performance, creative and cultural use and management of the additional hour of trade.
- (20) Venues seeking to extend trial periods for an additional hour are to demonstrate that they have provided performance in accordance with the requirements of 3.15.4(16) and (17).

Category C premises

- (21) Category C premises may be approved for trading hours up to the maximum described in Table 3.8 subject to an assessment of the relevant matters in 3.15.3. Trial periods may

be imposed for premises that propose trading hours after midnight, are in sensitive locations or include uses that may be considered by the Council to be higher risk.

3.15.5 Plans of management requirements

~~Where the Council is of the opinion that proposals for late night premises have the potential to impact adversely on amenity and neighbourhood safety, applicants are required to prepare and submit with their application Plans of Management that include verifiable data and actions.~~

3.15.5.1 Preparation

~~Plans of Management are to include information about the operational and contextual aspects of a premises, for example locality description, security numbers, noise emission and trading hours, as well as details about what actions will be taken to ensure that premises will be responsibly managed, for example, crowd control procedures, noise minimisation and waste management.~~

~~This will ensure that proponents of late night trading premises have considered and addressed any potential impacts that may arise from their operation during late night hours, as well enabling the Council to effectively assess any impacts of a proposal. It is the responsibility of the licensee to facilitate a well managed premises and display sensitivity about the impact of the premises on the liveability of neighbourhoods.~~

- (1) A Plan of Management, prepared in accordance with the guidelines in Schedule 3 Late night trading, is required to accompany ~~an application for the following late night trading:~~
 - a. Category A premises applications involving base or extended hours.
 - b. Category B premises applications involving extended hours.
 - c. Applications for outdoor dining, where requested
 - d. ~~new Category A Premises;~~
 - e. ~~existing Category A Premises that seek a renewal or extension of existing approved trading hours;~~
 - f. ~~new Category B premises;~~
 - g. ~~existing Category B premises that seek a renewal or extension of existing approved trading hours;~~
 - h. ~~existing Category A Premises that seek extensions, additions or refurbishment which will lead to an intensification of that use;~~
 - i. ~~existing Category B Premises that seek extensions, additions or refurbishment which will result in the premises becoming a Category A premises;~~
 - j. ~~applications for outdoor trading on the same lot as a Category A or Category B Premises;~~
 - k. ~~Category A or B premises that seek an additional operating hour for the provision of performance, creative or cultural uses; and~~
 - l. ~~Category B dedicated performance venues that seek an additional operating hour at closing.~~
- (2) Plans of Management must be assessed and approved concurrently with the application for an extension of trading hours.
- (3) The operators of late night trading premises are required to review their Plan of Management following every trial period and make revisions necessary to maintain a level of amenity and safety in the vicinity of the premises which is at an acceptable community standard.

- (4) Council may request that an applicant amend their Plan of Management to provide further information in addition to the minimum requirements listed in Schedule 3 Late Night Trading in their Plan of Management where it is considered necessary.

3.15.5.2 Monitoring and Review

~~The Council will undertake its own review of the level of compliance with the Plan of Management and whether the current operation has been successful on any application to extend a trial period or on any review. The matters considered by Council will include, but not be limited to:~~

(1) Plans of management should be updated when being lodged with trial period renewals, and will be assessed with reference to external information, including but not limited to:

- (i) consideration of complaints to Council and the State licensing authority under the Liquor Act 2007;
- (ii) consideration of complaints to the premises;
- (iii) an assessment of inspections by Council Officers during trial periods; and
- (iv) consideration of any submission made by Police.

Schedule 2

Amendment to DCP Schedule 3 Late Night Trading

DCP Schedule 3.1 'Late Night Trading Area Character Statements' is proposed for deletion in its entirety.

Proposed edits to DCP Schedule 3.2 'Plan of management requirements' shown below, with strikethrough representing deletion and underline representing additions or edits.

3.2 Plan of management requirements

(1) A Plan of Management should be in the form of a separate attachment with an application and should be accompanied by a signed declaration from the licensee/manager that they have read and understood the Plan of Management. At a minimum, a Plan of Management should contain the following information:

(a) Site and locality details

- (i) A description of the primary use of the premises as well as any secondary/ancillary uses (eg. retail liquor sales, public entertainment, outside trading areas, gaming areas etc). This may be in the form of a floor and/or site plan that indicates the use of all areas within the building or site;
- (ii) Identification of any 'active areas' adjacent to the boundaries of the site used in association with the use of premises (eg. Outdoor seating, footway dining, queuing areas, parking etc);
- (iii) A floor plan that indicates the proximity of external doors, windows and other openings to residential and other sensitive land uses. The floor plan should also indicate the proposed layout of all areas of the premises, such as internal queuing areas, seating, dining, gaming, dance floors, entertainment, lounge, etc;
- (iv) Details of the maximum capacity of the premises and the maximum number of patrons that will be standing and/or sitting at any one time;
- (v) The location of waste storage areas;
- ~~(vi) Location of air conditioning, exhaust fan systems and security alarms;~~
- ~~(vii) Identification of the most commonly used pedestrian routes to and from the premises, including any safety corridors.~~

(b) Operational details

(i) An overview of the organisation in the form of a brief statement that provides details about the company/licensee/proprietor that includes information regarding:

- the number and type of staff (including security);
- ~~• other similar premises within the company's portfolio (if relevant);~~
- any Liquor Licenses for the premises;
- ~~• a description of any actions that the proprietor/licensee has taken to co-operate with NSW Police, the local community and incorporated resident groups regarding the management of the premises;~~
- ~~• membership of a Licensing Accord within the City of Sydney (please refer to the City's website for details of Licensing Accord operating within the City).~~

(c) Hours of Operation

(i) For existing premises seeking a renewal or extension of trading hours, a schedule of the current trading hours showing the range for each day. For example; this should be expressed in the following format:

- 9am Friday to 2am Saturday
- 9am Saturday to 2am Sunday
- 9am Sunday to 1am Monday
- 9am Monday to midnight Monday
- 9am Tuesday to 11pm Tuesday
- 9am Wednesday to 2am Thursday

(ii) A schedule of the proposed operating hours for each day of the week for all areas of the premises (eg. courtyards, rooftop, balcony, footway, gaming room etc.) showing the range of hours proposed for each day in the format above. If the nature of an area changes, for example, a dining area becomes a dance floor after the kitchen closes, then this should be noted and operational hours for the different uses detailed and

(iii) If applicable, a schedule of proposed entertainment hours for each day of the week in the format above.

(d) Noise

(i) The identification of all likely noise and vibration sources associated with the operation of the premises. This may include such sources as:

- Live entertainment and amplified sound;
- external (outside) areas such as courtyards, rooftops, balconies etc;
- patrons leaving and entering the premises;
- the operation of mechanical plant and equipment;
- waste disposal, sorting and collection of bottles etc
- in stand-alone gyms in buildings with residential accommodation, background music, air conditioning and the use of exercise machines and free weights.

(ii) Details of all noise and vibration attenuation measures related to the use and operation of the premises.

(iii) A statement outlining the premises' compliance with all relevant noise and vibration standards, guidelines and legislation (eg. Australian Standards, Protection of the Environment Operations Act 1997, EPA Industrial Noise Guidelines, etc.);

(iv) Details of how management will address complaints relating to noise, and any noise control strategies that will be implemented to minimise the potential for complaints (eg. liaison with neighbours and local police, maintaining a complaint register etc);

(v) Details of any measures that will be taken to minimise noise from outdoor areas such as rooftops, courtyards, balconies or designated smoking areas etc; and

(vi) Details of any noise limiting devices to be installed;

(di) Security and safety – may only be applicable for licensed premises or takeaway food and drink premises located close to late night licensed premises.

(i) A description of any arrangements that will be made for the provision of security staff. This is to include (but is not limited to) the following:

- any recommendations from Local Licensing Police regarding appropriate security provision and a statement outlining the extent of compliance with police recommendations;

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- the number of security personnel that will be patrolling inside and outside the premises including the frequency of security patrols;
- Identification of the physical extent of any patrolled areas outside the premises;
- Hours that security personnel will be on duty (including the period after closing time);
- Staff security training, weapons detection, and other security response methods.

(ii) Details of CCTV surveillance camera installation that identifies both indoor and outdoor areas monitored by cameras, and camera technical specifications (eg. recording capacity, frames per second etc.)

(iii) Details of signage that is to be erected providing advice to patrons to maintain quiet and order when leaving and entering the premises; and

~~(iv) Details of any liaisons or outcomes of any meeting with local NSW police~~

(iv) Details of any complaints associated with the operation of the premises must be recorded in a Complaints Register which includes:

- Complaint date and time;
- Name, contact and address details of person(s) making the complaint;
- Nature of complaint;
- Name of staff on duty;
- Action taken by premises to resolve the complaint;
- Follow-up; and
- Outcome.

(f) Management Measures

General Amenity:

(i) Details of all measures that will be taken to ensure that amenity impacts that may result from the operation of the premises are minimised.

(ii) Details of all actions that will be taken to respond to complaints made about the operation of the premises (including but not limited to consultations with residents, discussions with Council Officers, liaison with Police, public access to Plans of Management, review of existing Plan of Management etc.);

(iii) A waste management plan that outlines the procedures for minimising and managing waste that is generated by the premises. This should address such matters as disposal of bottles, how and when waste will be removed, details of waste management facilities, waste collection and storage areas etc;

~~(iv) Details of methods that will increase patron awareness of public transport availability(eg. signage, availability of timetables) as well as a description of any other measures that will assist patrons in using public transport (eg. provision of a shuttle service, taxi assistance etc.); and~~

~~(v) Details of methods that will increase patron awareness of responsible disposal of cigarette butts;~~

(vi) Any other measures that will be undertaken to ensure that amenity impacts that may arise from the operation of the premises are addressed.

Security and Safety (where applicable):

(i) Measures that will be taken by security personnel to ensure that the behaviour of staff and patrons when entering or leaving the premises will minimise disturbance to the neighbourhood.

(ii) Any provisions that will be made to increase security in times where higher than average patronage is expected (eg. during public entertainment, peak periods on weekends, New Years Eve, following large sporting events in the locality, during special events and functions etc.);

~~(iii) Liaison that will be undertaken with other licensees or operators of late trading premises in the locality/area to improve security at night;~~

(iv) Detail procedures and provisions that will be implemented to improve premises security. This could include:

- ~~• emergency procedures;~~
- ~~• crowd control;~~
- ~~• search procedures;~~
- ~~• maintenance of an incident register;~~
- monitoring of patron behaviour;
- monitoring of numbers of patrons within the premises;
- recording of complaints and reporting of incidents to Police;
- ~~• membership of the proprietor/licensee to a Licensing Accord (see the City's website for details of Licensing Accords operating within the City);~~
- ~~• dress codes;~~
- ~~• staff security training;~~
- ~~• distinctive security attire;~~
- ~~• availability of cloak rooms;~~
- internal and external security patrols; and
- ~~• measures to prevent glass being carried from the premises by patrons;~~
- ~~• measures to ensure safe capacities (eg. electronic counting of patrons, occupancy limits, signage); and~~
- actions to be taken during 'wind down' periods prior to closing time.

(v) If queuing outside the premises is to occur, a description of any measures that will be taken to ensure that queuing is controlled in a manner that will not adversely impact the amenity of the neighbourhood and that the footpath will not be unreasonably impeded. This description may address such matters as:

- A description of how and how often security guards will monitor queues (e.g. security guards will monitor queues every 10 minutes to identify inappropriate behaviour before patrons enter); the use of temporary ropes and bollards;
- maximum queue numbers;
- actions taken to minimise loitering; and
- actions ensuring the fast and efficient movement of a queue.

~~Optional issues that may be required in relation to an application for a liquor license~~

~~(vi) Methods employed to implement harm minimisation and the responsible service of alcohol (RSA) requirements such as:~~

- ~~• employee training and awareness regarding RSA and harm minimisation;~~
- ~~• approaches that will be used to manage intoxicated and/or disorderly persons;~~
- ~~• promotion of non-alcoholic beverages and provision of free water;~~
- ~~• display of the premises' house policy;~~

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- ~~• assisting patrons in accessing safe transportation from the premises (eg. arranging taxis, public transport timetable information);~~
- ~~• encouraging responsible drinking;~~
- ~~• number of RSA marshalls employed for each shift and details on how they will monitor RSA; and~~
- ~~• actions taken to discourage drug use and to manage drug related incidents.~~

(vii) Detail emergency and evacuation procedures in accordance with the relevant Australian Standard and provide details of staff training in those procedures.

(g) Performance, creative or cultural uses (where applicable)

- (i) A description of the music, visual, performance, creative and cultural events that may be staged at the premises;
- (ii) Details of the capacity of the space to host performance, creative or cultural uses including the location and dimensions the space, stage audience (standing or seating area) and equipment to present the performance, creative or cultural use;
- (iii) Arrangements for booking and promoting performance, creative and cultural uses; and
- (iv) Procedures for notifying neighbours about the nights when operating hours are extended to provide for performance, creative and cultural uses.

Schedule 3

Amendment to Section 3.18

Proposed edits to Section 3.18 'Entertainment Sound Management' shown below, with strikethrough representing deletion and underline representing additions or edits.

3.18.1 Entertainment sound management

Definitions

Entertainment sound means amplified or live sound associated with music, entertainment and performance, and from patrons while they are inside the development. It does not include other sound associated with the operation of a venue, such as mechanical ventilation, construction and waste management.

Entertainment sound generating activity means performance or activity including live entertainment, musical, film, rehearsal or performance, theatrical, comedy or dance performance that uses live or recorded music provided for the entertainment of patrons, which is typical but not exclusive to the following land uses:

- Entertainment facility
- Pub or registered club
- Restaurant or café
- Small bar

Sensitive receiver means residential accommodation and serviced apartments.

3.18.1.1 Development generating entertainment sound

Objectives

- (a) Ensure development is capable of providing diverse entertainment activities without resulting in amenity impacts to existing and future sensitive receivers.
- (b) Protect the health and amenity of people by managing entertainment sound ingress to sensitive receivers.

Provisions

- (1) This section applies to the following development:
 - (a) introducing a new entertainment sound generating activity;
 - (b) extending the trading hours of an existing entertainment sound generating activity beyond midnight;
 - (c) increasing the patron capacity of an existing entertainment sound generating activity by more than a third of the existing patron capacity;
 - (d) changing the external structure containing an existing entertainment sound generating activity by introducing new external penetrations, windows or doors; or
 - (e) internal alterations to an existing entertainment sound generating activity, where it is located in a mixed-use development with residential accommodation.
- (2) A Noise Impact Assessment prepared by a suitably qualified acoustic consultant is required, detailing the physical noise attenuation and other measures required to meet the requirements of this section, and demonstrating compliance with the sound criteria in Table 1 and 2 or a relevant precinct management plan for a special entertainment precinct (where applicable).
- (3) Development specified for this section must comply with the external entertainment sound criteria shown in Table 1 or precinct management plan as measured at the most affected

property boundary of the nearest existing sensitive receiver. The measurement location is to be 1.5 metres from ground level at the site boundary.

Table 1 External sound criteria as measured at the property boundary of the nearest identified sensitive receiver

Sensitive receiver	Time period	Sound criteria
		L_{Ze}q (15 minute)
Residential accommodation or serviced apartments	7am to midnight	Must not exceed 5dB above RBL in each octave band
	Midnight to 7am	Must not exceed RBL in each octave band

- (4) Development specified for this section must comply with the internal entertainment sound criteria shown in Table 2 or [precinct management plan](#) as measured inside any habitable room of the nearest existing sensitive receiver.
- (5) For Table 1, the rating background level (RBL) is the background L_{Z90} level for each 1/1 octave band from 31.5 Hz to 4 kHz, for the following periods measured in accordance with Fact Sheet B of the NSW Noise Policy for Industry:
- (a) 7am to 10pm
 - (b) 10pm to midnight
 - (c) midnight to 3am
 - (d) 3am to 8am

Table 2 Internal sound criteria as measured inside any habitable room of the nearest sensitive receiver

Sensitive receiver	Time period	Sound criteria
		L_{Ze}q (15 minute)
Residential accommodation or serviced apartments	7am to midnight	Must not exceed L _{Z90} (15 minute) in each octave band
	Midnight to 7am	Must not exceed 12dB below L _{Z90} (15 minute) or the threshold of audibility in each octave band
Where the dwelling is inside the same building	7am to midnight	Must not exceed 3dB below L _{Z90} (15 minute) in each octave band
	Midnight to 7am	Must not exceed 12dB below L _{Z90} (15 minute) or the threshold of audibility in each octave band

- (6) For Table 2, if the L_{Z90} (15 minute) level in the octave bands 31 Hz to 500 Hz is less than the threshold of audibility values listed in Table 3, the values in that table shall be used.

Table 3 Threshold of audibility by octave band

Octave band	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz
L_{Ze}q	51 dB	32 dB	18 dB	9 dB	3 dB

The internal sound criteria in Table 2 and provision (4) prevail to the extent of any inconsistency with the external sound criteria in Table 1 and provision (3).

- (7) For sites in designated special entertainment precincts, the external and internal sound criteria in the relevant precinct management plan prevails to the extent of any inconsistency with the sound criteria in Table 1 or 2.

3.18.1.2 Development affected by entertainment sound

Objectives

- (a) Protect the amenity of residents by reducing entertainment sound ingress.
- (b) Enable the delivery of housing in mixed-use areas with entertainment sound generating activities.

Provisions

- (1) The section applies to development for the purposes of new residential accommodation and/or serviced apartments, or where an alteration to an existing development involves conversion to or delivery of additional dwellings, on the following sites:
 - (a) on land where any part is identified on the *Entertainment Sound Management Map* as 'Sensitive receivers – Radius 1';
 - (b) on land identified on the *Entertainment Sound Management Map* as 'Sensitive receivers – Radius 2', to the extent that the part of the site or proposed built form has uninterrupted exposure to a mapped 'Existing live music and performance venue'; or
 - (c) on the same site as an existing entertainment sound generating activity.
- (2) A preliminary Noise Impact Assessment prepared by a suitably qualified acoustic consultant is to be submitted with a Site Specific DCP or Concept DA for development specified for this section, demonstrating how exposure to entertainment noise from a mapped existing venue has been reduced with appropriate siting, orientation and built form elements.
- (3) Development specified for this section must comply with the internal criteria for sound from any pre-existing, planned or approved entertainment sound generating activities shown in Table 1.

Table 1 Internal criteria for entertainment sound

Residential accommodation	Octave Band Centre Frequency dB							
L _{Ze} q (15 minute)								
Bedrooms								
Octave band	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	1 2 kHz	4 kHz
7am to midnight	60	50	39	30	25	20	15	13
Midnight to 7am	53	43	32	23	18	13	8	6
Other living areas								
Octave band	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	1 2 kHz	4 kHz

7am to midnight	65	55	44	35	30	25	20	18
Midnight to 7am	55	48	37	28	23	18	13	11

Note: For reference, the octave bands in Table 1 are approximately equivalent to the dBA levels in Table 2.

Table 2 Approximate dBA equivalent entertainment sound levels of Table 1. Note these are provided for reference only.

Residential accommodation

L_{Aeq} (15 minute)

Bedrooms

7am to midnight 30 dB

Midnight to 7am 23 dB

Other living areas

7am to midnight 35 dB

Midnight to 7am 28 dB

- (4) A Noise Impact Assessment prepared by a suitably qualified acoustic consultant is required for development specified for this section. The assessment is to establish the loudest existing L_{Zeq} (15 minute) sound context for any one hour period during the operation of venues for each 1/1 octave band between 31.5 Hz and 4 kHz. The assessment is to demonstrate attenuation from either the existing L_{Zeq} (15 minute) or the levels in Table 3, whichever is higher per octave band, to the internal sound criteria shown in Table 1.

Table 3 Minimum planned external entertainment noise spectrum

Octave band	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz
L_{Zeq}	69	63	53	49	47	44	42	45

Note: For reference, the octave bands in Table 3 are approximately equivalent to 51 dBA.

- (5) For sites in or adjacent to a special entertainment precinct, the external sound criteria in a relevant precinct management plan may be used to establish the existing sound context for the purposes of provision (4).
- (6) For the purposes of (1)(b), “uninterrupted exposure” means a direct line of sight without intervening built form, or facing a street or road corridor with an uninterrupted street wall on both sides between the venue and the site. A preliminary urban design analysis with 3D modelling may be required to establish which parts of the site are exposed and which are protected by existing or proposed built form elements.
- (7) To meet the criteria shown in Table 1, development may propose to attenuate the entertainment sound at an existing source. Where this is proposed, the proponent must demonstrate the attenuation measures:
- (a) will be effective at meeting the sound criteria in Table 1;

Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts

- (b) have the consent of relevant parties associated with the source of the entertainment sound; and
- (c) will last for the life of the proposed development, or have a management plan to ensure their maintenance and continued use through change of ownership at the source.

Schedule 4

Amendment to Green Square Town Centre DCP Section 13

Delete the text in GSTC 13 Entertainment sound management and replace it with the below:

GSTC 13 Entertainment sound management

In accordance with clause 3.43(3) of the Environmental Planning and Assessment Act 1979 this Development Control Plan adopts the provisions of the Sydney Development Control Plan 2012 in Section 3.18 Entertainment Sound Management.

Attachment B1

Appendix 1 – Late Night Trading Areas Map Proposed amendments only
--

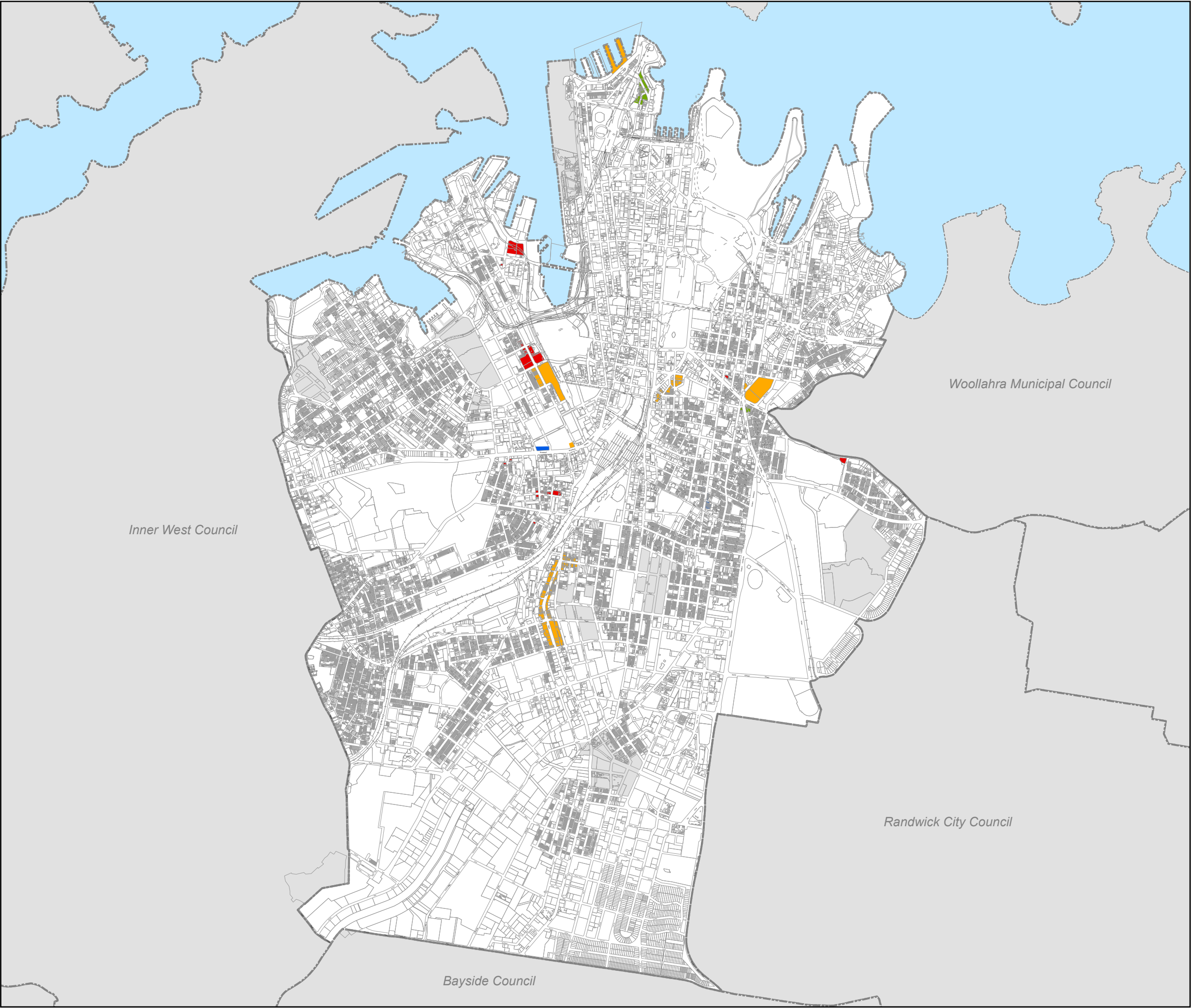
Late night trading areas map

- Legend
- Late Night Management Areas
 - City Living Areas
 - Local Centre Areas
 - Remove
 - Land excluded from this DCP

Pre-Exhibition



0 1,000 m
Scale: 1: 30,000 at A3



Attachment B1

Appendix 1 – Late Night Trading Areas Map Existing and proposed

Late night trading areas map

- Legend
- Late Night Management Areas
 - City Living Areas
 - Local Centre Areas
 - Remove
 - Land excluded from this DCP

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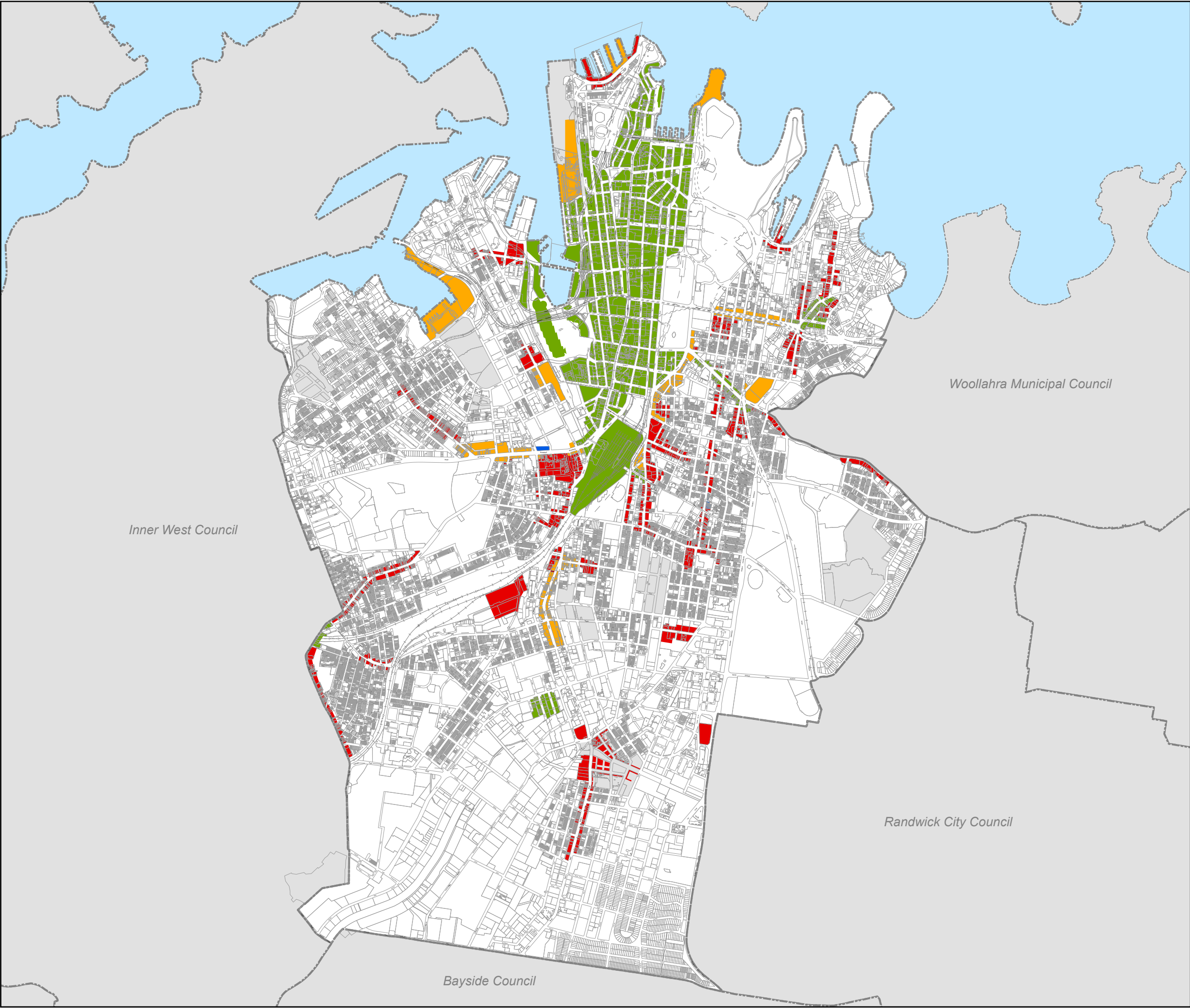
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Prepared By: SPUD
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Attachment B2

Appendix 2 – Entertainment Sound Management Map

Entertainment sound management
map

- Legend**
- City Living Areas
 - Late Night Management Areas
 - Existing live music and performance venues
 - Sensitive receivers – Radius 1
 - Sensitive receivers – Radius 2
 - Land excluded from this DCP

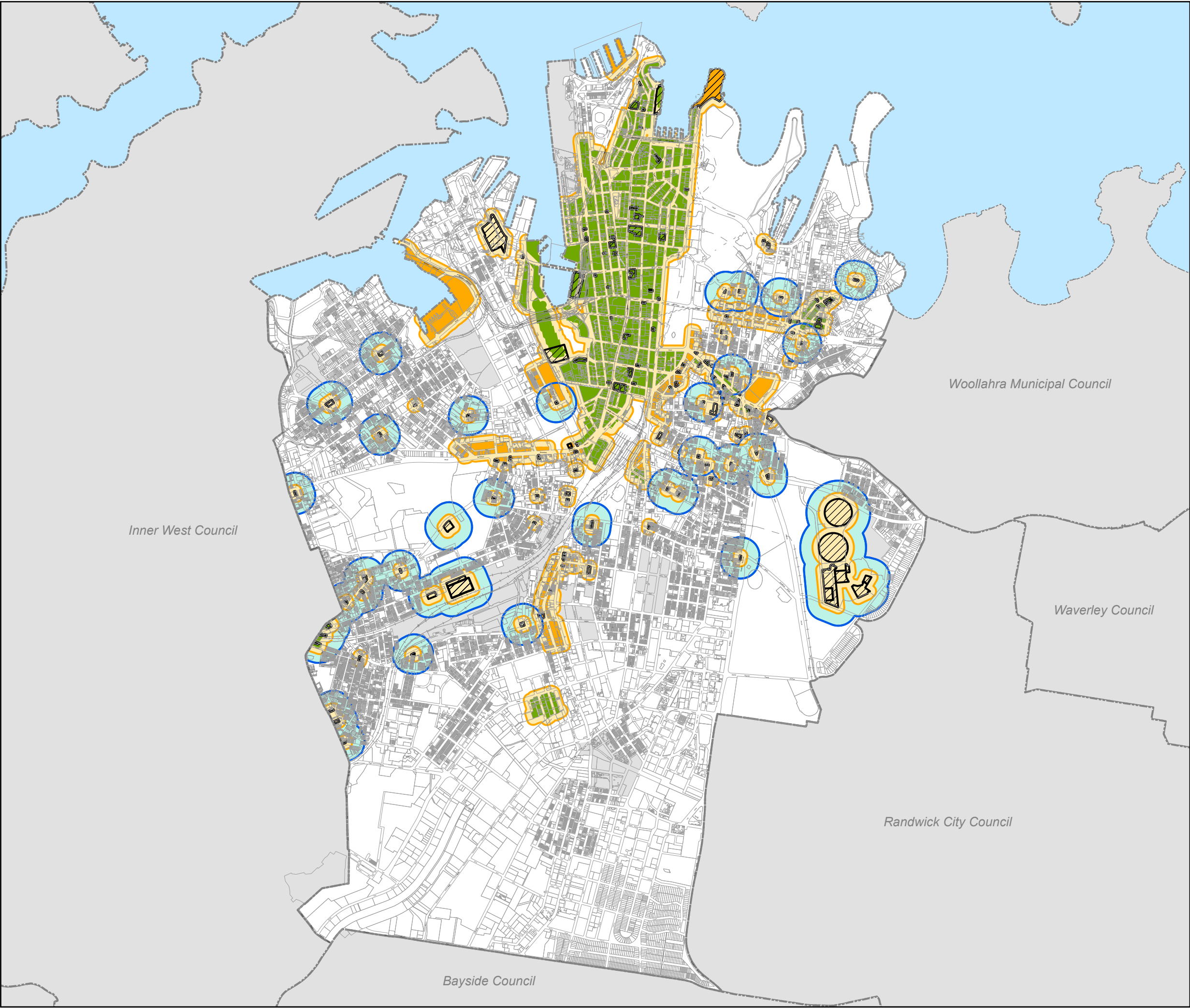
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Attachment C

Draft Special Entertainment Precincts Management Plan

Special entertainment precincts management plan



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Introduction

The purpose of this plan

This plan aims to provide balanced management of nightlife by supporting late-night activity and live music and performance while also protecting local amenity and managing potential impacts.

The plan should help establish operational certainty for existing and future businesses and residents.

The purpose of the plan is to set trading hours and sound levels for businesses within special entertainment precincts.

How this plan applies

This plan applies to special entertainment precincts identified in [\[add section\]](#) of the Sydney Local Environmental Plan 2012 and shown in figure 1 and at [\[add link\]](#).

In terms of sound, the plan:

- **does** regulate sound from entertainment activity from premises within a special entertainment precinct
- does **not** regulate other types of sound, such as mechanical ventilation, construction or waste management
- does **not** address sound from temporary events in public space, for example a parade in the street, market in a square, concert in a park, or busking
- does **not** regulate sound from private homes.

In terms of trading hours, the plan:

- **does** set trading hours for all premises in the special entertainment precinct including both licensed and unlicensed businesses
- **does** override trading hours set by condition in a development consent
- does **not** derogate from existing approved trading hours where they are longer than those available under the plan
- **does** provide 'extended' hours with development consent
- does **not** set or override liquor licence trading hours – these continue to be regulated by Liquor & Gaming NSW.

In terms of management and compliance, the plan:

- **does** set our approach to governing, monitoring and evaluating the special entertainment precincts
- **does** establish processes for Council-led regulation of premises within a special entertainment precinct, including regulating trading hours and managing noise complaints for unlicensed premises

- does **not** establish processes for managing noise complaints for licensed premises – these processes are managed by Liquor & Gaming NSW.

The plan does **not** apply to adult entertainment, sex services and restricted premises. This is a restriction imposed by the *Local Government Act 1993*.

Objectives

The objectives of the special entertainment precincts are to:

1. Enable businesses to invest in and offer more live music, culture, entertainment and performance as part of their regular activities
2. Foster vibrant, inclusive, mixed-use neighbourhoods that support local community amenity
3. Improve quality, safety and diversity of the late-night offering
4. Enhance economic outcomes, supporting businesses to thrive
5. Streamline the process for businesses and the City of Sydney to make it easier and more affordable to operate late night trading premises

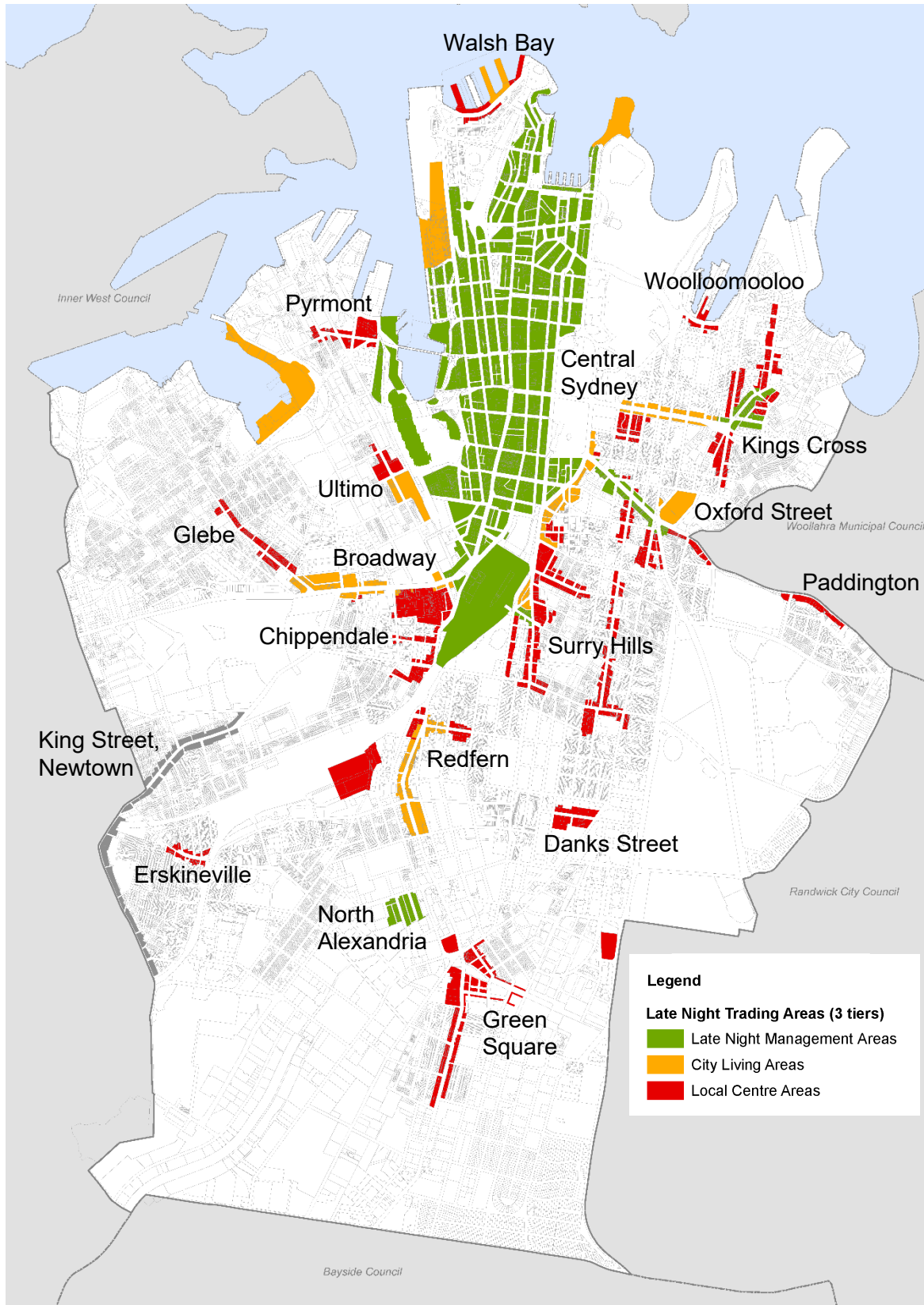


Figure 2. Special entertainment precincts map

Trading hours

How businesses can trade later

More flexibility for businesses

Businesses in a special entertainment precinct may trade up to the hours shown in figures 2 to 4.

These hours override any condition for trading hours on a development consent.

The plan does not apply to adult entertainment, sex services and restricted premises.

Businesses with existing approvals to trade later than the hours listed in figures 2 to 4 may continue to do so.

Businesses may lodge a development application for extended hours available under the Sydney DCP 2012, with renewals and further extensions under the existing trial period process.

Liquor & Gaming NSW establishes liquor licence trading hours

Premises that are licensed to sell alcohol will have 2 sets of trading hours:

- DA trading hours in their conditions of consent
- Liquor licence trading hours – not affected by this plan.

Businesses with a liquor licence that is more restrictive than the special entertainment precinct hours in figures 4 to 6 must contact Liquor & Gaming NSW to amend their licence conditions.

Identifying the trading hours that apply to a business

Three late night trading tiers

There are 3 tiers of late-night trading with their own trading hours. To check which tier applies, use the map at figure 1 or [\[link\]](#).

- Late Night Management (green areas) – see trading hours in Figure 2
- City Living (yellow areas) – see trading hours in Figure 3
- Local Centres (red areas) – see trading hours in Figure 4

Three business categories

Trading hours also vary for different categories of business. Lower impact venues can trade a bit later. The categories are:

- **Category A – High impact premises:** These are venues that sell alcohol and have capacity for more than 120 patrons. Examples include hotels, pubs, nightclubs and karaoke venues. This category also includes dedicated performance venues like theatres or concert halls with a capacity for more than 250 patrons.
- **Category B – Low impact premises:** These venues may sell alcohol and have capacity for less 120 patrons, or any commercial premises that may trade late and have the potential to impact on local amenity or safety. Examples include bars, small bars and some pubs and restaurants. It also includes unlicensed premises such as gyms in residential buildings, takeaway food shops and convenience stores. This category is for dedicated performance venues with a capacity for up to 250 patrons.
- **Category C – Unlicensed premises:** These include any retail premises or business premises that does not sell, supply or allow the consumption of liquor on or off the premises or hold any licence under the *Liquor Act 2007*. Examples include grocery stores, clothing stores, bookstores, homewares, dry cleaners, banks and hairdressers. This category does not include takeaways, cafes and restaurants, convenience stores, gyms in residential buildings and convenience stores.

Figure 2. Late night management area trading hours

		Category A Larger venues and nightclubs		Category B Small bars, clubs and restaurants		Category C Unlicensed shops and hairdressers
		Indoor	Outdoor	Indoor	Outdoor	Indoor
Late Night Management areas Including Central Sydney, Oxford Street and Kings Cross	SEP hours – no approval needed	6am to midnight	9am to 10pm	6am to 2am	7am to 10pm	6am to 2am
	Program incentive*	To 1am	–	To 3am	–	–
	Dedicated venue*	To 2am	–	To 4am	–	–

*Businesses must meet eligibility requirements and be on Liquor & Gaming NSW's approved list to access incentive hours. Please see 'How to access live music and performance incentives' below.

Figure 3. City living area trading hours

		Category A Larger venues and nightclubs		Category B Small bars, clubs and restaurants		Category C Unlicensed shops and hairdressers
		Indoor	Outdoor	Indoor	Outdoor	Indoor
City Living areas Including Barangaroo, Broadway and William Street	SEP hours – no approval needed	7am to 11pm	9am to 10pm	7am to 1am	7am to 10pm	7am to 1am
	Program incentive*	To midnight	–	To 2am	–	–
	Dedicated venue*	To 1am	–	To 3am	–	–

Figure 4. Local centre trading hours

		Category A Larger venues and nightclubs		Category B Small bars, clubs and restaurants		Category C Unlicensed shops and hairdressers
		Indoor	Outdoor	Indoor	Outdoor	Indoor
Local Centre areas Including Crown Street, Glebe Point Road and Chippendale	SEP hours – no approval needed	7am to 10pm	9am to 10pm	7am to 11pm	7am to 10pm	7am to 11pm
	Program incentive*	To 11pm	–	To midnight	–	–
	Dedicated venue*	To midnight	–	To 1am	–	–

*Businesses must meet eligibility requirements and be on Liquor & Gaming NSW's approved list to access incentive hours. Please see 'How to access live music and performance incentives' below.

How to access live music and performance incentives

We want more live music, performance, and cultural programming across our local area.

Liquor & Gaming NSW offer incentives for putting on live music and performance:

- 80% discount on liquor licence fees
- on the night of a performance, a 2-hour trading extension (see dedicated venue hours in figures 2 to 4)
- with regular performances, 1-hour trading extension every day (see program incentive hours in figures 2 to 4)

To access these incentives, businesses need to meet Liquor & Gaming NSW's eligibility criteria and be on their published [list of approved venues](#). Businesses can apply to be added to the list on the [Liquor and Gaming NSW website](#).

Once a business is on Liquor & Gaming NSW's approved list of venues, the incentive hours in figures 2 to 4 can override an existing development consent. This means a DA modification is not required to access the dedicated venue or program incentive hours.

How to apply for extended trading hours

Businesses may be able to trade later than the hours in figures 2 to 4 by applying for extended hours shown in figure 5 through a development application.

Businesses must apply to renew extended hours after the first 2 years, and then every 5 years. This allows us to work with venue operators to make sure late trading continues to be well managed.

To access 'extended' trading hours businesses will need to apply with:

- an application to modify an existing development consent
- a statement of environmental effects
- an updated plan of management that covers the proposed extended hours
- a noise impact assessment may be required, depending on the business type and activity.

Extended hours are governed by Section 3.15 Late Trading Management in the Sydney Development Control Plan 2012 at cityofsydney.nsw.gov.au.

For advice, you can [speak to a City of Sydney duty planner](#).

Figure 5. Extended trading hours – approval is required

		Category A Larger venues and nightclubs		Category B Small bars, clubs and restaurants		Category C Unlicensed shops and hairdressers
		Indoor	Outdoor	Indoor	Outdoor	Indoor
Late night management	Extended	24 hours	9am to 1am	24 hours	7am to 1am	24 hours
City Living	Extended	7am to 5am	9am to midnight	6am to 5am	7am to midnight	24 hours
Local centre areas	Extended	7am to midnight	9am to 10pm	6am to midnight/2 am*	7am to 10pm	6am to 2am

*Proposals for extended indoor hours may be approved to 2am but only where entry and exit of all patrons will be on a main street and not a laneway, or mainly residential area.

Sound plan

This section outlines sound criteria for the regulation of sound from entertainment activity in commercial premises in special entertainment precincts.

In terms of sound, the plan:

- **does** regulate entertainment sound from premises within a special entertainment precinct
- does **not** regulate other types of sound, such as mechanical ventilation, construction or waste management
- does **not** address sound for temporary uses, for example events in public space or busking
- does **not** regulate sound from private homes.

Liquor & Gaming NSW is the lead regulator for entertainment sound from licensed premises.

The City of Sydney is the lead regulator for entertainment sound from unlicensed premises.

This sound plan overrides the existing noise rules in development consents and liquor licences with one simpler, consistent approach for all special entertainment precincts.

Glossary

Term	Definition
Entertainment sound	Includes sound from music, other types of entertainment such as karaoke or trivia and patron noise.
Venue	A business of any type (including food and beverage, entertainment, retail) which is or could be the source of entertainment sound.
Receiver	A property affected by entertainment sound. Most often the receiver is a residential property, but it could also be medical facilities, hotel or visitor accommodation or education facilities.
Decibel (dB)	Decibel (dB) is the unit used for measuring noise levels.
dBA	A-weighted decibels (dBA) measure in way that reflects how the human ear hears different frequencies. This scale matches well with how people experience loudness. An increase or decrease of about 10dB sounds roughly twice as loud or half as loud, while a change of 2 to 3dB is barely noticeable.

Term	Definition
Frequency	The rate of repetition of a sound wave. Frequency is measured in Hertz (Hz), or cycles per second. Human hearing ranges from around 20Hz to 20kHz (2000Hz).
Octave band	The most used frequency bands are octave bands, in which the centre frequency of each band is twice that of the band below it.
Low frequency	Long wavelength sound associated with low musical notes, bass and rumble. The audible low frequency octave bands of interest in room acoustics and sound insulation reviews are usually from 31.5Hz to 125Hz or 250Hz.
Background noise level	The background level is the baseline sound level in an area or the 'urban hum'. It is roughly the level of the quietest periods during breaks between intermittent sounds such as passing cars or birds. It is usually measured using L90.
Ambient noise level	The ambient noise level is the existing sound level in an area, usually measured using the equivalent continuous sound level (Leq). It includes the background sound and intermittent sounds.
L10 (period)	This is the sound level that is exceeded for 10% of the measurement period. This is commonly accepted as the maximum noise levels.
L90 (period)	This is the sound level that is exceeded for 90% of the measurement period. This is commonly accepted as the background noise level or typical minimum noise level.
LAeq (period)	This is the average noise level over a measurement period, adjusted to reflect how the human ear hears sound. It represents the total sound energy over that time and expresses it as one continuous average level.

Principles and approach

Objectives of the sound plan

- To protect reasonable neighbourhood and residential amenity while supporting businesses that provide live music and entertainment
- To provide operational certainty and protect venues from unreasonable noise complaints
- To ensure the management of special entertainment precincts recognises and responds to their unique context and future desired character
- To have sound criteria which are measurable and easily applicable for regulators

Approach and key principles

The sound plan establishes fixed sound levels for different neighbourhoods, recognising that background sound levels vary across the local area. It creates 4 sound category areas (SCA1–SCA4), from the loudest to the quietest, each with its own noise criteria.

Sound limits change across 3 daily time periods:

- day and evening (7am to 10pm) – more flexible to support entertainment
- early night (10pm to midnight) – a transition period
- late night (midnight to 7am) – stricter sound criteria to protect residential amenity.

Sound levels are measured outside, at the façade of the receiving property. External criteria also apply to non-residential receivers, with limits that are less strict than for homes.

Internal sound criteria are only used when external measurements don't reflect how sound is transmitted, such as when a venue and receiver share walls or are in the same building.

Guidance for managing entertainment sound

The City of Sydney local area is a lively mixed-use place. Our approach to special entertainment precincts aims to balance more live music, activity and nightlife with the reasonable expectation of residential amenity.

This plan provides sound level limits for compliance and regulation. It also sets expectations to proactively manage sound. Everyone has a role to play in keeping this balance.

Venues

Venues in special entertainment precincts are expected to take proactive and reasonable steps to manage entertainment sound and minimise impacts on nearby residents. This includes:

- maintaining well configured sound systems
- keeping doors and windows closed after 10pm where possible
- adding acoustic seals to doors and windows
- monitoring sound levels
- actively managing patron behaviour at entry and exit points
- setting up outdoor dining so people sitting together are close and tables are small to help reduce sound levels
- adjusting performance or operational settings when issues arise
- responding promptly and constructively to concerns raised.

Venues that already have plans of management, development consents or acoustic reports with recommended operating conditions, such as using sound limiters and closing windows after midnight, are expected to continue using these measures to minimise disturbance.

The best way to manage sound is at the source. If you're renovating, consider acoustic upgrades that support long-term compliance, improve the experience for your customers and help maintain a lively, well-managed nightlife environment.

New or significantly changed venues must manage sound in line with section 3.18 of the Sydney DCP 2012.

If you're opening a new venue or relocating, it helps to think about this sound plan early when choosing a site. Picking the right location can reduce how much acoustic treatment you need and may allow more entertainment activity. Suitable sites for more intense entertainment activity are usually:

- further away or well shielded from homes
- in louder sound category areas (SCA1 and SCA2) and away from quieter areas (SCA3 and SCA4)
- have entry and exit points on main streets rather than residential streets

- close to good public transport
- in buildings with strong acoustic performance
- located in basement spaces.

Residents affected by entertainment sound

In a busy global city, it's normal to hear some entertainment activity. Our sound management approach changes with the time of day:

- 7am to 10pm – flexible to support live music and activity
- 10pm to midnight – a transition period
- after midnight – stricter setting to protect residential amenity.

Residents are also expected to take reasonable steps to manage everyday entertainment sound in their homes. Practical options include:

- using a fan, air conditioner or white/pink noise device to help mask sound
- adding acoustic seals to doors and windows
- closing windows when it makes sense to do so.

When renovating, residents are encouraged to consider the acoustic performance of windows, façades and other building elements to improve long-term sound insulation.

New homes built in and near special entertainment precincts may need sound-attenuating measures in line with section 3.18 of the Sydney DCP 2012.

If you're seriously or unreasonably disturbed by entertainment sound:

- get more information about making a noise complaint for a **licensed venue** by visiting the Liquor & Gaming NSW website
- get more information about making a noise complaint for an **unlicensed venue** by visiting the City of Sydney website.

[Exhibition note: Links will be added when this document is finalised]

Sound category areas

Four sound category areas (SCAs) are defined (see figure 6) based on the existing noise levels in the area. These include special entertainment precincts and a buffer area.

The categories range from SCA1 for the loudest areas to SCA4 for the quietest areas. Each SCA has its own sound criteria.

The criteria that apply are based on the SCA of the receiver, not the SCA of the venue creating the sound.

If a receiver is in a grey area (other areas in the map below), a line should be drawn between the noise source and the receiver. The SCA closest to the receiver along that line would apply.

While a buffer area is mapped, this plan only applies to venues located within the special entertainment precinct boundaries.

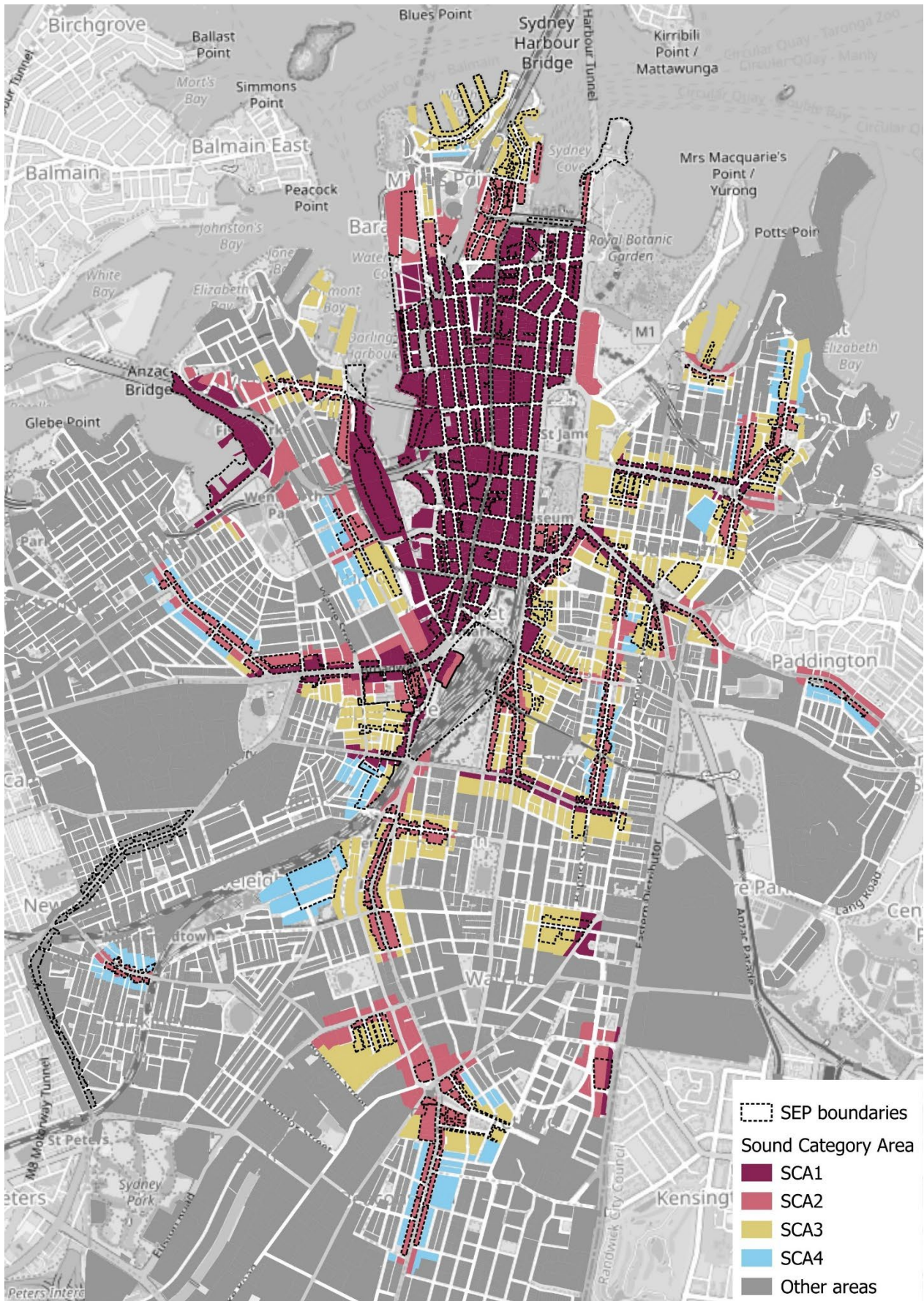


Figure 6. Sound category areas

Sound criteria for venues

The sound criteria that apply depend on the location and type of receiver.

Entertainment sound from venues in a special entertainment precinct must not exceed the sound criteria in figures 7 or 8, as measured at a residential receiver.

The criteria apply to the total sound emission from patrons and music (amplified and unamplified) both inside the venue and within designated outdoor areas.

The criteria apply to the cumulative level of all venues. In areas with multiple venues, the contribution from each individual venue should be at least 5dB below the values in figures 7 or 8.

The sound criteria do not apply to outdoor patron sound during the day/evening period when this is the only source of sound. This includes patron sound from outdoor dining on public streets, and from outdoor areas within a premises. The criteria do apply to outdoor patron sound during early night and late night times.

If the assessment location is not accessible for measurement, or if the entertainment level at the assessment location cannot be measured due to extraneous noise, the sound level can be calculated by a qualified acoustic consultant based on measurements at the venue and at interim locations.

If the receiver is not residential, entertainment sound from venues must not exceed the sound criteria in figures 7 or 8 with the adjustments in figure 9. If the adjustment results in a value which exceeds 75dB, then 75dB should be used as the applicable criteria. In areas with multiple venues, the minus 5dB adjustment should be made before the adjustments in figure 9.

Measured externally

The criteria in figure 7 apply 1m outside the most-affected window of a habitable room at 1.5m above the floor. Habitable rooms include living rooms and bedrooms, but not garages, kitchens, bathrooms or hallways.

The criteria are based on sound levels without façade reflection, so a -2.5dB façade correction should be applied to any direct measurement before comparing it with the criteria.

Figure 7. Sound criteria – measured externally

Cumulative levels, L_{Aeq} for dBA and L_{Zeq} for octave bands

Sound category area (SCA)	Days of the week	Day/Evening (7am–10pm)					Early night (10pm–midnight)					Late night (midnight–7am)				
		Octave bands – dB					Octave bands – dB					Octave bands – dB				
		dBA	31.5	63	125	250	dBA	31.5	63	125	250	dBA	31.5	63	125	250
SCA1	Sun 6pm–Thu 6pm	68	67	69	69	69	60	63	64	64	64	50	59*	52	52	50
	Thu 6pm–Sun 6pm	68	67	69	69	69	63	65	67	67	67	50	59*	52	52	50
SCA2	Any day	63	61	61	61	61	55	56*	55	55	56	45	56*	46*	44	44

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SCA3	Any day	58	60	60	59	58	50	56*	52	52	51	37	56*	41*	35	32
SCA4	Any day	53	56	56	53	53	45	56*	49	46	46	32	56*	41*	30*	25

* If these levels are exceeded, an optional third octave band assessment may be carried out to demonstrate compliance (see figure 10).

Sound criteria where internal measurement is required

Internal sound criteria in figure 8 are only used when the external criteria aren't suitable. This includes situations where the receiver is structurally connected to the venue (for example, sharing a wall or located in the same building) and noise travels mainly through internal structures

The internal criteria apply inside the most-affected area of a habitable room of the receiver, 1.5m above the floor and at least 1m from any surfaces.

Windows and doors should be closed for internal criteria assessment.

Figure 8. Sound criteria – measured internally

Cumulative levels, L_{Aeq} for dBA and L_{Zeq} for octave bands

Sound category area (SCA)	Days of the week	Day/Evening (7am–10pm)					Early night (10pm–midnight)					Late night (midnight–7am)				
		Octave bands – dB					Octave bands dB					Octave bands – dB				
		dBA	31.5	63	125	250	dBA	31.5	63	125	250	dBA	31.5	63	125	250
SCA1	Sun 6pm – Thu 6pm	53	62	60	57	55	45	58	55	52	50	35	54*	43	40	36
	Thu 6pm – Sun 6pm	53	62	60	57	55	48	60	58	55	53	35	54*	43	40	36
SCA2	Any day	48	56	52	49	47	40	51*	46	43	42	30	51*	37*	32	30
SCA3	Any day	43	55	51	47	44	35	51*	43	40	37	22	51*	32*	23	18
SCA4	Any day	38	51	47	41	39	30	51*	40	34	32	17	51*	32*	18*	12

*If these levels are exceeded, an optional third octave band assessment may be carried out to demonstrate compliance (see figure 11).

Figure 9. Non-residential receiver sound criteria adjustments

Receiver type		Adjustment (relevant to basis)				
		Broadb and L _{Aeq} criteria	Octave band L _{Ze} criteria			
			dBA	31.5 Hz	63 Hz	125 Hz
Tourist and visitor accommodation (including hotels, motels, backpackers' accommodation and serviced apartments)	Sound criteria the relevant time period and SCA	+ 8dB	+ 4dB	+ 6dB	+ 6dB	+ 8dB
Hospitals (as measured from a ward or sleeping room)	Sound criteria the relevant time period and SCA	+ 5dB	+ 2dB	+ 3dB	+ 3dB	+ 5dB
Schools (as measured from a classroom)	Only the day/evening criteria in the relevant SCA	+ 0dB	+ 0dB	+ 0dB	+ 0dB	+ 0dB
Commercial premises (including business, office and retail premises)	Only the day/evening criteria in the relevant SCA	+ 10dB	+ 5dB	+ 7dB	+ 7dB	+ 10dB
Places of public worship, educational establishment, and health services facilities and other land uses (other than those stated above)	Only the day/evening criteria in the relevant SCA	+ 5dB	+ 2dB	+ 3dB	+ 3dB	+ 5dB

Optional third octave band assessments

Figure 10. Optional third octave band assessment criteria external

SCA	25 Hz	31.5 Hz	40 Hz	50 Hz	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz
SCA1	73	65	57	-	-	-	-	-	-
SCA2	70	62	54	49	45	44	-	-	-
SCA3–4	70	62	54	49	44	39	36	31	28

Figure 11. Optional third octave band assessment criteria internal

Time period	25 Hz	31.5 Hz	40 Hz	50 Hz	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz
SCA1	69	60	51	-	-	-	-	-	-
SCA2	66	57	48	41	36	34	-	-	-
SCA 3–4	66	57	48	41	35	29	24	19	15

Compliance measurement guidance

Compliance measurements should be conducted at a time and day considered to be representative of the typical worst-case impact. A valid measurement should be at least 15 minutes long, with allowance for post-processing to exclude data samples affected by extraneous noise. This may result in reporting a shorter duration L_{eq} for measured venue sound.

Measuring venue sound output in real conditions can be difficult because of other sources of sound. This is especially true at night, when the criteria focus on protecting residents' acoustic amenity. In most cases, an experienced acoustic specialist will need to establish methods to estimate the venue's noise contribution.

An L_{eq} criterion is used because it's consistent and can be used in calculations, such as adding or subtracting noise sources. At the same time, existing ambient noise – such as traffic, rail, ferries, aircraft and mechanical plant – can influence the readings at the receiver.

Measurements taken at the receiver will often need to be supported by further measurements closer to the venue. These can be used to develop transfer functions that help identify how much of the sound at the receiver is coming from the venue.

A sound level meter will usually record L_1 , L_{10} and L_{eq} . Looking at L_1 and L_{10} can help distinguish steady, music-type sounds from other background noise. An experienced operator will

also note which sounds are dominant during the measurement and which ones are likely to influence the Leq reading.

In the case where external criteria apply but direct measurement is not possible at the assessment location, the calculation of sound level at the assessment location can be done by measuring at the venue and/or interim locations and calculating sound reduction of the airborne propagation (e.g., distance, shielding, air absorption).

Sound criteria for build and construction

The City of Sydney's planning controls require new development to manage entertainment sound effectively.

- **New residential development** in certain locations must be designed and built to protect new residents from entertainment sound in the neighbourhood. This helps reduce the risk of sound complaints that could affect long-established venues, while also protecting the amenity of new residents.
- **New and substantially changed venues** must meet design and construction standards that provide reasonable sound attenuation for existing residents. These requirements only apply when a venue proposes changes that would significantly increase its sound emissions, as defined by specific activities and thresholds in the planning controls.

The required sound criteria are broadly aligned with this sound plan. This means new developments will be designed to suit the sound conditions of the area. Over time, these acoustic improvements will support a well-managed, sustainable nightlife that balances activity with residential amenity.

See section 3.18 of the Sydney DCP 2012.

Governance and engagement

Special entertainment precincts working group

Nightlife and Creative Industries Advisory Panel

The City of Sydney's Nightlife and Creative Industries Advisory Panel acts as the special entertainment precincts working group. It supports the establishment, day-to-day operation and ongoing monitoring of these precincts.

The panel includes key nightlife partners, such as industry associations, cultural institutions, creatives, live music and performance venues, small bars and festivals. They provide high-level, independent expert advice to support a strong, inclusive and culture-led nightlife.

The panel is an advisory body only. It does not have regulatory powers and cannot commit the City of Sydney to actions or change planning controls. Its role includes monitoring potential issues, advising on communication with residents and businesses, and recommending practical adjustments to help the precincts achieve their intended outcomes.

The panel meets 3 times a year, with local police and relevant NSW Government representatives invited when needed.

Where to get help

Our business, creative and nightlife concierge

This service is a dedicated City of Sydney team that provides tailored guidance for businesses and creatives. The team helps people to navigate our systems and processes, including planning approvals, licensing, venue hire and funding applications.

The concierge is a quick and effective way to hear from businesses and the community. It helps us track feedback, identify new trends and issues, and address recurring challenges, including barriers caused by systems or policies.

Regular updates on the special entertainment precincts are available on the City of Sydney website [Exhibition note: Link will be added when this document is finalised]

Contact the concierge team on 02 9265 9909 or at businesscreativenightlifeconcierge@cityofsydney.nsw.gov.au

Monitoring and evaluation

We will regularly monitor and evaluate the success of special entertainment precincts.

Reporting and data collection

We'll monitor changes in special entertainment precincts at least each year using a range of existing data sources, including:

- our floor space and employment survey, pedestrian counts, planning information and health and building compliance reports
- data from external agencies such as the Office of the 24-Hour Economy Commissioner, Transport for NSW and Liquor & Gaming NSW.

We may also survey businesses and the community from time to time.

Data sources and methods may be updated over time to ensure the approach stays effective.

Objectives and outcomes

The objectives and outcomes are used to assess the performance of special entertainment precincts over time.

Objective 1: Enable businesses to invest in and offer more live music, culture, entertainment and performance as part of their regular activities

Desired outcomes

- Businesses stay open later
- Venues host more live music, performances or events
- More employment opportunities for performing artists

Objective 2: Foster vibrant, inclusive, mixed-use neighbourhoods that support local community amenity

Desired outcomes

- Local communities can access a range of businesses and services, day and night
- Premises comply with sound limits

Objective 3: Improve quality, safety and diversity of the late-night offering

Desired outcomes

- Nightlife reflects the local character of the precinct
- Diverse business types trade later
- Everyone safely enjoys nightlife in the city

Objective 4: Enhance economic outcomes, supporting businesses to thrive

Desired outcomes

- Improved economic activity in special entertainment precincts
- More visitors in special entertainment precincts

Objective 5: Streamline the process for businesses and the City of Sydney to make it easier and more affordable to operate late night trading premises

Desired outcomes

- Fewer development applications for late night trading
- Less regulatory complexity, administrative effort and costs for businesses

Suspending or revoking special entertainment precinct status

The City of Sydney recognises that special entertainment precincts play an important role in supporting a safe, vibrant and diverse night-time economy. Suspending or revoking a precinct is a **serious and exceptional action** and will only occur when all reasonable options to resolve issues have been tried.

Under the NSW Special Entertainment Precinct Guidelines, both the City of Sydney and Minister for Planning and Public Spaces must follow mandatory procedures before a precinct can be suspended or revoked.

This section explains when we may consider taking this action, and the evidence and governance requirements that must be met.

When suspension or revocation may be considered

We'll only consider suspension or revocation when significant, ongoing issues cannot be resolved through usual compliance approaches. These may include education, engagement, negotiated agreements, improvement actions or regulatory enforcement. Action will only be considered when issues pose a long-term risk to public amenity, safety or the effective functioning of the special entertainment precinct.

Suspension or revocation may also be considered when there is confirmed evidence – provided by the City of Sydney, Liquor & Gaming NSW or NSW Police – showing repeated non-compliance with the precinct management plan or other legislation. It may also follow a recommendation from an inquiry carried out by the Office of the 24-Hour Economy Commissioner.

Thresholds for suspension or revocation

A special entertainment precinct can only be suspended or revoked through a formal Council resolution, and only when all the following thresholds are met:

- **Cumulative amenity impacts** – Businesses in the precinct are collectively causing unreasonable disturbance that cannot be managed through standard compliance actions.

- **Sustained anti-social behaviour** – There are ongoing, elevated levels of anti-social behaviour or public safety incidents over a significant period, supported by verified reports and shared agency data.
- **Exhaustion of compliance pathways** – All reasonable compliance measures – such as targeted enforcement, monitoring and collaborative work with precinct operators – have been tried, and suspension or revocation is the only remaining option to protect community safety and amenity.

Requirements for any suspension or revocation

Any decision to suspend or revoke a special entertainment precinct must:

- **be supported by verified evidence** from the City of Sydney, Liquor & Gaming NSW, NSW Police and other agencies, showing a clear, ongoing failure to meet precinct expectations
- **reflect a coordinated, multi-agency position** agreed in principle by the working group, NSW Police, City of Sydney staff and the Office of the 24-Hour Economy Commissioner
- **be a genuine last resort**, taken only after clear attempts to resolve issues with businesses, residents and partners.

Council may also choose to revoke a special entertainment precinct if a strategic review finds the precinct model is no longer suitable or effective for the area. For example, where land-use patterns have changed, community needs have shifted, or another planning mechanism would better support local amenity and night-time activity.

Our approach to compliance

The City of Sydney works to balance its legislative responsibilities, strategic priorities and available resources when making regulatory decisions. Our goal is to achieve the best outcomes for residents, businesses and visitors, while supporting a vibrant, safe and sustainable city.

To promote transparency and provide clear guidance, we provide relevant resources on our website, including:

- our [compliance policy](#)
- information about our [complaints management approach](#)
- operational noise management plans for venues in identified sound catchment areas
- publicly available information on premises and venue addresses in special entertainment precincts, including maps of relevant areas.

Who to contact for assistance

Type of complaint	City of Sydney	Liquor & Gaming NSW	NSW Police	NSW Police Marine Area Command
Feedback about special entertainment precincts	✓			
Entertainment sound from a licensed premises		✓		
Entertainment sound from an unlicensed premises	✓			

Special entertainment precincts management plan

Type of complaint	City of Sydney	Liquor & Gaming NSW	NSW Police	NSW Police Marine Area Command
Entertainment sound from a marine vessel				✓
Environmental noise such as construction noise or rubbish collection	✓			
Crime or anti-social behaviour that requires immediate attention			✓	
General non-compliance of a business, including trading hours and patron capacity	✓			

Attachment D

Special Entertainment Precincts Acoustic Technical Report

City of Sydney Special Entertainment Precinct

Acoustic Technical Report

3 March 2026

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Association of Australasian
Acoustical Consultants



Disclaimer

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.



Executive Summary

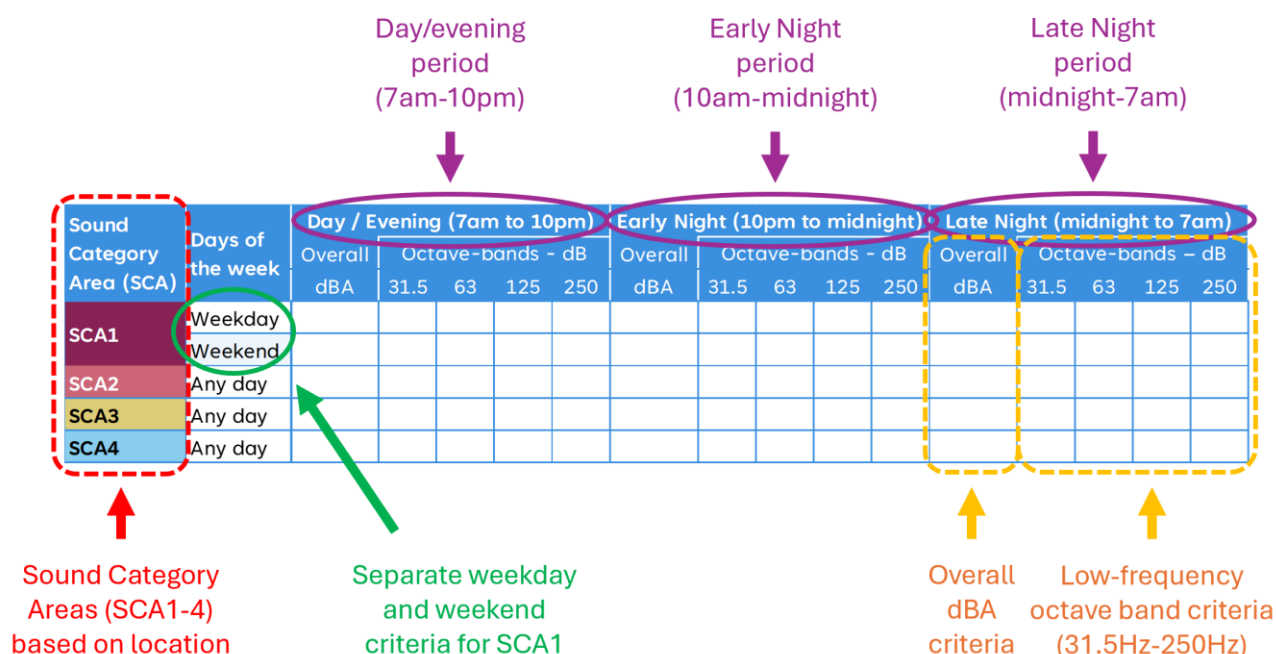
This report recommends sound criteria for City of Sydney's new Special Entertainment Precincts (SEPs) and explains their technical basis. The recommended criteria provide operational certainty for venues and the community because they are:

- **Fixed sound levels:** pre-determined based on background noise monitoring described in this report, so the venues do not need to conduct their own background noise monitoring to know the applicable criteria;
- **Objective criteria:** all numeric sound levels without requiring subjective evaluation, so the assessment outcome will not be ambiguous or disputable; and
- **Easily applicable:** with nearly all criteria defined externally and only one set of criteria per receiver, so the assessment procedure is simple and straightforward.

The key features of the criteria are:

- The criteria are mostly **determined based on existing background noise levels**, as the same venue sound level will be more intrusive in quieter areas than noisier areas, with the exception of night-time criteria which also reference the Defra curve and threshold of hearing as absolute criteria;
- **4 Sound Category Areas (SCAs)** are established, from SCA1 for the noisiest areas to SCA4 for the quietest areas, each with different noise criteria and each SEP is divided into applicable SCAs based on existing noise environment;
- Each day is divided into **3 time periods**: Day and Evening (7am-10pm), Early Night (10pm-midnight), and Late Night (midnight-7am);
- **Day and Evening** criteria are more lenient, to encourage entertainment; **Early Night** criteria act as a transition; and **Late Night** criteria are more stringent to protect acoustic amenity inside residences and avoid sleep disturbance;
- **Two options** are provided for the Late Night criteria - one based on entertainment levels that would be generally inaudible for most people most of the time inside receivers (**Generally Inaudible Approach**), and a less stringent approach that, while accepting entertainment sound inside receivers may be audible, still provides reasonable acoustic amenity and protection of sleep environment for most people (**Reasonable Amenity Approach**);
- In SCA1, the Early Night period criteria are more lenient for **Weekends** (Thu 6pm – Sun 6pm) than for **Weekdays** (Sun 6pm – Thu 6pm), based on the differences in background noise levels;
- An **optional third octave-band assessment** is provided for when the low-frequency content of the entertainment sound is better suited for more detailed analysis than the base octave-band assessment;
- Criteria for **non-residential receivers** are defined based on simple adjustments applied to the residential criteria;
- **Internal sound criteria** only apply where it is not appropriate to use the external criteria. For example, when receivers are structurally connected to the venue (e.g., sharing a common partition wall or within the same building) where the main noise transmission path is via internal structures. The internal criteria are set to be approximately equivalent to the external criteria.

The thumbnail figure below shows an example criteria table (without the criteria values) with the main features highlighted.



We have derived our recommended criteria by carefully assessing and considering:

- The **NSW Vibrancy Reforms** and **City of Sydney's strategic intent** for balancing the needs of communities, businesses and the night-time economy;
- Our **"Soundwalks"** involving **subjective observations** by experienced experts and **600 spot sample measurements** in and around the proposed precincts, to establish a comprehensive understanding of the existing noise environment including background noise and entertainment noise in each precinct;
- Extensive additional noise monitoring carried out specifically for this study, based on insights from the soundwalks and gaps in the publicly available data, including **long term monitoring at 17 locations** and **short term attended measurements at 91 locations**;
- **Previous noise monitoring results** from **70 publicly available acoustic reports** for Development Application (DA) or State Significant Development Application (SSDA); and
- **Relevant existing criteria, standards, and references**, including the City of Sydney (CoS) Development Control Plan (DCP) and the recent sound study conducted by Acoustic Directions and PKA Acoustic Consulting; NSW Liquor and Gaming (L&GNSW) LA10 noise criteria and Noise Policy for Industry (NPfI); NSW SEP Acoustic Toolkit and referenced low frequency noise studies for UK Department for Environment, Food & Rural Affairs (Defra); Inner West SEP Management Plan (SEPMP); and ISO standards relating to the psychoacoustics of hearing.

In summary, we have used our extensive literature review together with a large amount of field measurements and assessments described in this report to propose a set of easy-to-apply criteria that represent the balance that City of Sydney seeks to achieve between promoting entertainment vibrancy and protecting community amenity.

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Appendices

Appendix A Glossary of Acoustic Terminology

Appendix B Review of Relevant Documents

Appendix C Summary of publicly available noise monitoring results

Appendix D Long-term noise monitoring details

Appendix E Attended noise monitoring – background noise detailed results

Appendix F Attended noise monitoring – entertainment sound detailed results

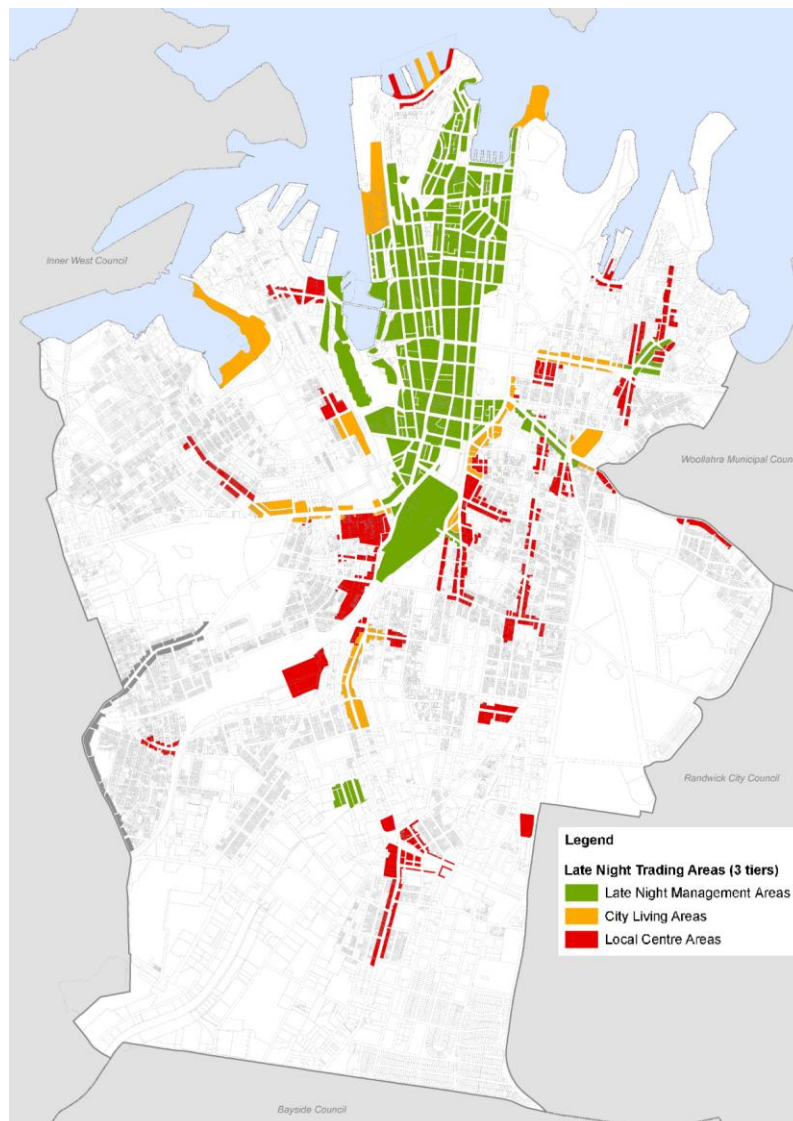
1 Introduction

1.1 SEP Areas and Trading Hours

On 17 March 2025 City of Sydney Council resolved to establish Special Entertainment Precincts (SEPs) in late-night trading areas. These are shown in Figure 1 and include:

- Central Sydney including Barangaroo, Wynyard, Circular Quay, Darling Harbour, Haymarket, Central
- Walsh Bay and the Rocks
- Broadway and Chippendale
- Oxford Street and Darlinghurst
- King Street, Newtown
- Regent Street, Redfern
- Surry Hills
- William Street, Kings Cross and Potts Point
- Union Street and Blackwattle Bay, Pyrmont
- Glebe Point Road
- Oxford Street, Paddington
- Danks Street, Waterloo
- Erskineville Road, Erskineville
- Woolloomooloo
- Redfern Street, Redfern
- Green Square town centre
- North Alexandria
- South Eveleigh
- East Village, Zetland

Figure 1 City of Sydney Special Entertainment Areas (SEPs)



The precincts are designated in 3 tiers:

- Late night management (green): The main night-life destinations or anticipated future night life destinations with the highest concentration of venues. This has the latest / most permissive trading hours, with extended trading hours up to 24 hours.
- City living (yellow): Night-life destinations but with more sensitive uses and a lower density of venues than late-night management areas. This is the middle tier, with extended trading hours up to 5am.
- Local centre (red): Main streets, commercial and mixed-use centres that support communities with shops, services and hospitality in the daytime, extending into the evening and nighttime. This has the earliest / least permissive trading hours, with extended trading hours up to midnight / 2am.

The map above includes some changes that the City is investigating as part of the process of designating special entertainment precincts.

The proposed trading hours are given in Table 1 (using the same colour shading as the SEP map).

Table 1 Proposed trading hours of SEP areas

SEP tier	Proposed trading hours	Category A Larger venues and night clubs		Category B Small bars, clubs and restaurants		Category C Unlicensed shops and hairdressers
		Indoor	Outdoor	Indoor	Outdoor	Indoor
Late night management areas	Base	6am – midnight	9am – 10pm	6am – 2am	7am – 10pm	6am – 2am
	Program incentive	6am – 1am	-	6am – 3am	-	-
	Dedicated venue	6am – 2am	-	6am – 4am	-	-
	Extended	24 hours	9am – 1am	24 hours	7am – 1am	24 hours
City living areas	Base	7am – 11pm	9am – 10pm	7am – 1am	7am – 10pm	7am – 1am
	Program incentive	7am – midnight	-	7am – 2am	-	-
	Dedicated venue	7am – 1am	-	7am – 3am	-	-
	Extended	7am – 5am	9am – midnight	7am – 5am	7am – midnight	24 hours
Local centre areas	Base	9am – 10pm	9am – 10pm	7am – 11pm	7am – 10pm	7am – 11pm
	Program incentive	9am – 11pm	-	7am – midnight	-	-
	Dedicated venue	9am – midnight	-	7am – 1am	-	-
	Extended	9am – midnight	9am – 10pm	7am – midnight/2am	7am – 10pm	7am – 2am

1.2 The Approach

The approach includes a combination of desktop reviews, short-term attended measurements, and long-term noise monitoring to obtain a comprehensive understanding of the current noise environment and relevant guidelines, in order to derive suitable noise criteria that align with City of Sydney's strategic objectives.

We started by conducting comprehensive desktop reviews of the following background information:

- Relevant reference documents (summarized in **Appendix B**), including existing noise criteria applicable to SEP areas, to understand the approach and basis of existing criteria; and relevant standards and technical literature on psychoacoustic relationships between noise levels and subjective acceptability and audibility; and
- Publicly available noise monitoring results from acoustic reports for Development Application (DA) or State Significant Development Application (SSDA) (summarized in **Section 2** with details in **Appendix C**), to map the available data on existing ambient noise levels, but also to identify gaps and help determine the focus for our site assessments.

The next step in our approach included extensive site measurements and assessments, to obtain reliable primary data to inform the criteria derivation:

- Our innovative "soundwalks" with subjective observations and over 600 spot measurements across all precincts (summarized in **Section 3**), to understand and obtain information on spatial variation of background noise levels and existing entertainment noise levels within each precinct;
- Long-term noise monitoring at 17 locations (summarized in **Section 4.1** with details in **Appendix D**) selected based on soundwalk observations, publicly available noise monitoring data, compliance history, and CoS's previous work on entertainment sound, to inform the variation of background and ambient noise levels on different days of the week and at different times of the day;
- Short-term attended background measurements at 53 additional locations during long-term noise monitoring (summarized in **Section 4.2** with details in **Appendix E**), to understand how noise varies within an area and to complement long-term noise monitoring; and
- Short-term attended entertainment measurements at 38 representative locations near existing venues (summarized in **Section 4.2** with details in **Appendix F**), including during peak summer season, to understand the range of typical existing entertainment noise levels.

We have then developed a set of criteria based on both the information from literature and data from first-hand measurements and observations:

- **Section 5** provides a high-level summary of the relevant documents reviewed in **Appendix B** and how we used the information from each document to derive the SEP criteria;
- **Section 6** explains how we have considered all of the above information and City of Sydney's strategic objectives to determine suitable noise criteria derivation methodology for the CoS SEPs; and
- **Section 7** provides the final set of criteria to be applied to venues in the CoS SEPs.

Some simplified example scenarios are given in **Section 8**, to show the type of operations possible under the SEP sound criteria when a new venue is opened at different locations.

Section 9 lists some general good-practice recommendations for venues that are effective and easy to adopt.

Some limitations of the study and criteria are discussed in **Section 10**.

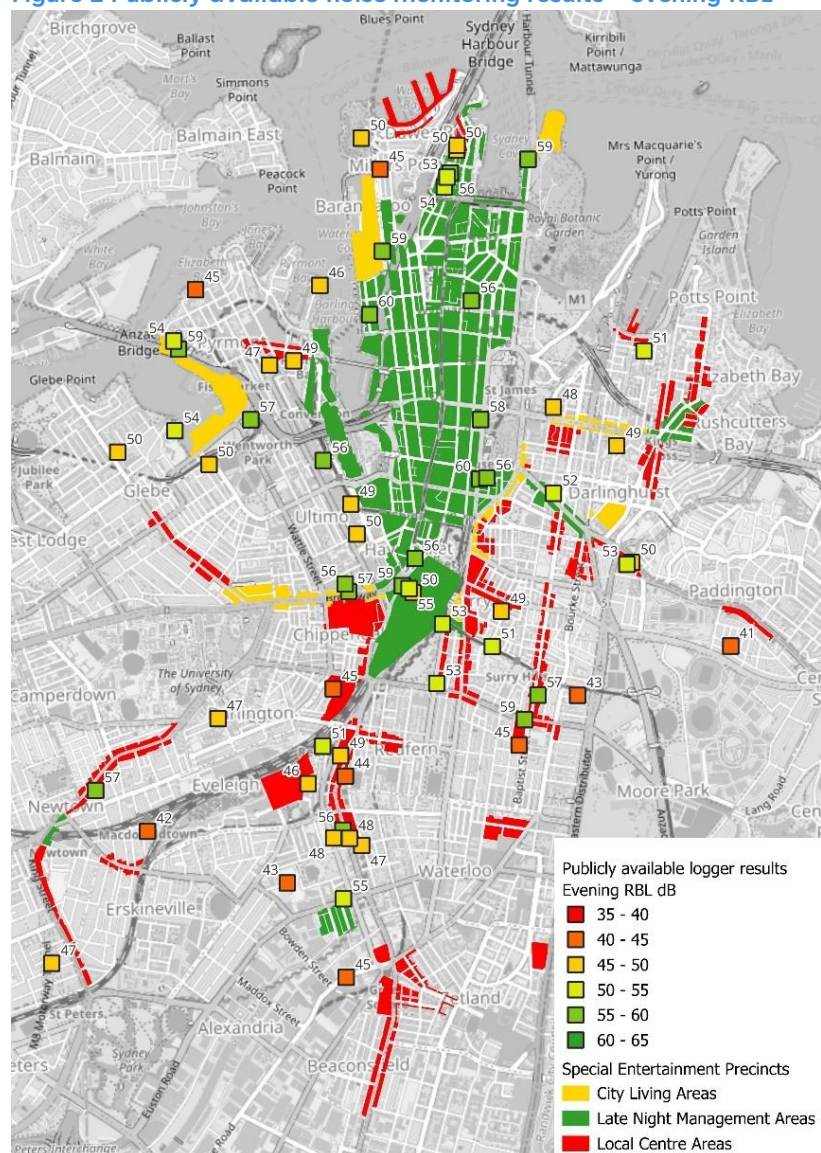
2 Publicly Available Noise Monitoring Data

We have reviewed 70 publicly available DA and SSDA acoustic reports and extracted noise monitoring data from relevant locations within or near the proposed SEPs. This has allowed us to extract Rating Background Noise Level (RBL) and L_{Aeq} results for day, evening, and night periods to guide and supplement our soundwalks and monitoring.

The figure below shows the RBLs for the evening period, plotted against the SEP map, to allow comparison with our soundwalk results (discussed in section 3) that were mostly conducted in the evening. The colour scale approximately matches that used in the SEP tiers, with green for the highest background noise levels (because these are the most tolerant of entertainment noise) to red for the lowest (most stringent). Appendix C provides the full results.

While most of the results showed reasonable alignment with the SEP trading hours (Late Night management areas having the highest background noise levels and Local centre areas having the lowest), there are also notable variations within some of the SEP areas, especially the Local centre areas, depending on the proximity to the main/high street within the area. This is addressed by setting different Sound Category Areas (see Section 6.1 and 7.3), so some areas with the same trading hours may have different sound criteria to reflect these variations in existing noise environment.

Figure 2 Publicly available noise monitoring results - evening RBL



3 Soundwalks

“Soundwalks” provide a meaningful insight into existing acoustic environments in ways that noise monitoring data, alone, does not. A soundwalk is primarily a subjective observation method that focuses on the sound environment through different locations in space. We used this approach for the initial study of the sound environment of all SEP areas, to understand the spatial variation and characteristics of both background noise levels and existing entertainment noise levels within each precinct, and to inform location selection for long-term and attended noise monitoring in the detailed noise monitoring stage.

We have made subjective observations about the background noise and entertainment noise within each SEP and, in addition to a conventional soundwalk methodology, included short-duration spot measurements (typically approximately 30 seconds) at representative locations to sample the acoustic environment. The soundwalks have helped us categorise the different areas in each SEP based on their existing noise characteristics.

We have conducted soundwalks to cover all proposed SEP areas. Each soundwalk involved one or two experienced acoustic consultants walking along representative streets within each SEP typically during the evening and night period, on weekends (Thu – Sat) – when existing entertainment activity levels are typically the highest. The majority of the soundwalks were conducted during the first 3 weeks of September 2025 on days with fair weather conditions.

The spot measurements were separated into measurements with and without existing entertainment sound. The L_{A90} levels from measurements without existing entertainment sound help to illustrate the spatial variation of background noise in each SEP, and are plotted in Figure 3. Notable observations are:

- The Sydney CBD area has consistently high background noise levels, typically 60–70 dB L_{A90}
- Similar noise levels are observed along major roads with continuous traffic flow (e.g., Cleveland St or Broadway), typically 60–70 dB L_{A90}
- High streets in each precinct (e.g., Crown St or Glebe Point Rd) usually have higher noise levels than the rest of the precincts due to higher traffic and pedestrian activities, typically 50–60 dB L_{A90}
- The noise environment on side streets branching from main roads or high streets with direct line-of-sight are usually controlled by the traffic noise on the main roads or high streets, typically 45–55 dB L_{A90}
- Areas that are shielded from the main roads or high streets with minimal local traffic, including the streets or laneways at the back of the high street premises, and the precincts that are currently not activated (e.g., South Eveleigh or Paddington) are relatively quiet with noise levels of typically 40–45 dB L_{A90}

The L_{Aeq} noise levels from measurements including existing entertainment sound help understand the typical levels of different types of entertainment sound, and are plotted in Figure 4. Notable observations are:

- King St Newtown currently has the highest concentration of live music venues and high entertainment noise levels, including the highest observed entertainment level of 86 dB L_{Aeq} . However, entertainment noise is generally inaudible at the rear of venues due to good sound insulation and moderate low-frequency content. This was even the case at the rear of the venue where the highest entertainment level was observed at the front
- Sydney CBD, Walsh Bay and the Rocks, Redfern, Kings Cross, and Darlinghurst have a mixture of clubs and pubs and restaurants with a variety of types of entertainment noise
- Surry Hills and Glebe currently are mostly restaurants with patron noise dominating and minimal externally audible live music
- The other precincts currently have relatively fewer, more scattered venues with minimal existing entertainment noise
- In terms of noise levels, the entertainment levels outside the venues generally ranged between:
 - Amplified music inside venue: generally 62–72 dB L_{Aeq}
 - Live music inside venue: generally 70–76 dB L_{Aeq} with open doors, 62–72 dB L_{Aeq} with closed doors
 - Outdoor patron noise with or without music: generally 62–72 dB L_{Aeq}

Figure 3 Soundwalk results – summary of background noise measurements L_{A90}

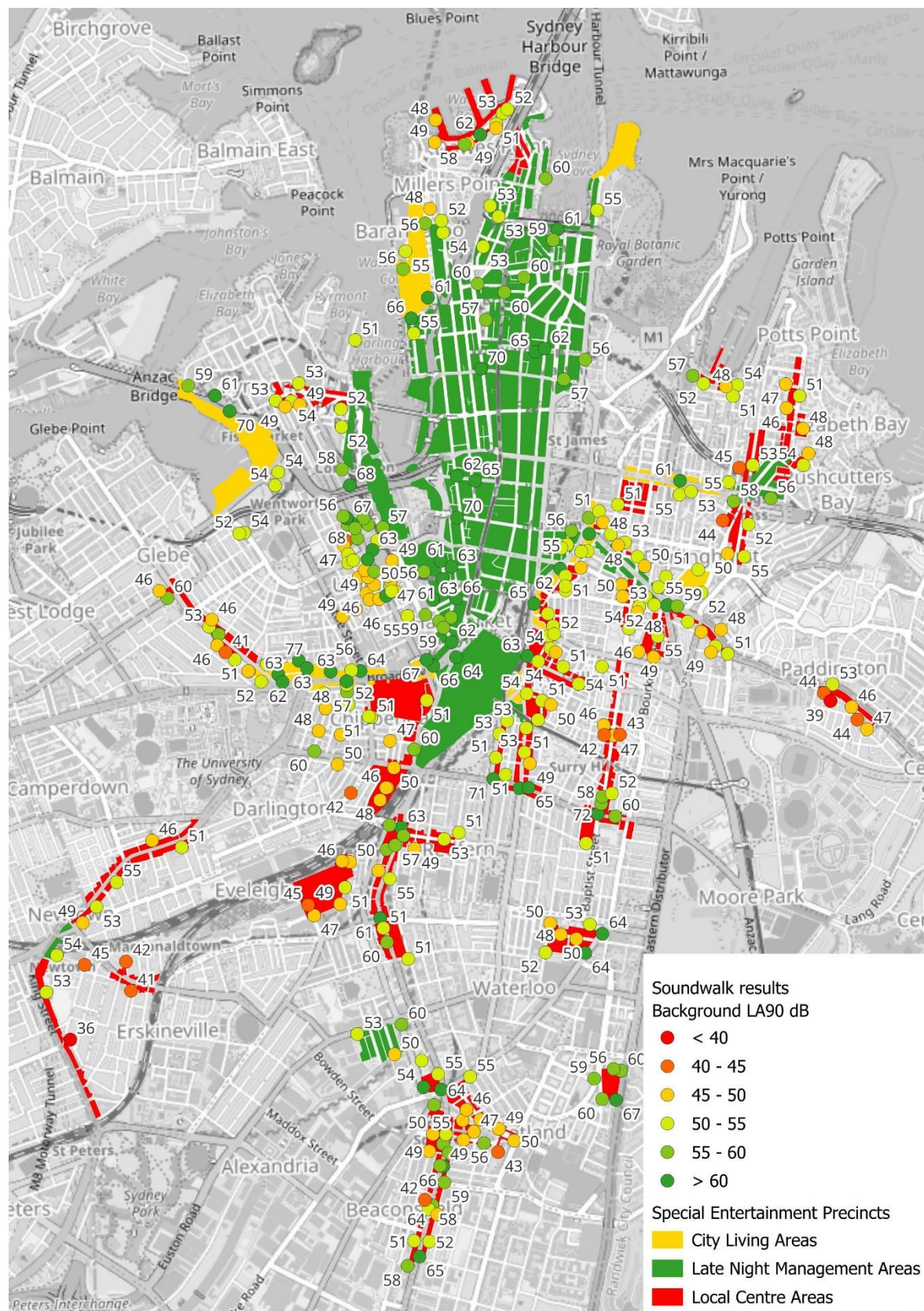
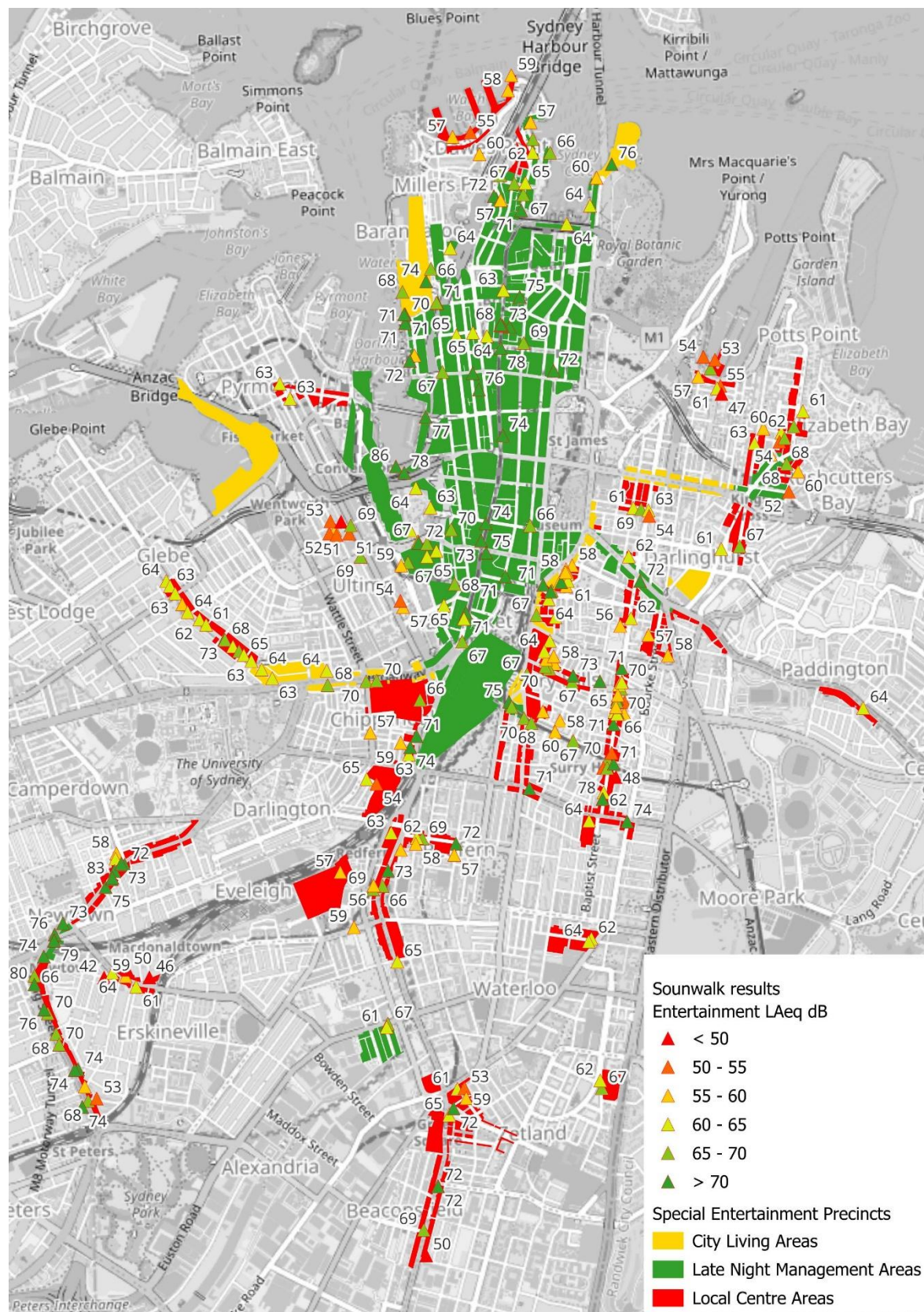


Figure 4 Soundwalk results – summary of entertainment noise measurements L_{Aeq}

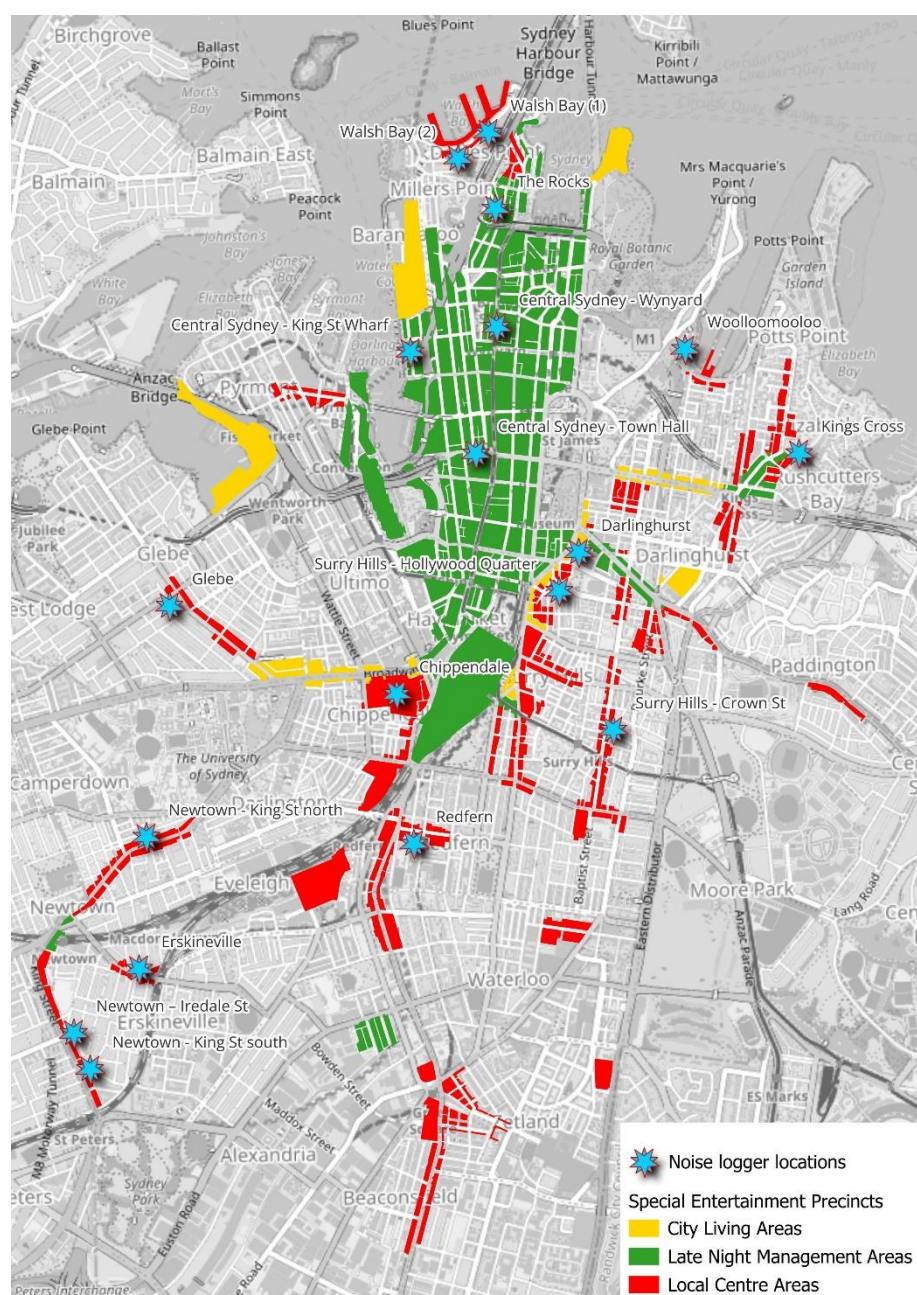


4 Detailed Noise Monitoring Results

4.1 Long-term Noise Monitoring

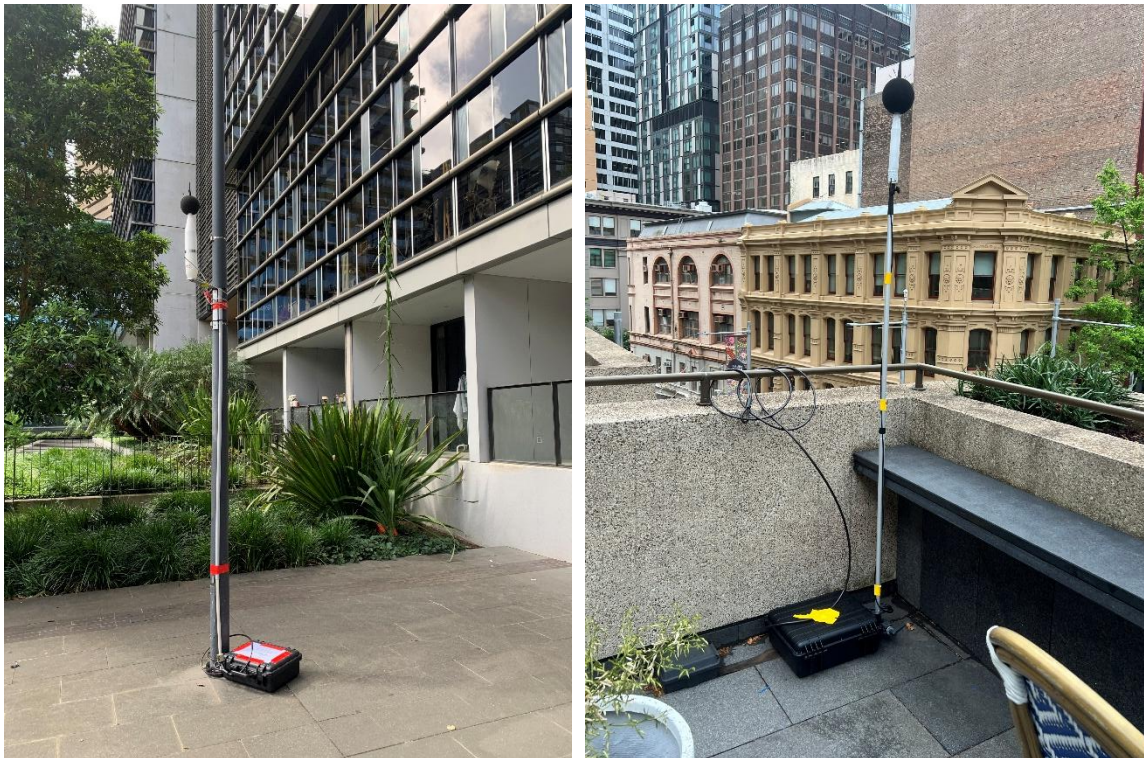
Seventeen (17) long-term noise monitoring locations were selected based on soundwalk observations, publicly available noise monitoring data, compliance history, and CoS's previous work on entertainment sound. At each location, the noise loggers measured continuously for approximately 2 weeks, including 2 weekend periods, to capture the typical noise variation at different times of the day and different days of the week. The locations are shown in Figure 5. Details of the loggers including equipment and monitoring period, zoomed-in locations and photos of each logger are provided in Appendix D.

Figure 5 Long-term noise monitoring locations



Most of the logger locations were mounted on street poles or light poles, with microphone positioned at approximately 2-2.5m above the ground secured to the pole via a metal bracket (Figure 6 left), with the exception of Town Hall, Crown St, and Iredale St which were mounted on a bespoke pole approximately 1.5-2m above the ground or balcony floor (Figure 6 right). The logger locations were selected to have representative background noise levels for most receivers in the area, away from reflective surfaces or extraneous noise sources such as busy roads or existing entertainment noise, with the exception of the Wynyard logger which was to capture variations of existing entertainment noise.

Figure 6 Example logger setups (Left: light pole mounting; Right: ground pole mounting)



The results of the long-term noise monitoring were analysed in accordance with NPfI, but separating the night-time period into “Early Night” (10pm to midnight) and “Late Night” (midnight to 7am), due to the fact that in majority of the SEP areas, the background noise from 10pm to midnight is still relatively high and similar to that of the evening compared to after midnight. This also aligns with the methodology in CoS DCP, Liquor & Gaming NSW Standard Condition and Inner West SEPMP.

The results for weekdays and weekends were calculated separately (where weekends are Friday to Sunday daytime, Thursday to Saturday evening and night).

Data samples during adverse weather conditions as defined by NPfI (wind speed > 5m/s or rainfall > 0mm) was excluded from the analysis. The NPfI also specifies that when a certain number of L_{A90} (15 minute) samples are excluded within each period (Day, Evening, or Night), the whole period needs to be excluded. For Early Night and Late Night periods, the maximum sample exclusion limit is calculated proportionally from the NPfI Night maximum sample exclusion limit.

Rating Background Noise (RBL) was calculated following NPfI procedure. Octave-band RBL was also calculated from L_{Z90} (15 minute) octave-band levels using the same procedure, then normalized to the broadband RBL levels.

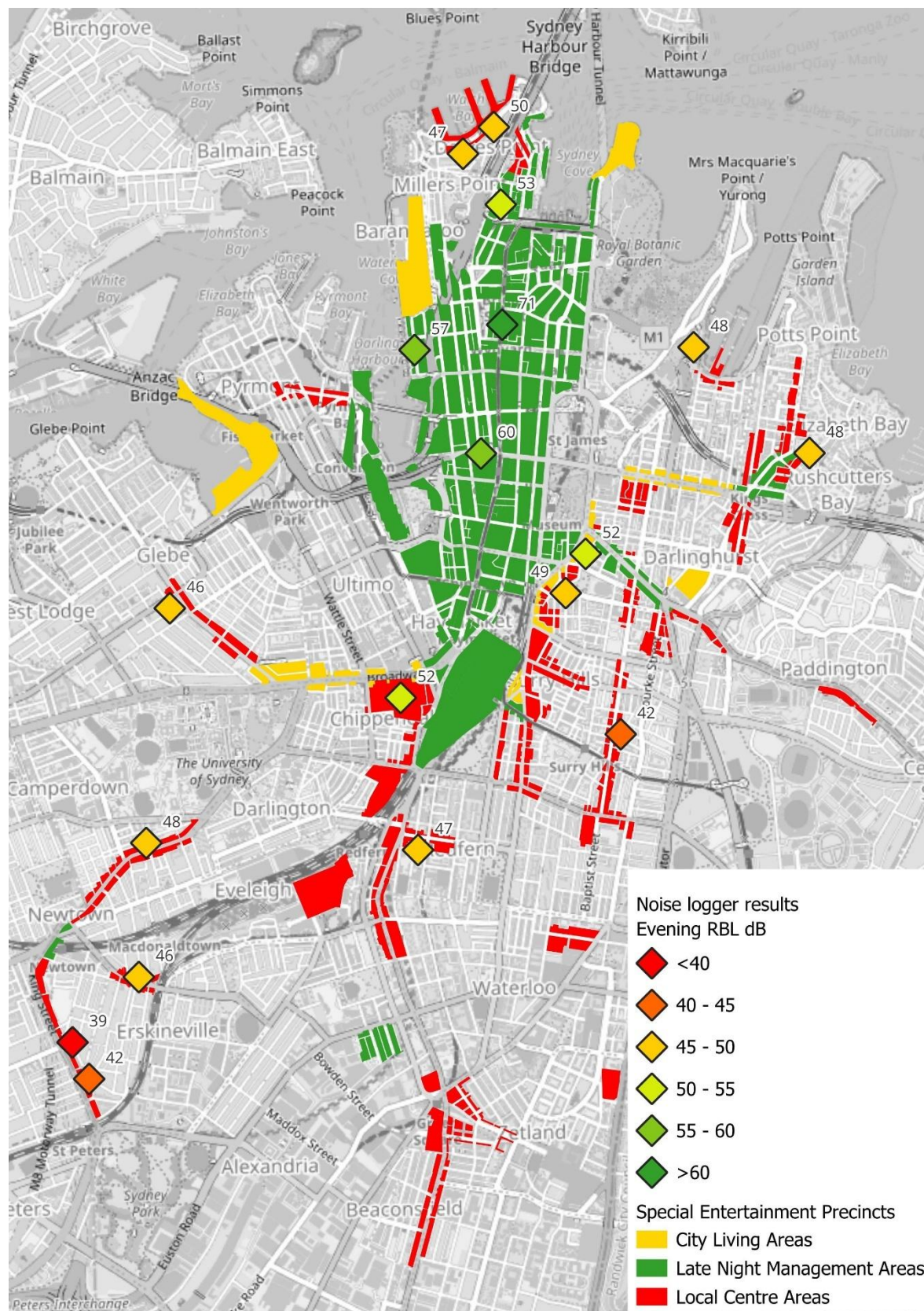
The broadband total RBL and ambient L_{Aeq} of each logger are summarized in Table 2, with the evening RBL graphed against the SEP map in Figure 7, using the same colours scale as publicly available logger data. The full result tables are provided in Appendix D.

Table 2 Summary of noise logger results

#	Location	Rating Background Noise RBL L_{A90} dB				Ambient Noise Levels L_{Aeq} dB			
		Day 7am- 6pm	Evening 6pm- 10pm	Early Night 10pm- mid night	Late Night mid night- 7am	Day 7am- 6pm	Evening 6pm- 10pm	Early Night 10pm- mid night	Late Night mid night- 7am
1	Central Sydney - Wynyard*	64	71	66	54	72	76	78	72
2	Central Sydney - King St Wharf	57	57	53	49	71	68	69	62
3	Central Sydney - Town Hall	62	60	59	54	69	67	67	64
4	Chippendale	53	52	50	48	59	59	55	52
5	Darlinghurst	53	52	51	50	60	57	59	56
6	Erskineville	47	46	40	34	59	56	53	54
7	Glebe	48	46	42	37	57	55	51	50
8	Kings Cross	52	48	44	40	63	59	57	55
9	Newtown - King St north	46	48	44	42	58	54	53	50
10	Newtown - King St south	41	42	37	31	57	55	50	47
11	Redfern	48	47	45	44	59	55	52	51
12	Surry Hills - Crown St	42	42	40	34	57	51	47	46
13	Surry Hills - Hollywood Quarter	51	49	47	44	60	60	57	58
14	The Rocks	54	53	52	49	58	58	56	54
15	Walsh Bay	50	50	45	42	61	58	58	53
		48	47	41	37	60	60	56	56
16	Woolloomooloo	49	48	43	39	60	56	53	54
17	Newtown – Iredale St (extra check)	39	39	36	34	61	55	49	46

* Logger location captures existing entertainment noise levels

Figure 7 Noise logger results - evening RBL



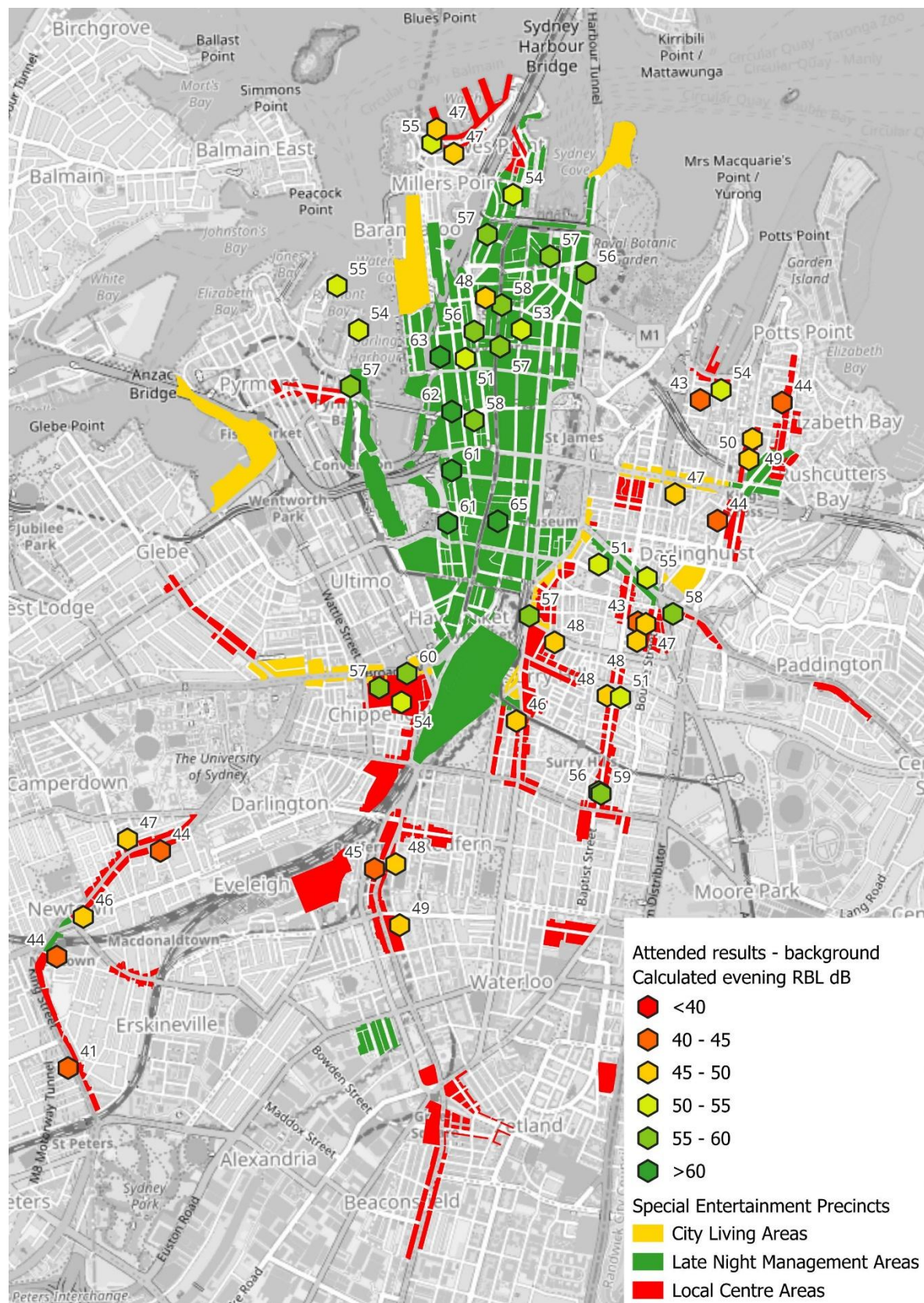
4.2 Attended Noise Monitoring

Short-term attended measurements (5-15 minutes) were conducted at 91 locations, of which 53 were background noise measurements to supplement the long-term noise monitoring results, and 38 were entertainment sound measurements to sample the existing entertainment sound levels.

The 53 background attended measurements were conducted at representative receiver locations that are not affected by existing entertainment sound in various SCAs during the logging period. The simultaneous results at the corresponding logger during each attended measurement were extracted, and the differences between the results at the attended location and logger location were calculated. These differences are used to estimate RBLs at the attended measurement locations based on measured RBLs at logger results. The estimated evening RBLs at attended measurement locations are shown in Figure 8 (using the same colour scale as the logger result figures), and the full attended background measurement results, including the original measured results and calculated RBLs, are provided in Appendix E.

The 38 entertainment attended measurements were conducted at representative existing venue locations or receiver locations near existing venues, including during peak season, to capture typical existing entertainment noise levels at venues and receivers. These provide examples of current entertainment noise levels, which are used to inform suitable criteria for entertainment noise. The measured L_{Aeq} and low-frequency noise levels, along with summary of observation notes are provided in Appendix F. Note that most of these measurements are affected by extraneous noise (such as traffic noise or pedestrian noise), so the measured values are not directly comparable with the criteria. However, as we have obtained observations by experienced acoustic consultants and time-varying data during the measurements, we have been able to approximate the levels of entertainment sound to inform the criteria.

Figure 8 Attended measurement results – background noise – calculated evening RBL



5 Review of Relevant Documents

We reviewed the following documents / policies as relevant background for deriving new sound criteria for the CoS SEPs:

- CoS Development Control Plan (DCP)
- NSW Liquor and Gaming (L&GNSW) LA10 noise criteria
- NSW Environmental Protection Authority (EPA) Noise Policy for Industry (NPfI)
- NSW Government SEP Acoustic Toolkit
- Inner West Council SEP Management Plan (SEPMP)

We also reviewed relevant technical reports and standards to inform our consideration of what levels are generally reasonable or inaudible for entertainment noise, including:

- ISO 389-7:2019 Acoustics — *Reference zero for the calibration of audiometric equipment — Part 7: Reference threshold of hearing under free-field and diffuse-field listening conditions*
- ISO 226:2023 Acoustics — *Normal equal-loudness-level contours*
- CoS DCP Entertainment Sound Study (report ref.: 240927 DCPEntSnd v1.1) prepared by Acoustic Directions and PKA Acoustic Consulting
- *Proposed criteria for the assessment of low frequency noise disturbance* (rev. 1, Dec 2011, contract no.: NANR45) prepared by Moorhouse, Waddington, and Adams for UK Department for Environment, Food & Rural Affairs (Defra)

The key points that we used from each of the references and how it reflected in the derivation of SEP criteria are summarized in Table 3. A more detailed review of each of the documents is provided in Appendix B, with the specific section number for each document provided in the second column of Table 3.

Table 3 Summary of relevant documents

Reference document	Full review	Key points	How it was used in SEP criteria derivation (Section 6)
CoS DCP	Section B.1	External criteria: octave-band RBL + 5 before midnight, octave RBL + 0 after midnight; Internal criteria: octave-band $L_{90} + 0$ before midnight (or -3 for same building), octave-band $L_{90} - 12$ or threshold of hearing after midnight.	One option of the Late Night (post-midnight) criteria is essentially in keeping with the DCP internal criteria, with an additional option that is slightly relaxed but still achieving a reasonable level of amenity to encourage entertainment. Criteria for other time periods are more relaxed than the DCP criteria to encourage entertainment.
L&GNSW LA10 noise criteria	Section B.2	External criteria: octave-band $L_{90} + 5$ before midnight, octave $L_{90} + 0$ after midnight; Internal criteria: inaudibility after midnight.	Replacing the subjective assessment of inaudibility after midnight (as this is difficult to implement) with objective criteria, of which one option aims to retain the goal of general inaudibility.
NSW EPA NPfI	Section B.3	Defines measurement method for Rating Background Noise (RBL) and Day, Evening, and Night periods.	The long-term noise monitoring and analysis followed the NPfI methods, and the time periods are adopted with an additional division within the Night period (before and after midnight).

Reference document	Full review	Key points	How it was used in SEP criteria derivation (Section 6)
NSW SEP Acoustic Toolkit and Inner West SEPMP	Section B.4	Dividing SEP into Sound Category Areas (SCAs) based on acoustic environment; External criteria: fixed dBA and 31.5Hz, 63Hz, 125Hz octave-band criteria for each SCA.	Following the idea of dividing SEP into SCAs based on acoustic environment and setting fixed criteria for each SCA, but different criteria from those in the Inner West SEPMP and NSW SEP Acoustic Toolkit, and with the addition of 250Hz octave-band criteria.
ISO 389-7:2019 threshold of hearing	Section B.5	Provides standard threshold of hearing curve for a normal hearing person.	Threshold of hearing curve set as the lower limit for all criteria, i.e., if background noise-based criteria levels are lower than the ToH, the ToH is used.
ISO 226:2003 equal loudness contours	Section B.6	Subjective loudness changes differently with sound level at different frequencies. Low-frequency loudness perception is more sensitive to changes in levels. For example, 5 dB change at 31.5Hz is equivalent to 10 dB change at 1000 Hz.	When set at the same level above background noise, low-frequency sound may be perceived as louder and thus more annoying. Therefore, for those criteria that are defined based on a certain level above background noise, the low-frequency criteria are scaled accordingly to control low-frequency noise.
CoS DCP sound study	Section B.7	$L_{eq} \leq L_{90} - 12\text{dB}$ for low-frequencies is found to be an equivalent for night-time inaudibility for entertainment noise. Table 5 of the sound study provides listening test results for different levels relative to background noise. The fixed internal criteria that CoS DCP adopted for new residential development (equivalent to 23 dBA) is based on a background noise of 35 dBA (either by sound masking / conditioning, or from other sources such as residual external noise).	Background noise – 12dB is used to inform background-based criteria for Generally Inaudible Approach. Background noise – 6dB is used to inform background-based criteria for Reasonable Amenity Approach. To achieve general inaudibility inside residences with lower levels of internal background sound, the internal criteria (and external criteria informed by the internal criteria) will need to be lower than the recommended criteria in the current DCP.
Defra study	Section B.8	Provides a curve for low-frequency tolerability for industrial-type noise.	The Defra curve is used to inform low-frequency criteria for the Late Night Reasonable Amenity Approach.

6 Criteria Derivation Methodology

The sound criteria derivation detailed in this section is based on the following strategies and understanding:

- The SEP sound criteria should balance the goal of encouraging and boosting night-time economy and live music and the need to protect the acoustic amenity of the local community.
- The most important time period for community acoustic amenity is the Late Night (midnight – 7am) period, when excessive noise could cause the most sleep disturbance and result in annoyance. Two optional approaches have been explored:
 - One approach is based on entertainment levels that would be generally inaudible for most people most of the time inside receivers (General Inaudibility Approach), which broadly aligns with L&GNSW LA10 criteria and current CoS DCP internal criteria. Note that while this approach targets internal inaudibility for most people most of the time, there may be exceptions depending on the characteristics of entertainment sound and background/ambient noise environment, venue and receiver building construction and window open/closed status, and the listener's hearing threshold. This is the most protective of the residents' amenity but more limiting for venues.
 - The other approach accepts that entertainment sound inside receivers may be audible, but still provides reasonable acoustic amenity and protection of sleep environment for most people (Reasonable Amenity Approach). This is less stringent than the General Inaudibility Approach and, therefore, more activating and lenient for the venues whilst still maintaining a suitable level of amenity for residents.
- For Day and Evening periods (7am – 10pm), the impact of entertainment noise on the community is lower, and the existing ambient noise is generally high, so the noise criteria are set higher than the L&GNSW LA10 criteria and current CoS DCP criteria to encourage commercial and entertainment activities. Also, Day and Evening periods have been combined because of the similar noise environment during the two periods.
- Early Night period (10pm – midnight) is designed to be a transition period to allow for higher criteria than Late Night but more stringent than Evening.
- The background noise levels during the Early Night period are generally higher on weekends in SC1 (see Appendix D). Therefore, slightly higher criteria are set for the Early Night periods on the weekends, including Thursday to Saturday.
- Low-frequency criteria are set with consideration of psychoacoustic hearing response (in relation to the equal loudness contours) and typical dwelling sound insulation performance (low-frequency sound insulation performance is usually lower than at mid-to-high frequencies).

The details for the criteria derivation are provided below. These provide the basis for the final criteria in Section 7.

6.1 Sound Category Areas Division

The SEPs and surrounding areas are divided into the following four (4) Sound Category Areas (SCAs) based on observations of site characteristics, sample measurements of background noise levels during the soundwalks, long-term noise monitoring results including the publicly available data and the monitoring conducted by us, and short-term attended noise measurements:

- SCA1: Main Central Sydney area (south of Western Distributor and Cahill Expressway) and areas adjacent to main roads with high traffic volume and/or high existing entertainment activities. Evening L_{A90} typically around or higher than 60 dB. Examples are Wynyard, Circular Quay, Darling Harbour, Haymarket, Central, Cleveland St Surry Hills, north King St Newtown, west Oxford St Darlinghurst, west William St Kings Cross.
- SCA2: Quieter Central Sydney area and areas adjacent to main roads with tidal traffic and/or activated high streets with existing entertainment. Evening L_{A90} typically around 55 dB. Examples are Barangaroo, the Rocks, Union St Pyrmont, Crown St Surry Hills, south King St Newtown, Glebe Point Rd Glebe, Botany Rd Green Square.

- SCA3: The rest of Central Sydney area and areas adjacent to moderately-activated high streets with existing entertainment and some local traffic or main roads with lower tidal traffic. Evening L_{A90} typically around 50 dB.
- SCA4: Side streets and quieter areas. Evening L_{A90} typically around or lower than 45 dB. While the evening RBLs at south King St Newtown (loggers #10 and #17) are close to 40 dB, the difference between existing ambient levels and RBLs at all times of day are very high (12–22 dB) and generally higher than other SCA4 locations. Therefore, it is reasonable to categorize those as SCA4.

While there are some differences between weekend and weekday RBLs at some logger locations, typically the differences between weekends and weekdays are smaller than the differences between SCAs and time periods (see Appendix D for the detailed results of each logger).

In addition, the data sub-set of weekends and weekdays are smaller than the complete dataset and more prone to be affected by daily fluctuations and outliers.

Therefore, for robustness of the data, **the RBLs used in criteria derivation are based on the results of all days (including both weekends and weekdays)**, while the differences between weekends and weekdays at applicable loggers are reflected in the criteria derivation methodology (Table 6 Section 6.3).

The typical broadband RBL of each SCA is provided in the Table 4. These values are used as the A-weighted RBLs in the criteria derivation for each SCA.

Table 4 Typical broadband RBL for Sound Category Areas (SCAs)

Sound Category Areas (SCAs)	Typical Rating Background Noise RBL L_{A90} dB				Example locations	Reference Loggers
	Day 7am–6pm	Evening 6pm–10pm	Early Night 10pm–midnight	Late Night Midnight–7am		
SCA1	60	60	55	50	Broadway in Glebe and Chippendale; Cleveland St in Chippendale and Surry Hills; Oxford St in Darlinghurst	#1 Central Sydney - Wynyard, #2 Central Sydney - King St Wharf, #3 Central Sydney - Town Hall
SCA2	55	55	50	45	Glebe Point Rd in Glebe; Crown St in Surry Hills; King St in Newtown	#4 Chippendale, #5 Darlinghurst, #14 The Rocks
SCA3	50	50	45	40	Redfern St in Redfern; Oxford St in Paddington; Macleay St in Kings Cross	#8 Kings Cross, #11 Redfern, #13 Surry Hills - Hollywood Quarter, #15(1) Walsh Bay (1), #16 Woolloomooloo
SCA4	45	45	40	35	Back of Glebe Point Rd in Glebe; back of Crown St in Surry Hills; back of King St in Newtown	#6 Erskineville, #7 Glebe, #9 Newtown - King St north, #12 Surry Hills - Crown St, #10 Newtown - King St south, #15(2) Walsh Bay (2), #17 Newtown - Iredale St

6.2 Low-frequency Octave-band RBL

For each SCA, the low-frequency octave-band RBLs used to establish the criteria are derived from the measured octave-band RBLs from the corresponding reference noise loggers in Table 4, with reference to the measured octave-band L_{90} levels from soundwalk and attended measurements of background noise to validate the representativeness of the logger results. The low-frequency octave-band RBLs used for criteria derivation are shown in Table 5.

Table 5 Low-frequency octave-band RBL for Sound Category Areas (SCAs)

Sound Category Areas (SCAs)	Typical Low-frequency octave-band RBL L_{90} dB											
	Day / Evening (7am to 10pm)				Early Night (10pm to midnight)				Late Night (midnight to 7am)			
	31.5	63	125	250	31.5	63	125	250	31.5	63	125	250
SCA1	63	63	63	61	61	61	61	59	55	55	55	53
SCA2	57	55	55	53	53	52	52	51	50	50	50	50
SCA3	56	54	53	50	50	49	49	46	47	47	47	44
SCA4	52	50	47	45	47	46	43	41	44	42	40	37

6.3 Residential Receiver Criteria Derivation

The criteria derivation methodology for residential receivers (shown in Table 6) is mostly based on existing background noise in the area, with the exception of Late Night criteria which also referenced the Defra curve and threshold of hearing as absolute criteria. The approach is in general alignment with, or more generous than, the approaches of the L&GNSW and CoS DCP criteria, with modifications detailed and justified in Table 6.

Table 6 External sound criteria derivation methodology for residential receivers

Time period	SCAs	Sound criteria derivation					Justification
		Broadband L _{Aeq} criteria	Octave-band L _{Zeq} criteria				
			31.5 Hz	63 Hz	125 Hz	250 Hz	
Day and Evening 7am-10pm	All SCAs	RBL + 8dB	RBL + 4dB	RBL + 6dB	RBL + 6dB	RBL + 8dB	During Day and Evening periods, entertainment noise has less impact on the health and amenity of the residents than night-time, therefore the criteria is relaxed from the L&GNSW RBL + 5dB to RBL + 8dB to encourage live music and activity in Special Entertainment Precincts. The existing ambient levels in these SCAs are on average about 10dB higher than the RBL, therefore RBL + 8dB is similar to existing ambient levels thus unlikely to cause undue disturbance.

Time period	SCAs	Sound criteria derivation					Justification
		Broadband L _{Aeq} criteria	Octave-band L _{zeq} criteria				
			31.5 Hz	63 Hz	125 Hz	250 Hz	
Early Night 10pm-midnight	SCA1 weekdays SCA2-4 all days	RBL + 5dB	RBL + 2dB	RBL + 3dB	RBL + 3dB	RBL + 5dB	The Early Night period acts as a transition period between Evening and Late Night as both background noise and entertainment noise start to decrease. The criteria of RBL + 5 also serve as transition between the more lenient evening criteria and the more stringent late night criteria, and broadly align with existing CoS DCP criteria.
	SCA1 weekends	RBL + 8dB	RBL + 4dB	RBL + 6dB	RBL + 6dB	RBL + 8dB	The background noise during the Early Night period is generally higher on the weekend than on the weekdays in SCAs 1, while the typical RBLs used for each SCA are based on all days and mostly driven by weekday results. Therefore the noise criteria are relaxed by 3dB.
Late Night midnight-7am Reasonable Amenity Approach	SCA2-4	RBL + 0dB	The higher of the following: - Octave-band RBL - 6dB - Defra study curve - 3dB + outside-to-inside level difference - ISO 389-7 Threshold of Hearing curve + outside-to-inside level difference				The goal of this approach is to provide reasonable acoustic amenity and protection of sleep environment for most people inside receivers, while accepting that entertainment levels may be audible. RBL - 6dB per octave-band is used for the background-based criteria based on Table 5 of the <i>CoS DCP Entertainment Sound Study</i>. Defra curve is for general industrial-type noise and not music. Therefore Defra curve minus 3dB is used to account for the higher fluctuation of music.
	SCA1	RBL + 0dB	The higher of the following: - Octave-band RBL - 3dB - Defra study curve + outside-to-inside level difference - ISO 389-7 Threshold of Hearing curve + 3dB + outside-to-inside level difference				SCA1 is only allocated to the CBD area and areas adjacent busy roads where the Late Night ambient levels remain consistently high (approx. 10-20dB above RBL), so both background-based criteria and absolute criteria are slightly relaxed relative to other SCAs.

Time period	SCAs	Sound criteria derivation				Justification	
		Broadband L _{Aeq} criteria	Octave-band L _{zeq} criteria				
			31.5 Hz	63 Hz	125 Hz		250 Hz
Late Night midnight- 7am Generally Inaudible Approach	SCA2-4	RBL – 3dB	The higher of the following: - Octave-band RBL - 12dB - ISO 389-7 Threshold of Hearing curve + outside-to-inside level difference			The goal of this approach is to reach levels that would be generally inaudible for most people most of the time inside receivers, which broadly aligns with L&GNSW LA10 criteria and current CoS DCP internal criteria. RBL - 12dB per octave-band is used for the background-based criteria based on Table 5 and Section 3.6.2.B of the CoS DCP <i>Entertainment Sound Study</i> .	
	SCA1	RBL – 3dB	The higher of the following: - Octave-band RBL - 6dB - ISO 389-7 Threshold of Hearing curve + outside-to-inside level difference			SCA1 is only allocated to the CBD area and areas adjacent busy roads where the Late Night ambient levels remain consistently high (approx. 10-20dB above RBL), so the background-based criteria are slightly relaxed relative to other SCAs.	

The additional values used for the calculation of the Late Night criteria are provided in Table 7. While for fluctuating sound like music, the even if the L_{eq} is at the threshold of hearing, the louder parts of the sound (e.g., L₁₀ or L₁) may be higher than the threshold and potentially audible. However, using the lowest 1/3 octave-band values as the octave-band criteria is very conservative by nature, so no extra correction is applied. Internal criteria are designed to be equivalent to the external criteria. Therefore, the only difference between the external criteria and internal criteria are the outside-to-inside level difference assumption in Table 7.

Table 7 Additional reference values for Late Night criteria derivation

Reference values	Broadband dBA	31.5 Hz	63 Hz	125 Hz	250 Hz
ISO 389-7 Threshold of Hearing curve (lowest 1/3 octave-band values)	-	51	32	18	9
Defra study curve – 3dB (lowest 1/3 octave-band values)	-	49 ¹	37	31	9 ²
Outside-to-inside level difference assumption for typical construction	15	5	9	12	14
Equivalent external limit for threshold of hearing	-	56	41	30	23
Equivalent external limit for Defra curve	-	56 ¹	46	43	23 ²
Equivalent external limit for SCA1 Reasonable Amenity Approach (Defra + 0dB or ToH + 3dB)	-	59	49	46	26

¹ Defra curve lower than threshold of hearing curve at 31.5 Hz, thus threshold of hearing is used

² Defra curve unavailable at 250 Hz, thus only threshold of hearing is used

6.4 Third octave-band Defra and ToH based criteria

Because human hearing sensitivity at low frequencies changes drastically with frequency, the threshold of hearing and perceived loudness can be very different even for frequencies in the same octave-band. To be conservative, we adopted the lowest 1/3 octave-band values from ISO 389-7 and Defra curves to derive the octave-band criteria. However, a sound exceeding the octave-band criteria may still be inaudible depending on the characteristics of the sound. Therefore, in order not to be unrealistically conservative, a set of 1/3 octave-band levels are also provided.

For the low-frequency criteria that are determined by the absolute curves (e.g., Late Night criteria at 31.5 Hz for all SCAs), if the entertainment sound exceeds the octave-band limit, a 1/3 octave-band assessment may be carried out to determine if the sound is actually exceeding the reference curves. The third-octave-band criteria are based on the ISO 389-7 curve minus 3 dB and Defra curve minus 6 dB, to account for the difference between louder parts of the sound (e.g., L_{10}) and L_{eq} (our assessment metric).

Table 8 Third octave-band absolute criteria

Frequency	25 Hz	31.5 Hz	40 Hz	50 Hz	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz	200 Hz	250 Hz	315 Hz
ISO 389-7 Threshold of Hearing curve – 3dB	66	57	48	41	35	29	24	19	15	11	8	6
Defra study curve – 6dB	58 ¹	50 ¹	43 ¹	37 ¹	36	34	32	30	28	11 ²	8 ²	6 ²
Outside-to-inside level difference assumption for typical construction	4	5	6	8	9	10	12	12	13	14	14	14
Equivalent external limit for threshold of hearing	70	62	54	49	44	39	36	31	28	25	22	20
Equivalent external limit for Defra curve	70 ¹	62 ¹	54 ¹	49 ¹	45	44	44	42	41	25 ²	22 ²	20 ²
Equivalent external limit for SCA1 Reasonable Amenity Approach (Defra + 0dB or ToH + 3dB)	73	65	57	52	48	47	47	45	44	28	25	23

¹ Defra curve lower than threshold of hearing curve at 31.5 Hz, thus threshold of hearing is used

² Defra curve unavailable at 250 Hz, thus only threshold of hearing is used

6.5 Non-residential Receivers Criteria Derivation

The criteria for other noise-sensitive receivers are derived based on the criteria for residential receivers with a suitable adjustment:

- Compared with residential receivers, hotels and other short-term accommodation have a higher tolerance for noise due to the short stay period and freedom of choice. Visitors may choose their accommodation based on the location and environment, and may choose to prioritise access to entertainment or a quiet environment. In addition, hotels generally have building envelope constructions with higher sound insulation plus mechanical ventilation which increases internal sound masking. Therefore, the criteria for short-term accommodation are set 8 dB above the relevant residential criteria.
- Hospital wards generally have building envelope constructions with higher sound insulation plus mechanical ventilation. Accordingly, these criteria are set 5 dB above the relevant residential criteria.
- School classrooms are sensitive to noise because distraction from noise may have an impact on students' learning outcomes. Therefore, these criteria are the same as the residential criteria.
- Places of worship are not as sensitive as school classrooms as there is no educational impact. However, there is usually a requirement for speech intelligibility. Therefore, these criteria are set 5 dB above the relevant residential criteria.
- Commercial premises are typically less noise-sensitive than all of the above receivers and generally have building envelope constructions with higher sound insulation plus mechanical ventilation. Therefore, these criteria are set 10 dB above the relevant residential criteria.

In addition, the latter three types of receivers (school classrooms, places of worship, and commercial premises) are usually only used during day-time (and occasionally evening) and there is no need to protect sleep amenity. Therefore, only Day and Evening residential criteria are used as the basis for the criteria for these receiver types.

For all non-residential receivers, the broadband criteria are capped at 75 dB L_{Aeq} to avoid unreasonably high levels.

6.6 Comparison with Existing Criteria

Table 9 compares our recommended SEP criteria with the existing L&GNSW LA10 criteria and the current CoS DCP criteria for entertainment noise, and summarises how our proposed approach compares.

Table 9 Proposed SEP criteria comparison with existing relevant criteria

	Existing L&GNSW criteria	Existing CoS DCP criteria	Proposed SEP criteria	Comments
Fixed criteria?	No, criteria vary depending on background and dwelling sound insulation	No, criteria vary depending on background and dwelling sound insulation	Yes, the criteria for each Sound Category Area are fixed	SEP criteria use fixed values that are derived from measured background noise levels, so noise logging is not needed for design or compliance assessment
Completely measurable?	No, the inaudibility criterion requires subjective assessment	Yes, the criteria are all quantitative and measurable	Yes, the criteria are all quantitative and measurable	SEP criteria only use quantitative (same as CoS DCP) to avoid subjectivity in the assessment
Assessment location	External and internal at residential receiver	External and internal at residential receiver	External only at residential receiver, (except where external noise does not control the outcome)	SEP criteria use a single assessment location for each receiver so compliance can be assessed easily and is not affected by dwelling sound insulation
Daytime and Evening 7am – 10pm	L_{10} (octave-bands) < background +5	L_{eq} (octave-bands) < background +5 and internal L_{eq} (octave-bands) < background +0	Most SCAs: L_{Aeq} < background +8 L_{eq} 31.5–250Hz octave-bands scaled according to equal loudness contour	SEP criteria for Day and Evening are more lenient than L&GNSW and CoS DCP to encourage entertainment, with separate criteria for weekends. Low-frequency criteria take into account the equal loudness contour to avoid excessive low-frequency disturbance.
Early Night 10pm – midnight	L_{10} (octave-bands) < background +5	L_{eq} (octave-bands) < background +5 and internal L_{eq} (octave-bands) < background +0	Most SCAs: L_{Aeq} < background +5 L_{eq} 31.5–250Hz octave-bands scaled according to equal loudness contour	SEP criteria for Early Night during the weekdays are roughly equivalent to L&GNSW and CoS DCP external criteria, while criteria for weekends are more lenient to encourage entertainment. Low-frequency criteria take into account the equal loudness contour to avoid excessive low-frequency disturbance.

	Existing L&GNSW criteria	Existing CoS DCP criteria	Proposed SEP criteria	Comments
Late Night Midnight – 7am	L ₁₀ (octave-bands) < background +0 and internal inaudibility	L _{eq} (octave-bands) < background +0 and internal L _{eq} (octave-bands) < background - 12 or Threshold of Hearing	Reasonable Amenity Approach: Most SCAs: L _{Aeq} < background +0 L _{eq} 31.5-250Hz octave-bands < background – 6dB or Defra – 3dB	More lenient than L&GNSW and CoS DCP internal criteria, but more stringent than L&GNSW and CoS DCP external criteria (in low frequencies).
			Generally Inaudible Approach: Most SCAs: L _{Aeq} < background -3 L _{eq} 31.5-250Hz octave-bands < background – 12dB or ToH	Octave-band criteria broadly equivalent to L&GNSW and CoS DCP internal criteria, while more stringent than L&GNSW and CoS DCP external criteria. Third octave-band assessment option adds more leniency without changing the actual target.

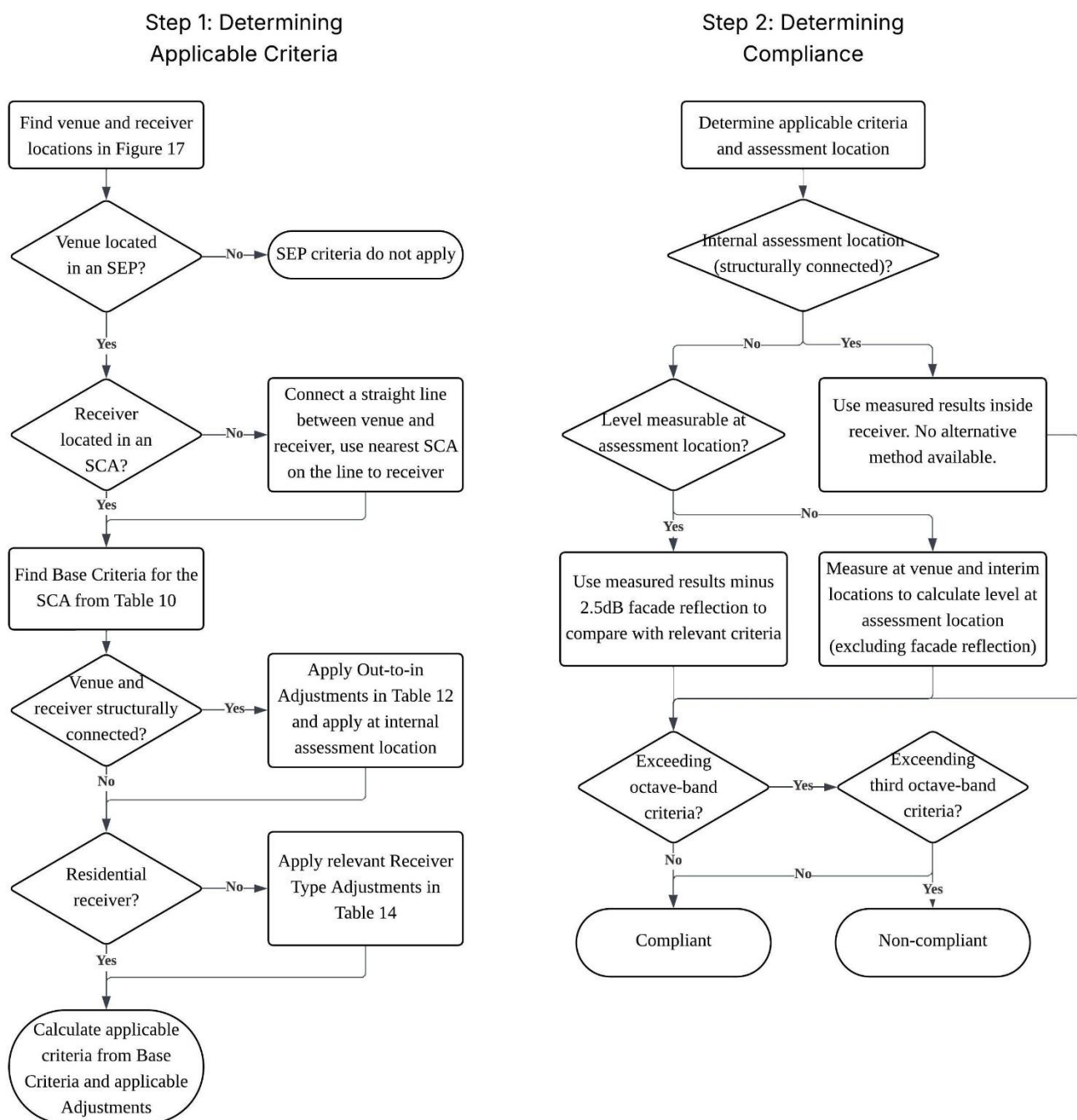
7 Sound Criteria

The final applicable sound criteria derived based on the methodology detailed in Section 6 are given below.

7.1 Assessment Procedure

The assessment procedure is summarised in Figure 9, with details provided in the following sections.

Figure 9 Assessment procedure

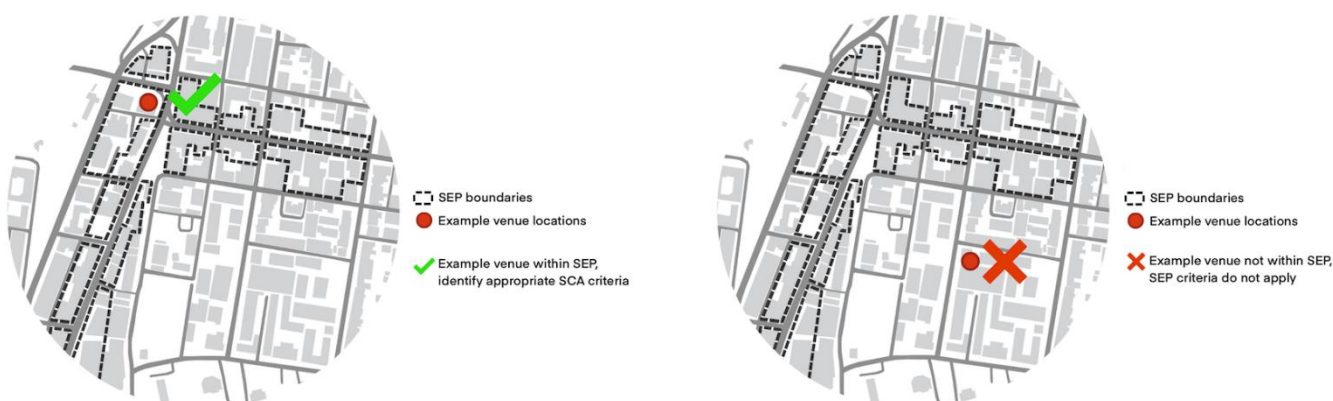


7.2 Assessment Clarifications

The following clarifies the type of sources that the criteria apply to, and assessment location:

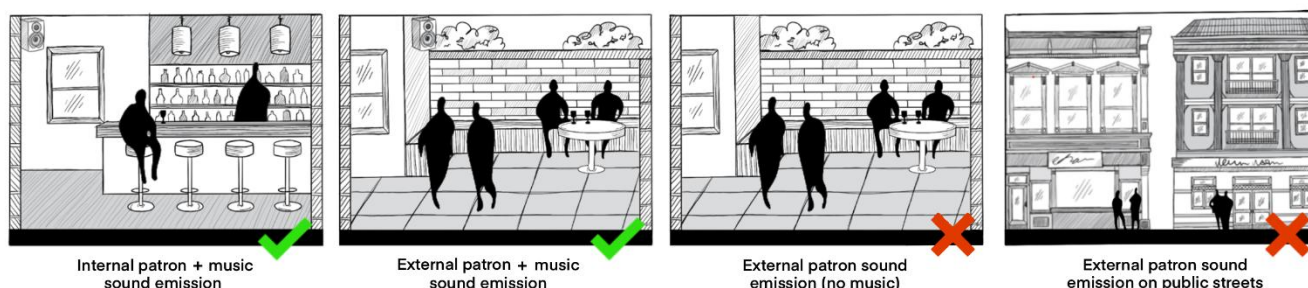
- The SEP criteria apply to all **licensed and unlicensed entertainment venues** (including restaurants, pubs, bars, and other premises) inside an **SEP boundary** (Figure 10).

Figure 10 Venue eligibility examples



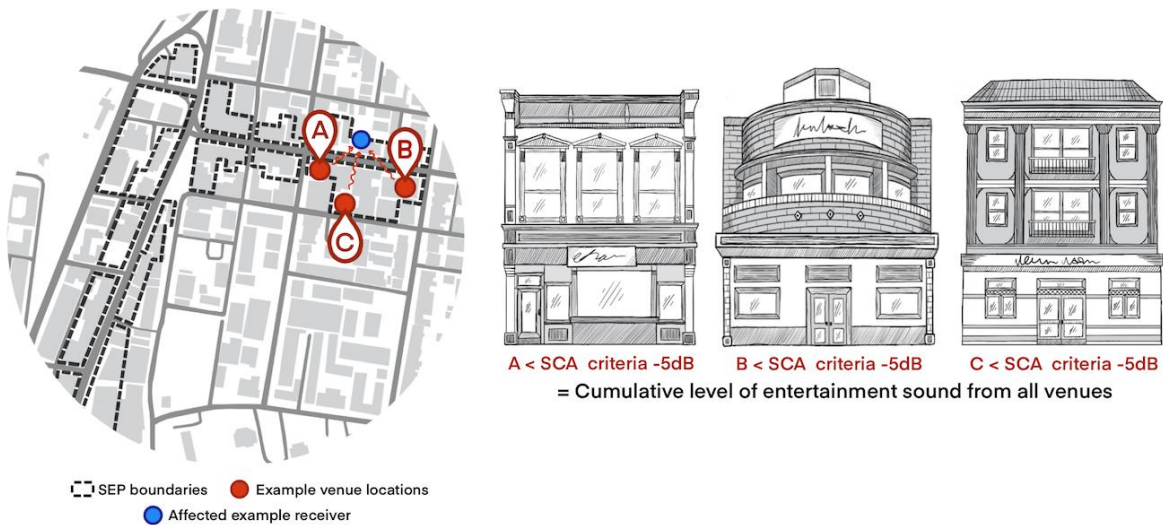
- The criteria apply to the **total sound emission from patrons and music** (amplified and unamplified) both inside the venue and within designated outdoor seating areas, with the exception where the only noise source is outdoor patrons (without music). The exclusion is due to the fact that this usually cannot be controlled or mitigated by the venue. The criteria do apply to outdoor patron sound with music. It also excludes patron noise on public streets. See Figure 11 for some example scenarios where it would apply or not apply.

Figure 11 Source eligibility examples



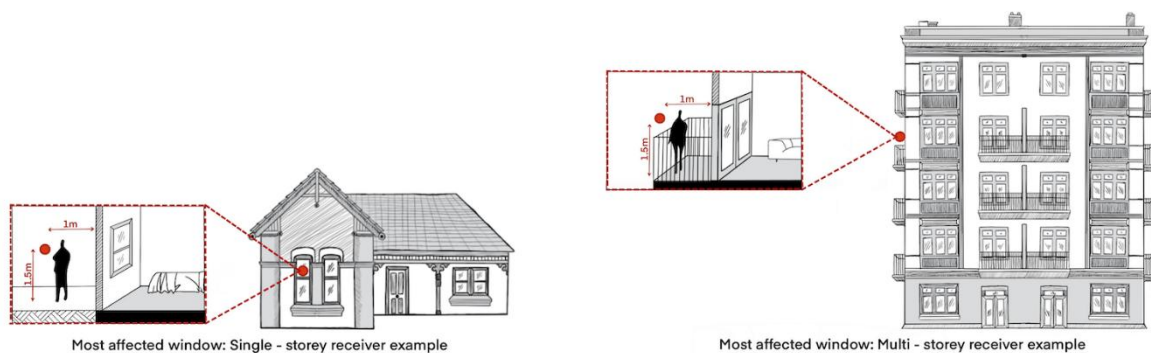
- The criteria apply to the **cumulative level of entertainment sound from all venues**. In areas with multiple venues, the contribution from each single venue should typically not exceed 5 dB below the tabulated values (Figure 12). Alternatively, where practical, the venues may coordinate to schedule their entertainment sound emissions to ensure the cumulative level complies with criteria.

Figure 12 Multiple venue example



- The external criteria apply at **1 m outside the most-affected window of an occupied space** of the receiver (e.g., excluding garages, kitchens, bathrooms, and hallways) at 1.5 m above floor level. This applies to both single and multi-storey receivers and venues (Figure 13). For example, for a rooftop venue on level 4, the most-affected window might be of a bedroom on level 6 of an apartment building.

Figure 13 External criteria assessment location examples



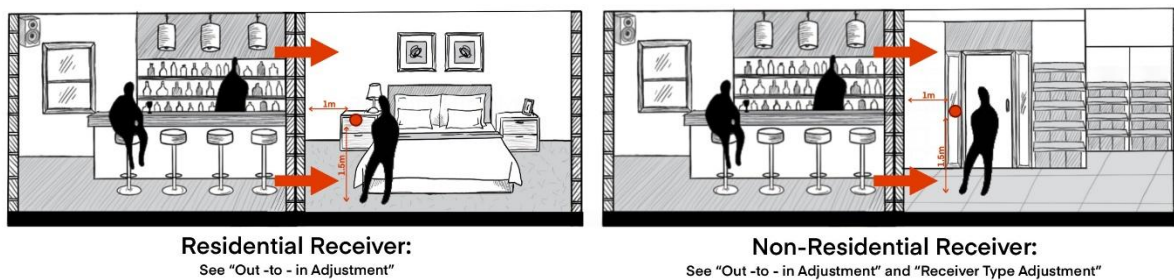
- If the assessment location is not accessible for measurement (e.g., high-level assessment location with no external balcony, or access to balcony is not permitted by the resident), or if the entertainment level at the assessment location cannot be measured due to extraneous noise, the **sound level at the assessment location should be calculated** by a qualified acoustic consultant based on measurements at the venue and at interim locations (Figure 14).

Figure 14 Assessment location accessibility examples



- In the case where external criteria apply but direct measurement is not possible at the assessment location (e.g., high-rise apartment building with no balcony), the calculation of sound level at the assessment location can either be done by measuring at the venue and/or interim locations and calculate sound reduction of the airborne propagation (e.g., distance, shielding, air absorption), or it can be done by measuring inside the receiver and calculate the sound reduction of the receiver window. In the case where the receiver window sound reduction is lower than the standard assumed reduction in the report, the standard assumed reduction should be used.
- The **external criteria exclude façade reflection**, so a -2.5 dB façade correction should be applied to direct measurement results before comparing with the criteria.
- For receivers that are **structurally connected to a venue** (e.g., sharing a common partition wall or within the same building), **internal criteria apply** (see Section 7.5). The internal criteria apply at the most affected location of an occupied space of the receiver (e.g., excluding garages, kitchens, bathrooms, and hallways) at 1.5 m above floor level and at least 1 m from any surfaces (Figure 15 left).
- For internal criteria assessment, all external windows and doors should be closed for the assessment.
- If a non-residential receiver is structurally-connected to the venue (e.g., hotel or commercial), then both Out-to-in Adjustment (see Section 7.5) and Receiver Type Adjustment (see Section 7.6) need to be applied (Figure 15 right).

Figure 15 Internal criteria and non-residential criteria examples



7.3 Sound Category Area

All SEPs and surrounding areas are divided into four Sound Category Areas (SCAs) based on the existing sound environment:

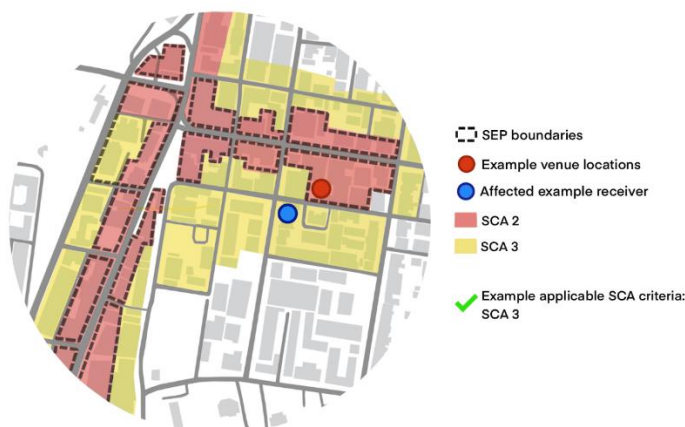
- SCA1: Main Central Sydney area (south of Western Distributor and Cahill Expressway) and areas adjacent to main roads with high traffic volume and/or high existing entertainment activities.
- SCA2: Quieter Central Sydney area and areas adjacent to main roads with tidal traffic and/or activated high streets with existing entertainment.
- SCA3: The rest of Central Sydney area and areas adjacent to moderately-activated high streets with existing entertainment and some local traffic or main roads with lower tidal traffic.
- SCA4: Side streets and quieter areas.

The locations of each SCA are shown in the map in Figure 17.

The sound criteria provided below are only applicable to venues located within the SEP boundaries (black dashed lines). For venues outside the SEP boundaries, other pre-existing criteria (L&GNSW LA10 criteria and CoS DCP) apply.

The SCAs (SCA1-4) are only relevant to receivers, not venues. The criteria applicable to a receiver are determined from the SCA that the receiver is located in, regardless of which SCA the venue affecting this receiver is located in (as demonstrated in Figure 16).

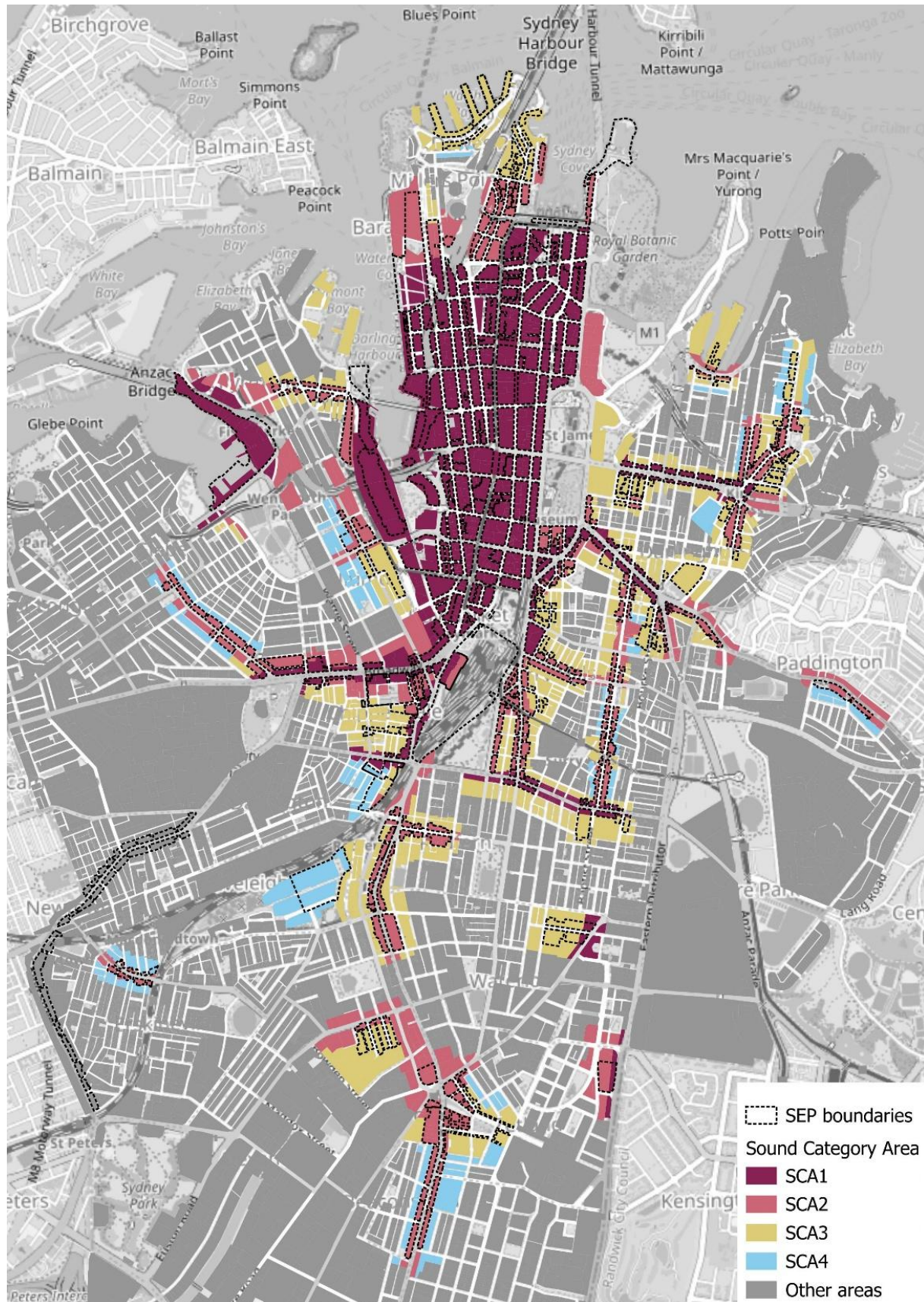
Figure 16 Applicable SCA example



Only areas within 50 m of an SEP boundary, or those closest to an SEP boundary if there is no receiver within 50 m of the boundary in that direction, have been assigned SCAs. This is because the entertainment sound emission criteria of a venue would typically be determined by the nearest receivers, and compliance assessment at further locations (grey shaded areas) is not required.

In the event of compliance needing to be assessed for a receiver outside the SCAs (grey areas), the applicable criteria at the receiver may be determined by establishing a straight line between the receiver and the venue in question – and the closest SCA to the receiver in question on the connected line is then adopted.

Figure 17 Map of Sound Category Areas (SCAs)



7.4 Base Sound Criteria (for Residential Receivers)

The external sound criteria for residential receivers are given in Table 10. These are also used as the base criteria for deriving the criteria for structurally-connected receivers and non-residential receivers.

Table 10 External sound criteria for residential receivers

Sound Category Area (SCA)	Days of the week	Day / Evening (7am to 10pm)					Early Night (10pm to midnight)					Late Night (midnight to 7am) Reasonable Amenity Approach					Late Night (midnight to 7am) Generally Inaudible Approach				
		Overall dBA	Octave-bands - dB				Overall dBA	Octave-bands - dB				Overall dBA	Octave-bands - dB				Overall dBA	Octave-bands - dB			
			31.5	63	125	250		31.5	63	125	250		31.5	63	125	250		31.5	63	125	250
SCA1	Sun 6pm to Thurs 6pm	68	67	69	69	69	60	63	64	64	64	50	59 ¹	52	52	50	47	56 ³	49	49	47
	Thurs 6pm to Sun 6pm	68	67	69	69	69	63	65	67	67	67	50	59 ¹	52	52	50	47	56 ³	49	49	47
SCA2	Any day	63	61	61	61	61	55	56 ²	55	55	56	45	56 ²	46 ²	44	44	42	56 ³	41 ³	38	38
SCA3	Any day	58	60	60	59	58	50	56 ²	52	52	51	40	56 ²	46 ²	43 ²	38	37	56 ³	41 ³	35	32
SCA4	Any day	53	56	56	53	53	45	56 ²	49	46	46	35	56 ²	46 ²	43 ²	31	32	56 ³	41 ³	30 ³	25

Note 1-3: If these levels are exceeded, an optional third octave-band assessment may be carried out, and compliance with the corresponding third octave-band levels provided in Table 11 will demonstrate compliance.

Table 11 Optional third octave-band assessment criteria

Scenario	25 Hz	31.5 Hz	40 Hz	50 Hz	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz
Reasonable Amenity Approach SCA1 (Note 1)	73	65	57	-	-	-	-	-	-
Early Night and Reasonable Amenity Approach other SCAs (Note 2)	70	62	54	49	45	44	44	42	41
Late Night Generally Inaudible Approach (Note 3)	70	62	54	49	44	39	36	31	28

7.5 Out-to-in Adjustment (for Structurally-connected Receivers)

For structurally-connect receivers, internal sound criteria apply. These are calculated from the base sound criteria detailed above, plus the “Out-to-in Adjustments” in Table 12.

Table 12 Out-to-in Adjustments for internal assessment

Frequency	Broadband dBA	31.5 Hz	63 Hz	125 Hz	250 Hz
Out-to-in adjustment	-15	-5	-9	-12	-14

Similarly, if third octave-band assessment needs to be carried out, the adjustments in Table 13 apply.

Table 13 Third octave-band out-to-in adjustments for internal assessment

Frequency	25 Hz	31.5 Hz	40 Hz	50 Hz	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz	200 Hz	250 Hz	315 Hz
Out-to-in adjustment in 1/3 octave-band	-4	-5	-6	-8	-9	-10	-12	-12	-13	-14	-14	-14

7.6 Receiver Type Adjustment (for Non-residential Receivers)

For other noise-sensitive receivers, the applicable criteria are calculated from the base sound criteria plus the “Receiver Type Adjustments” in Table 14. **In the case that the resulting broadband dBA criterion is over 75 dBA, the criterion will be set at 75 dBA.**

Table 14 Receiver Type Adjustments for non-residential receivers (broadband criteria capped at 75 dBA)

Receiver type	Time period	Broadband dBA	31.5 Hz	63 Hz	125 Hz	250 Hz
Short-term accommodation bedrooms (e.g. hotels, serviced apartments)	Corresponding residential time periods apply	+8	+4	+6	+6	+8
Hospital wards		+5	+2	+3	+3	+5
School classrooms	Day and Evening criteria apply at all times	+0	+0	+0	+0	+0
Places of worship		+5	+2	+3	+3	+5
Commercial premises		+10	+5	+7	+7	+10

8 Example Scenarios

Four fictional scenarios are provided below as examples to show the typical types of operation possible under the sound criteria for a venue - based on the location of the venue and relationships with nearby receivers.

The simplified propagation predictions are made in general accordance with ISO 9613-2:2024, and includes distance attenuation, façade reflection and shielding from buildings, and atmospheric attenuation.

For simplicity, only A-weighted results and criteria are shown, and only airborne noise transfer (external criteria) is calculated. Therefore, while the examples show the type of operation typically possible under the broadband criteria, the low-frequency content sound levels may need to be limited depending on the type of music, building construction, and internal noise transfer paths.

The example scenarios include:

- Example 1: Sydney CBD area, venue and all receivers in SCA1.
- Example 2: North Alexandria, venue located in SCA3 (industrial/commercial area), nearest residential receiver in SCA2.
- Example 3: William St Kings Cross, venue in SCA1, nearest residential receiver in SCA1 across the street and SCA3 one street behind.
- Example 4: Crown St Surry Hills, venue in SCA2 corner of side street, nearest residential receivers in SCA2 across the street and SCA4 one street behind.

We have assumed the following standard constructions in the example calculations:

- Conventional pub layout with stage at middle to rear of the venue
- Doors and windows closed, but with poor or no seals
- No air-lock or sound-lock

However, we have measured at venues with constructions which perform significantly better than the above standard constructions. Some simple sound insulation measures will make higher sound levels inside venues possible. Some typical examples of these types of measures are recommended in Section 9.

8.1 Example 1 – Sydney CBD

Example 1 shows a fictional venue in the CBD area. The nearest receivers are: residential receiver 120m away, short-term accommodation 75m away with shielding, and commercial receivers all around. This is typical to the CBD area, as it consists of mostly commercial receivers, and residential blocks are scattered. Commercial receivers are assumed to be only used during the Day and Evening period, and they are the limiting receivers during this period due to the short distance. In this scenario, any type of regular entertainment operation would likely to be possible under the sound criteria at any time of the day due to the large distance to the residential and short-term accommodation receivers and the relatively high sound criteria in SCA1.

Figure 18 Example 1 location



Table 15 Example 1 noise levels

Time period	Limiting receiver	Criteria at controlling receiver L _{Aeq} dB	Level attenuation (ISO 9613-2:2024)	Criteria outside venue L _{Aeq} dB	Typical type of operation possible internally with standard construction	Typical type of operation possible outdoors
Day and Evening	Commercial (SCA1)	75	10	85	Loud live band or DJ	Outdoor dining with live music
Early Night (weekday)	Residential (SCA1)	60	36	96	Loud live band or DJ	Outdoor dining with live music
Late Night – Reasonable Amenity Approach	Residential (SCA1)	50	36	86	Loud live band or DJ	Outdoor dining with live music
Late Night – Generally Inaudible Approach	Residential (SCA1)	47	36	83	Loud live band or DJ	Outdoor dining with live music

8.2 Example 2 – North Alexandria

North Alexandria is a relatively unique SEP because it is an industrial/commercial area with no residential receivers within the SEP area. The nearest residential receivers are on Wyndham St and McEvoy St in SCA2, and are protected by shielding from buildings to much of the SEP area. The outcome for Example 2 is similar to Example 1, with commercial receivers limiting the Day and Evening operations, while residential receivers limiting the night-time operations. Any type of regular entertainment operation is also likely to be possible under the criteria at any time of the day.

Figure 19 Example 2 location

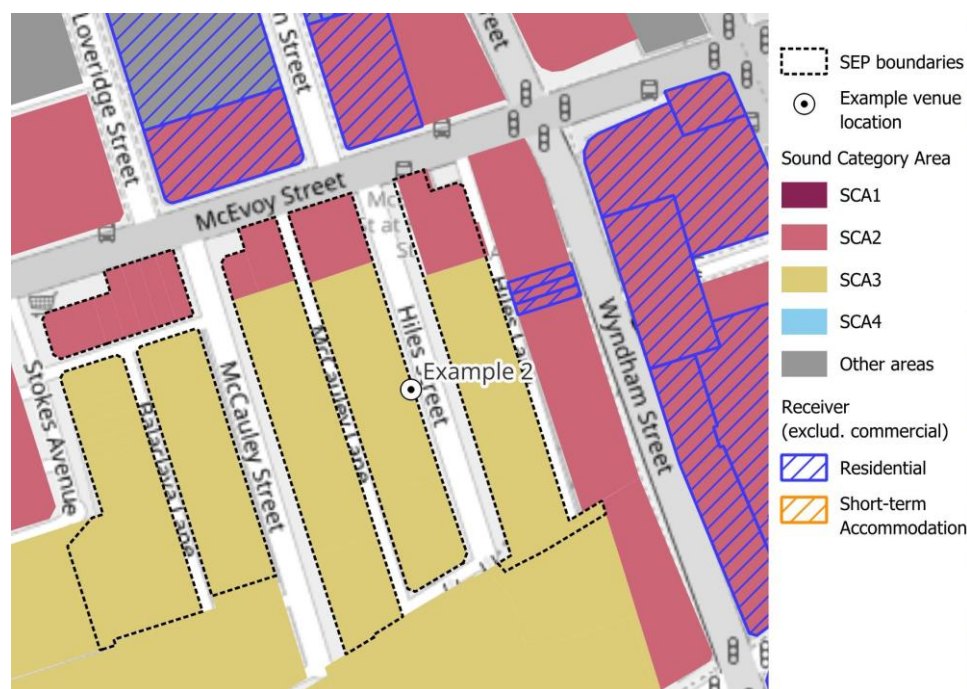


Table 16 Example 2 noise levels

Time period	Limiting receiver	Criteria at controlling receiver L _{Aeq} dB	Level attenuation (ISO 9613-2:2024)	Criteria outside venue L _{Aeq} dB	Typical type of operation possible internally with standard construction	Typical type of operation possible outdoors
Day and Evening	Commercial (SCA3)	68	10	78	Loud live band or DJ	Outdoor dining with live music
Early Night (weekday)	Residential (SCA2)	55	34	89	Loud live band or DJ	Outdoor dining with live music
Late Night – Reasonable Amenity Approach	Residential (SCA2)	45	34	79	Loud live band or DJ	Outdoor dining with live music
Late Night – Generally Inaudible Approach	Residential (SCA2)	42	34	76	Moderate live band or DJ	Outdoor dining with background music

8.3 Example 3 – William St Kings Cross

Example 3 shows a fictional venue located on and facing William St. The nearest residential receivers are SCA1 receivers diagonally across William St and SCA3 receivers one street back on both sides of the street. There are also SCA1 short-term accommodation receivers and commercial receivers on both sides William St. The outcome is very similar to Example 2 because while there residential receiver is closer, they are located in SCA1 and thus have higher noise limit. The SCA3 receivers in the back are all protected by shielding from building and will not be limiting for the venue entertainment.

Figure 20 Example 3 location

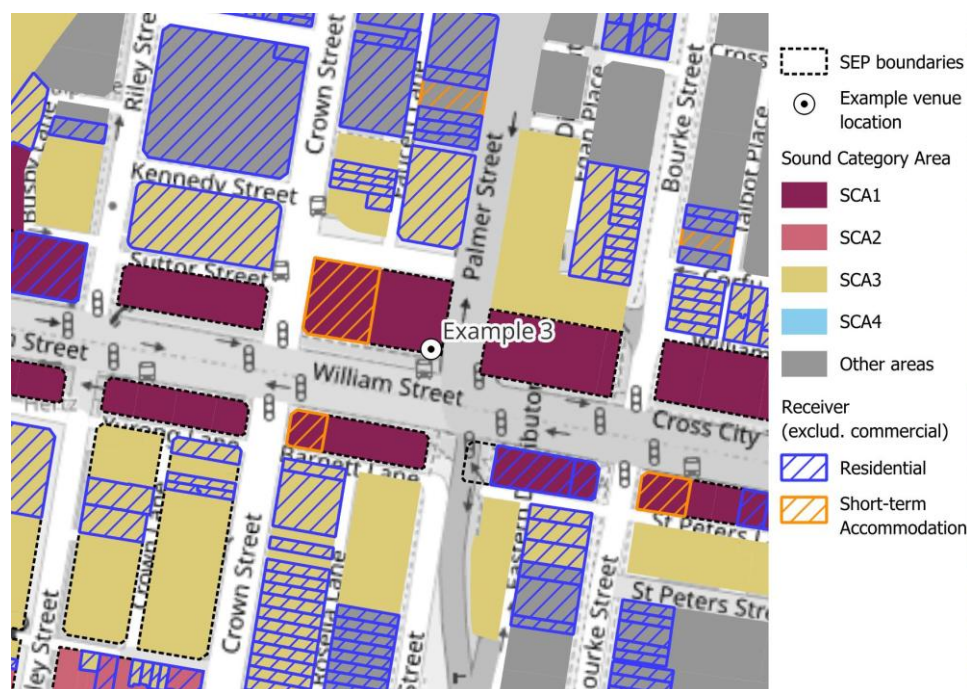


Table 17 Example 3 noise levels

Time period	Limiting receiver	Criteria at controlling receiver L _{Aeq} dB	Level attenuation (ISO 9613-2:2024)	Criteria outside venue L _{Aeq} dB	Typical type of operation possible internally with standard construction	Typical type of operation possible outdoors
Day and Evening	Commercial (SCA1)	75	10	85	Loud live band or DJ	Outdoor dining with live music
Early Night	Residential (SCA1)	60	29	89	Loud live band or DJ	Outdoor dining with live music
Late Night – Reasonable Amenity Approach	Residential (SCA1)	50	29	79	Loud live band or DJ	Outdoor dining with live music
Late Night – Generally Inaudible Approach	Residential (SCA1)	47	29	76	Moderate live band or DJ	Outdoor dining with background music

8.4 Example 4 – Crown St Surry Hills

Example 5 shows a fictional venue located on Crown St at a corner of a side street. There are SCA2 receivers across the street on both sides, and SCA4 receivers one street back. Due to the corner location, there is no shielding from buildings between the venue and either of the receivers. The SCA4 receivers are controlling the criteria at the venue. The outcome for this example slightly more limiting but still most types of operation would be possible under the sound criteria during Day and Evening period.

Figure 21 Example 5 location

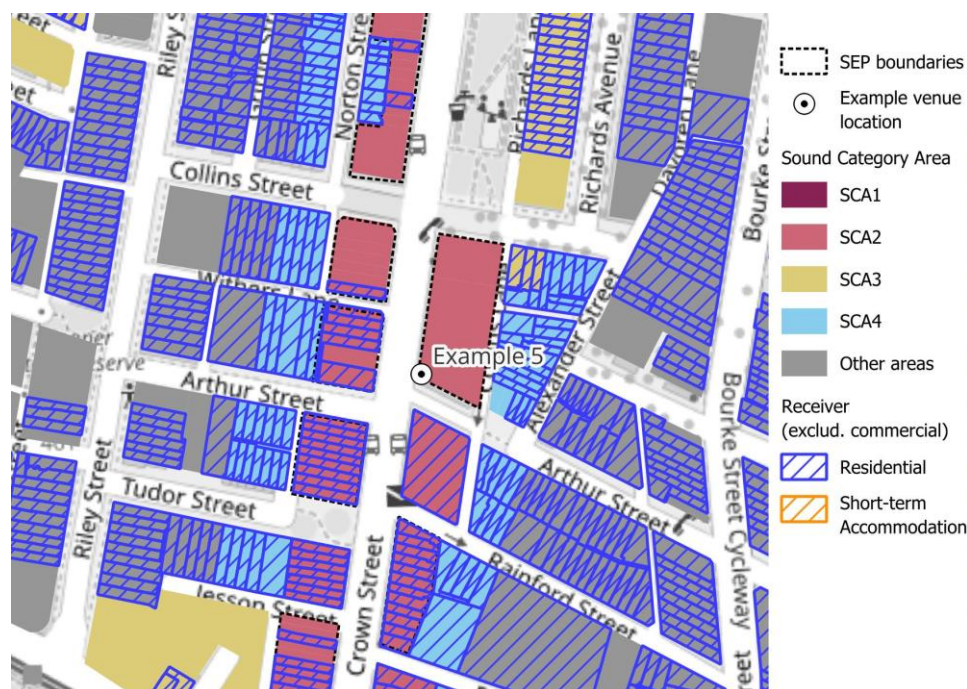


Table 18 Example 5 noise levels

Time period	Limiting receiver	Criteria at controlling receiver L_{Aeq} dB	Level attenuation (ISO 9613-2:2024)	Criteria outside venue L_{Aeq} dB	Typical type of operation possible internally with standard construction	Typical type of operation possible outdoors
Day and Evening	Residential (SCA4)	53	27	80	Loud live band or DJ	Outdoor dining with live music
Early Night	Residential (SCA4)	45	27	72	Moderate live band or DJ	Outdoor dining with background music
Late Night – Reasonable Amenity Approach	Residential (SCA4)	35	27	62	Quiet live band (e.g., jazz, acoustic)	No outdoor dining
Late Night – Generally Inaudible Approach	Residential (SCA4)	32	27	59	Quiet live band (e.g., jazz, acoustic)	No outdoor dining

9 Recommendations for Venues

9.1 Site Selection

When opening a new venue, especially one that is intended for loud live music or night club, the location and building selection is very important.

As the examples in Section 8 show, the type of operation possible under the sound criteria in a venue with standard construction may be significantly different depending on its distance to the nearest receivers and the SCA of the receivers. In terms of building construction, concrete or brick building constructions are typically better for sound insulation compared to lightweight construction. In addition, opening a venue in a new building specifically designed for the purpose will also likely be less costly than renovating an old building with acoustically poor constructions. Therefore, when selecting a site for a new venue or determining the type of operation for a certain site, the venue operators should take these factors into consideration to inform their decisions.

If a new venue opens in a lightweight building in a very quiet area immediately adjacent SCA4 receivers, it will likely cost more to soundproof the venue to become a venue for loud live bands; at the other extreme, if the venue opens in a concrete-structured basement inside the CBD area, it may be able to play the same type of music at any time with no additional renovation cost. While it may still be possible to soundproof the first venue sufficiently to play loud music at any time of day or night, the cost may outweigh the benefits. However, it may be suitable for some moderate live music during the day and evening, especially if the venue applies some of the simple sound insulation measures listed below.

9.2 Simple Internal Sound Insulation

Some simple, cost-efficient sound insulation measures such as below examples can also reduce the sound emission from venues effectively without significant investment, and in turn enable more possibilities for venue operation:

- Adding acoustic door and window seals around the perimeter
- Using solid-core doors rather than glass or hollow-core, using laminated or double glazing rather than single
- Adding sound-locks for patrons entering and exiting the venue
- Adding thick, dense sound-absorptive insulation in ceiling cavity
- Vibration-isolating sub-woofers with spring isolators
- Using directional and distributed speaker systems that promote even coverage inside the venue and minimise sound spill to outside the venue
- Optimising internal layout to use ancillary spaces (e.g., kitchen, amenity, storage) as buffers between the entertainment source and nearby receivers.

9.3 Simple External Sound Mitigation

For outdoor entertainment sound, while it is more difficult to isolate the source from receivers, there are still some simple measures that will effectively reduce the entertainment sound emission:

- Using directional loudspeakers with purposefully designed location and orientation, to provide coverage for the venue outdoor area with minimum spill to surrounding receivers
- Managing patrons' behaviours reasonably (e.g., intervene when patrons are acting in an unacceptable manner)
- Limit the use of bass (low-frequency sound) in outdoor performances
- Limit the level of background music when patron noise levels are high
- Use solid fences (e.g., corrugated metal, double-lapped timber, clear acrylic) with minimum 1.8 m height around outdoor beer gardens and courtyards
- Install partial covers or awnings, potentially with sound-absorptive or scattering finishes, over higher noise areas.

10 Discussion and Limitations

The sound criteria recommended in this report reflect the balance that City of Sydney seeks to achieve between promoting entertainment vibrancy and protecting community amenity. The criteria are also simple to implement because they are fixed criteria (so background monitoring is not required), they apply externally (except where external noise transfer is not the controlling issue) and they do not require subjective assessment. The subsections below discuss some potential limitations of this work.

10.1 Low frequency entertainment noise at night

Our starting point has been to consider internal amenity during the late night (midnight to 7am) period. We have based our recommended goals for internal sound on available literature and standards related to sleep disturbance and night-time noise acceptability, but note that this is not always directly applicable to low frequency noise and/or to entertainment sound.

Our recommended goals are more stringent than the equivalent criteria in the Acoustic Toolkit. They can be adjusted if supported by evidence during the trial, or from emerging research. At the same time, it must be recognised that the recommended criteria do not guarantee that entertainment noise will be inaudible to all people within all residences at all times.

The recommended approach represents a practical balance between safeguarding late-night amenity for most people, most of the time, and ensuring that criteria can be readily measured and enforced.

10.2 Sound insulation of buildings

Our recommended external criteria are based on a reasonably conservative estimate of building sound insulation (or the difference in sound level from outside-to-inside), but also assume windows are closed.

It is not practical to assess the sound insulation of all buildings so, in reality, many buildings may have better sound insulation than assumed if the windows are closed, and less than assumed if windows are open.

10.3 Variation in ambient sound levels within precincts

The recommended Sound Category Areas have been developed from the results of our field measurements and assessments at numerous locations throughout the precincts, together with publicly available monitoring data. While this process was extensive, it is important to recognise that there may be locations that are unusually quiet or noisy and not accurately represented by the typical noise levels we have assessed or the Sound Category Area allocated. The Sound Category Areas can be refined, if necessary, to reflect any issues or discrepancies identified during the trial.

During the 12-month trial period of the SEPs, it is recommended that CoS maintains close communication with the community and businesses to identify any major concerns or discrepancies from the Sound Category Areas, so that the sound criteria may be fine-tuned, if required. It would also be prudent to consider ways to address the potential limitations discussed above during the trial.

Due to the large extent of the SEP areas, and despite best endeavours, there may still remain unresolved issues or discrepancies after the end of the 12-month trial. Where issues or discrepancies are identified that may result in unbalanced impact on businesses or residents, the specific scenarios should be reviewed and the criteria modified accordingly.

The SCA divisions and corresponding background noise levels should also be reviewed systematically every 5-10 years in accordance the methodology outlined in this report, to check the proposed criteria, and update if applicable.

10.4 Compliance Measurement Guidance

We recognise that measuring venue noise in the field is difficult, due to the presence of extraneous noise, and particularly for night-time criteria that target acoustic amenity for the resident.

In practice, it is expected that an experienced acoustic specialist would need to consider methods of measuring venue noise that allow the venue noise content to be estimated based on established measurement methods. In some cases, the assessment location may not be directly accessible, and the same method applies.

An L_{eq} criterion has been adopted, similar to other NSW EPA noise emissions guidelines and policies, as it is a repeatable measure which can be used in calculations (for example addition and subtraction of noise sources). However, we realise that the prevailing ambient noise level from existing sources such as transportation noise (road, rail, ferries, aircraft) and mechanical plant can all influence the measured noise level at the receiver location.

We expect that a receiver location measurement would typically need to be supplemented by other measurements such as immediately outside the venue and interim locations closer to the venue, applying transfer functions to assist with identifying the venue contribution to measured sound levels at the receiver.

We also expect that the sound level meter used will record L_1 , L_{10} and L_{eq} . Examination of L_{10} in particular can help distinguish repeatable music-type sounds from other ambient noises. An experienced operator would take observations of which sounds are dominant in a measurement, and which sounds are likely to contribute to the measured L_{eq} .

Compliance measurements should be conducted at a time and day considered to be representative of the typical worst-case impact, taking into account the views of the affected community and regulators. A 15-minute field measurement period is required as a minimum, along with detailed notes about extraneous noise sources and other factors that may affect the measurements. To extract the venue-only L_{eq} as far as practicable, removing extraneous noise is likely to be necessary during data post-processing. This may result in reporting a shorter duration L_{eq} for measured venue sound, for example 5-minutes L_{eq} , which is acceptable with justification on the methodology. Repeat measurements may be required if the measurements are found not to represent typical-worst case.

Appendix A Glossary of Acoustic Terminology

Term	Definition
dB	Decibel (dB) is the unit used for expressing sound pressure level (SPL) or power level (SWL).
dBA	Decibel expressed as an 'A – weighted' sound pressure level, based on the frequency response of the human ear and has been found to correlate well with human subjective reactions to various sounds. It is noted that an increase or decrease of approximately 10 dB corresponds to a subjective doubling or halving of the loudness of a noise, and a change of 2 to 3 dB is subjectively barely perceptible.
Frequency	The rate of repetition of a sound wave. Frequency is measured Hertz (Hz), or cycles per second. Human hearing ranges approximately from 20 Hz to 20 kHz (2000 Hz).
Octave-band	The most commonly used frequency bands are octave-bands, in which the centre frequency of each band is twice that of the band below it.
Low Frequency	Long wavelength sound associated with low musical notes, bass, and rumble. The audible low-frequency octave-bands of interest in room acoustics and sound insulation reviews are typically from 31.5Hz to 125Hz or 250Hz.
Sound Pressure Level (SPL)	Expressed in dB, it is the level of noise measured by a standard sound level meter and requires a description of where the noise was measured relative to the source.
L₁₀(period)	The sound pressure level that is exceeded for 10% of a measurement period. This is commonly accepted as the typical maximum noise level.
L₉₀(period)	The sound pressure level that is exceeded for 90% of a measurement period. This is commonly accepted as the background noise level or typical minimum noise level.
L_{Aeq}(period)	The equivalent continuous sound pressure level. The level of noise equivalent to the energy average of noise levels occurring over a measurement period.
Background Noise Level	The background noise level is the baseline noise level or noise floor in an area (e.g., urban hum). It is roughly the level of the quietest periods during breaks of intermittent or short-term noise events (e.g., passing cars, birds). It is usually measured using L ₉₀ .
Rating Background Level (RBL)	Rating background level is the overall single-figure background level representing each assessment period (day/evening/night) over a measurement period, as defined in the Noise Policy for Industry.
Ambient Noise Level	The ambient noise level is the existing sound environment in an area (e.g., traffic noise), usually measured using L _{eq} .

Appendix B Review of Relevant Documents

B.1 CoS Development Control Plan (DCP)

The primary purpose of a development control plan (DCP) is to guide development according to the aims of the corresponding local environmental plan (LEP). Section 3.18 *Acoustic Amenity* in the City of Sydney Development Control Plan (DCP) sets the current noise criteria for development generating entertainment sound and development affected by entertainment sound.

Section 3.18.1.1 of the DCP is for development generating entertainment sound, including new building or operation and modification to existing building or operation. Table 3.18.1-1 (reproduced in Table 19) sets out the external sound criteria at the nearest residential receiver, while 3.18.1-2 (reproduced in Table 20) sets out the internal sound criteria inside the residential receiver. The internal L_{Z90} (15 minute) in 31 Hz – 500 Hz octave-band is also limited to the hearing threshold in Table 3.18.1-3 (reproduced in Table 21) or above. Provision (7) also notes that when there is inconsistency between the external and internal criteria, internal criteria prevail.

Table 19 CoS DCP Table 3.18.1-1: External sound criteria as measured at the property boundary of the nearest identified sensitive receiver

Sensitive receiver	Time period	Sound criteria L_{Zeq} (15 minute)
Residential accommodation or serviced apartments	7am to midnight	Must not exceed 5dB above RBL* in each octave-band
	Midnight to 7am	Must not exceed RBL* in each octave-band

* Provision (5) specifies that RBL is the background L_{Z90} level for 31.5 Hz to 4 kHz octave-bands for 7am to 10pm, 10pm to midnight, midnight to 3am, and 3am to 8am, measured in accordance with Fact Sheet B of NPfI.

Table 20 CoS DCP Table 3.18.1-2: Internal sound criteria as measured inside any habitable room of the nearest sensitive receiver

Sensitive receiver	Time period	Sound criteria L_{Zeq} (15 minute)
Residential accommodation or serviced apartments	7am to midnight	Must not exceed L_{Z90} (15 minute) in each octave-band
	Midnight to 7am	Must not exceed 12dB below L_{Z90} (15 minute) or the threshold of audibility in each octave-band
Where the dwelling is inside the same building	7am to midnight	Must not exceed 3dB below L_{Z90} (15 minute) in each octave-band
	Midnight to 7am	Must not exceed 12dB below L_{Z90} (15 minute) or the threshold of audibility in each octave-band

Table 21 CoS DCP Table 3.18.1-3: Threshold of audibility by octave-band

Octave-band	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz
L_{Zeq}	51 dB	32 dB	18 dB	9 dB	3 dB

Section 3.18.1.2 of the DCP is for development of residential receivers that are currently or may be affected by entertainment sound, including new residential development, and conversions and additions that include residential components. The Draft DCP Entertainment Sound Management Maps shows the extent to which the criteria apply. Table 3.18.1-4 (reproduced in Table 22) sets out the internal criteria, which should be met for the loudest 1 hour of existing entertainment noise, or the minimum planned noise level in Table 3.18.1-6 (reproduced in Table 23) if the existing entertainment noise is lower.

Table 22 CoS DCP Table 3.18.1-4: Internal criteria for entertainment sound with reference dBA equivalent from Table 3.18.1-5

Residential accommodation									
Octave-band Centre Frequency dB									
L _{Zeq} (15 inute)									
Bedrooms									
Octave-band	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	dBA*
7am to midnight	60	50	39	30	25	20	15	13	30
Midnight to 7am	53	43	32	23	18	13	8	6	23
Other living areas									
Octave-band	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	dBA*
7am to midnight	65	55	44	35	30	25	20	18	35
Midnight to 7am	55	48	37	28	23	18	13	11	28

* dBA value for reference only

Table 23 CoS DCP Table 3.18.1-6: Minimum planned external entertainment noise spectrum

Octave-band	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	dBA*
L _{Zeq}	69	63	53	49	47	44	42	45	51

* dBA value for reference only

B.2 NSW Liquor and Gaming (L&GNSW) LA10 noise criteria

Any premises that serves or sells alcohol is required to have a liquor licence, which is issued and regulated by Liquor & Gaming NSW (L&GNSW). Liquor licences contain a range of conditions that must be upheld whilst alcohol is being served and consumed. Conditions cover a range of matters including but not limited to security requirements, licencing boundaries, noise restrictions and hours of operation.

When a venue is subject to formal statutory disturbance complaints under the Liquor Act 2007, L&GNSW will investigate and publish a decision, and possible outcomes include “imposing licence conditions on the venue’s liquor licence, such as a requirement to comply with the LA10 noise criteria.”

The standard wording of the LA10 noise criteria is as follows, which may be imposed on liquor licences by L&GNSW directly or with modifications:

The LA10 noise level emitted from the licensed premises shall not exceed the background noise level (LA90) in any Octave-band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 07:00am and 12:00 midnight at the boundary of any affected residence.*

The LA10 noise level emitted from the licensed premises shall not exceed the background noise level (LA90) in any Octave-band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 07:00am at the boundary of any affected residence.*

**Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00am.*

The applicable criteria are summarised in Table 24.

Table 24 Liquor and Gaming LA10 criteria

Assessment location	Time period	Sound criteria L_{Z10}
Boundary of any affected residence	7am to midnight	Must not exceed 5dB above background noise* in each octave-band
	Midnight to 7am	Must not exceed background noise* in each octave-band
Within any habitable room in any residence	Midnight to 7am	Inaudibility

* 31.5 Hz to 8 kHz inclusive

B.3 NSW EPA Noise Policy for Industry (NPfI)

The NSW EPA Noise Policy for Industry 2017 (NPfI) provides guidance on methodology for determining limiting noise criteria for external noise emissions from industrial-type noise associated with a development. While entertainment noise (music and patron) from licensed premises has been excluded from the policy, the CoS DCP references Fact Sheet B of the NPfI for measuring the Rating Background Noise Level (RBL).

The NPfI time periods are defined as day (7am to 6pm Monday to Saturday, 8am to 6pm Sundays and public holidays), evening (6pm to 10pm), and night (remaining periods).

The method in NPfI Fact Sheet B calculates the 10th percentile of $L_{A90(15\text{ minute})}$ within each assessment period on each day, and then takes median of the same period on each day. It also requires that data affected by high wind or rainfall be excluded, and where number of excluded $L_{A90(15\text{ minute})}$ samples exceed 8, 2, or 4 for day, evening, or night, respectively, the whole period should be excluded, unless if it can be demonstrated that the affected samples are not within the expected “quieter” times of an assessment period.

The NPfI does not specify a standard method for determining the octave-band RBL, nor does it specify how many samples can be excluded before a whole period needs to be excluded when using non-NPfI time periods, such as those in the CoS DCP.

The NPfI also suggests that for residential receivers, when $L_{Aeq(15\text{ minute})}$ is greater than 40 dBA or RBL plus 5 dB, or when L_{Amax} is greater than 52 dBA or RBL plus 15 dB, sleep disturbance should be taken into consideration.

B.4 Inner West City Council SEP Management Plan (SEPMP)

The Inner West SEPs are the only SEPs currently in operation in NSW. There are currently seven SEPs within the Inner West local government area, and the Inner West Special Entertainment Precincts Management Plan (SEPMP) sets out the applicable criteria for all SEP areas. In the Inner West SEPMP, five Sound Category Areas (SCAs) are defined with different external sound criteria. The criteria for external noise define three time periods: Day/Evening (7am to 10pm), Early Night (10pm to midnight), and Late Night (midnight to 7am), and provides different criteria for weekends (Thursday 7am to Sunday 7am). The external sound criteria are summarized in Table 25.

Table 25 Inner West SEP external noise criteria

Sound Category Area (SCA)	Days of the week	Venue external assessment criteria, dBL _{eq} (15 minute)											
		Day / Evening (7am to 10pm)				Early Night (10pm to midnight)				Late Night (midnight to 7am)			
		dB(A)	Octave-band (Hz)			dB(A)	Octave-band (Hz)			dB(A)	Octave-band (Hz)		
			31.5	63	125		31.5	63	125		31.5	63	125
SCA 1: Main Road Frontages in High Traffic / Activation Areas	Sun 7am to Thurs 7am	65	69	68	66	60	64	63	61	55	59	58	56
	Thurs 7am to Sun 7am	65	69	68	66	65	69	68	66	60	64	63	61
SCA 2: Street Frontages in Moderate Traffic / Activation Areas	Sun 7am to Thurs 7am	60	64	63	61	55	59	58	56	50	54	50	46
	Thurs 7am to Sun 7am	65	69	68	66	60	64	63	61	55	59	58	56
SCA 3: Side streets and rear lanes close to the SEP interface	Sun 7am to Thurs 7am	55	59	58	56	50	54	50	46	45	54	50	46
	Thurs 7am to Sun 7am	55	59	58	56	55	59	58	56	50	54	50	46
SCA 4: All other areas	Sun 7am to Thurs 7am	50	54	50	46	50	54	50	46	45	54	50	46
	Thurs 7am to Sun 7am	55	59	58	56	50	54	50	46	45	54	50	46
SCA ET: Lane adjacent the Enmore Theatre	Sun 7am to Thurs 7am	65	69	68	66	60	64	63	61	50	54	50	46
	Thurs 7am to Sun 7am	65	69	68	66	65	69	68	66	50	54	50	46

It is noted that as the criteria are for cumulative noise levels, where a venue is adjoined by another venue, the noise targets below are to be reduced by 3dB(A) unless reporting demonstrates that cumulative noise emissions will not cause an exceedance of the criteria.

There are also fixed internal sound criteria for when receivers are attached to venues by a common wall or floor/ceiling.

Receiver	Period	Broadband dBL _{Aeq} (15 minute)	Octave-band centre frequency (Hz), dBZ		
			31.5	63	125
Residential accommodation - bedrooms	7am – 10pm	35	59	52	46
	10pm – 7am	30	54	47	41
Residential accommodation – other habitable rooms	7am – 10pm	35	59	52	46
	10pm – 7am	35	59	52	46
Tourist and visitor accommodation (bedrooms & sleeping areas)	7am – midnight	38	62	55	49
	Midnight – 7am	33	57	50	44
Information and education facilities	All times	35	59	52	46
Place of public worship	All times	38	62	55	49
Health services facility	7am – 10pm	40	64	57	51
	10pm – 7am (wards only)	35	59	52	46

We have also reviewed the NSW Special Entertainment Precinct Acoustic Toolkit, which provides example external and internal noise criteria in Table 3 and Table 4, and confirms that the Inner West SEPMP external criteria spectra match those in the SEP Acoustic Toolkit, and the internal criteria match those in the SEP Acoustic Toolkit, with the exception of the time period for education facilities and place of public worship (“all times” instead of “when in use”), and the absence of criteria for commercial premises. It was also noted in the SEP Acoustic Toolkit that the octave-band criteria have been derived by reference to the DEFRA studies. 31.5 Hz band based on 40 Hz 1/3 octave. 63 Hz and 125 Hz bands based on arithmetic average. Cumulative levels assume + 5 dB addition from single venue levels. Day time criteria and/or less sensitive uses include a further + 3-5 dB addition.

B.5 ISO 389-7:2019 Threshold of Hearing

ISO 389-7:2019 *Acoustics — Reference zero for the calibration of audiometric equipment Part 7: Reference threshold of hearing under free-field and diffuse-field listening conditions* is the ISO standard for threshold of hearing, and Table 1 of the standard provides the reference threshold of hearing for pure tones at each third-octave-band centre frequency. It is the level at which a person gives 50% of correct detection responses on repeated trials. While the threshold of hearing is for pure tone signals, Fastl and Baumgartner¹ reported that the threshold of hearing results given by pure tones and narrow bands of noise are almost identical. In addition, music signals, especially at low-frequencies, are usually tonal, and therefore we think that applying the pure tone threshold of hearing for music criteria is reasonable and valid.

Usually, audibility at low frequencies is controlled by threshold of hearing, while audibility at mid-to-high frequencies is controlled by background noise levels. Therefore, only the threshold of hearing curve below 315 Hz is shown here in

¹ Fastl, H., & Baumgartner, H. (1975). Hearing Thresholds for Sinus Tone or Narrow Band Noise. *Acustica*, 34(2), 111-114.

Table 26. The octave-band hearing threshold referenced in CoS DCP (Table 21) matches the lowest dB value (highest frequency) in the octave-band in ISO 389-7:2019 (marked **bold** in Table 26).

Table 26 ISO 389-7:2019 Reference thresholds of hearing under free-field listening condition at low frequencies (frontal incidence) (rounded to integer)

Frequency	25 Hz	31.5 Hz	40 Hz	50 Hz	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz	200 Hz	250 Hz	315 Hz
Reference threshold of hearing T_r dB	69	60	51	44	38	32	27	22	18	14	11	9

B.6 ISO 226:2023 Equal Loudness Contours

Human loudness perception is not linearly related to sound pressure level, and while the threshold of hearing at low frequencies are higher, once the threshold is reached, the perceived loudness increases faster with increased sound pressure level compared to mid to high frequencies. This should be taken into consideration when determining suitable noise criteria at different frequencies.

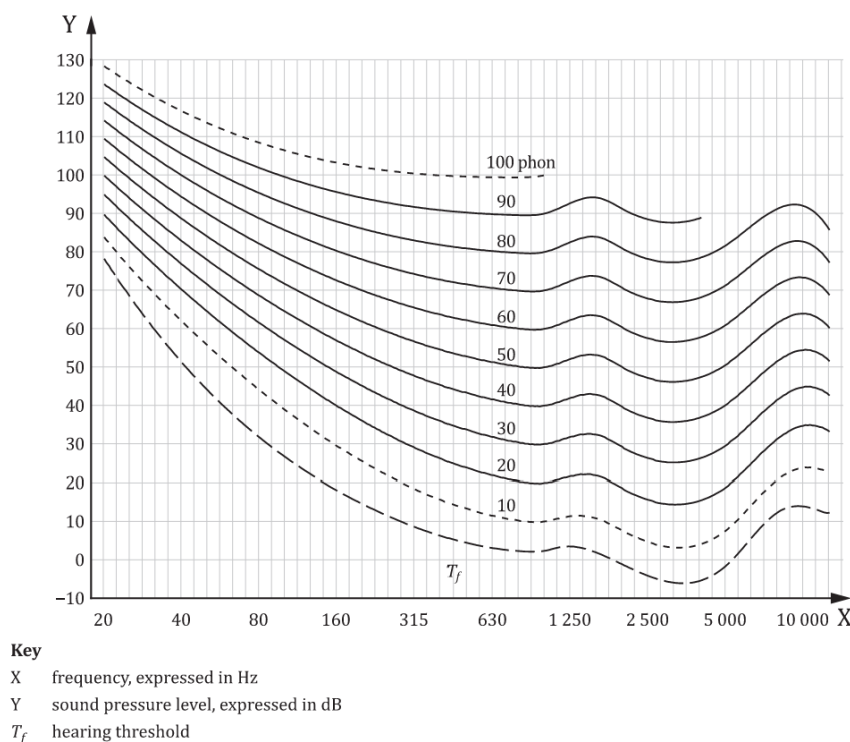
ISO 226:2023 *Acoustics — Normal equal-loudness-level contours* is the ISO standard for equal loudness contours at different loudness levels and frequencies. The loudness levels are presented in phons, and the value means that it has the same perceived loudness as a pure tone at 1000 Hz of the same sound pressure level value in dB. For example, a sound of 30 phon means that the sound is perceived as equally loud as a 30 dB 1000 Hz pure tone. Table B.1 of the standard provides the sound pressure level at each third-octave-band centre frequency of different loudness in phons, and part of it is reproduced in Table 27. This is illustrated in Figure 22, a reproduction of Figure A.1 of the standard.

Table 27 ISO 226:2023 Equal loudness contours of pure tones at low frequencies / low loudness (rounded to integer)

Loudness level, phon	Sound pressure level, dB / Frequency Hz											
	25 Hz	31.5 Hz	40 Hz	50 Hz	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz	200 Hz	250 Hz	315 Hz
10	76*	69*	62*	56*	60*	44*	39*	34*	29*	25*	22*	18*
20	83	76	70	64	59	53	49	44	40	37	32	29
30	89	83	77	71	66	61	57	53	48	45	41	38
40	94	88	83	78	73	68	64	60	57	53	50	48

* For information only.

Figure 22 ISO 226:2023 Figure A.1 Normal equal-loudness-level contours for pure tones (binaural, free-field listening, frontal incidence)



NOTE 1 The hearing threshold under free-field listening condition, T_f is indicated by a dashed line as defined in ISO 389-7[1].

NOTE 2 The contour at 10 phon is drawn by dotted lines because of the lack of experimental data between 20 phon and the hearing thresholds. Moreover, the 100-phon contour is also described by a dotted line because data from only one institute are available at this loudness level.

When comparing between 30 and 40 phon curves, there is a 5 dB difference at 31.5 Hz, 7 dB difference at 63 Hz and 125 Hz, and 9 dB difference at 250 Hz.

B.7 CoS DCP Entertainment Sound Study (Acoustic Directions & PKA)

Acoustic Directions and PKA Acoustic Consulting prepared a *DCP Entertainment Sound Study* (Issue v1.1, Report ref.: 240927 DCPEntSnd v1.1) for the City of Sydney as part of the basis for the current entertainment sound criteria in the CoS DCP. The study is comprehensive and extensive. It discussed various issues relating to the acceptability of entertainment sound, and conducted subjective experiments along with measurements to determine a suitable level of acceptable entertainment sound as the DCP criteria.

In particular, Section 3.6 of the report described a subjective listening test to determine a suitable objective equivalent to the L&GNSW post-midnight inaudibility criteria, and has concluded that $L_{eq} \leq L_{90} - 12$ dB is a suitable equivalent. This has formed the basis for CoS DCP post-midnight internal entertainment noise criteria.

However, we also note that the CoS DCP internal entertainment noise criteria for new residential development is based on the recommendations in the Sound Study based on an internal ambient noise level of 35 dBA, which would be provided by masking and other sources. In reality, most residential premises do not have masking system and when there is no air-conditioning or other types of internal mechanical sources to provide the ambient level, the internal ambient noise level may be much lower, in the order of 20–25 dBA. This means that internal entertainment noise levels will also need to be much lower than the CoS DCP criteria in order to provide inaudibility.

B.8 Defra study (Moorhouse, Waddington, & Adams)

Moorhouse, Waddington and Adams prepared a *Proposed criteria for the assessment of low frequency noise disturbance* (Revision 1, December 2011, Contract no.: NANR45). The report summarized a range of field studies and laboratory tests, and proposed a reference curve for low-frequency noise L_{eq} , that if exceeded may cause disturbance. The curve is reproduced in Table 28.

It also specifies that if the noise occurs during the day, or if the noise is steady, then a 5dB relaxation may be applied to all third octave-bands.

In addition, in the introduction section of the report, it stated that “the guidance is intended to cover low frequency noise from industrial, commercial and domestic sources, in particular rotating machinery but also including for example combustion noise and turbulence. Music noise is not included.”

Table 28 Proposed reference curve from Defra study

Frequency	10 Hz	12.5 Hz	16 Hz	20 Hz	25 Hz	31.5 Hz	40 Hz	50 Hz	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz
dB, L_{eq}	92	87	83	74	64	56	49	43	42	40	38	36	34

While the Inner West SEPMP and NSW SEP Acoustic Toolkit internal low-frequency criteria are based on the Defra reference curve, they added 5 dB to the reference curve values for cumulative levels.

Appendix C Summary of publicly available noise monitoring results

Precinct	Address	Year	RBL			Ambient L _{Aeq}			Source
			Day	Eve	Night	Day	Eve	Night	
Broadway	2 Lee St, Haymarket	2022	61	59	54	64	63	59	Toga Central RTA
Broadway	2 Lee St, Haymarket	2022	56	55	53	59	58	55	Toga Central RTA
Broadway	61 Broadway, Ultimo	2015	58	57	53	68	67	62	UTS Central ACS
Broadway	61 Broadway, Ultimo	2015	56	56	53	58	57	55	UTS Central ACS
Central Sydney	140 Elizabeth St, Sydney	2025	64	60	54	-	-	-	140 Elizabeth Street Sydney RWDI
Central Sydney	140 Elizabeth Street, Sydney	2025	60	56	53	-	-	-	140 Elizabeth Street Sydney RWDI
Central Sydney	201 Elizabeth St, Sydney	2024	63	58	54	72	71	68	201 Elizabeth St PWNA
Central Sydney	40 Lime St, Sydney	2025	60	60	51	64	63	57	25-55 Lime Street Sydney Norrebro
Central Sydney	85 Harrington St, The Rocks	2015	56	54	48	65	58	53	85 Harrington St, The Rocks ACS
Central Sydney	21 Playfair St, Sydney	2023	52	50	45	60	53	49	Argyle Terrace Courtyard Upgrade Resonate
Central Sydney	7 Atherden St, The Rocks	2023	52	50	45	60	53	49	Argyle Terrace Courtyard Upgrade Resonate
Central Sydney	1 Sussex St, Barangaroo	2024	62	59	50	70	70	68	Barangaroo EOT Facility NDY
Central Sydney	277 Pyrmont Street, Ultimo	2024	58	56	50	62	62	57	HDI SYD1 Data Centre PWNA
Central Sydney	500 Harris St, Ultimo	2022	49	49	44	55	54	50	Powerhouse Ultimo RWDI

Precinct	Address	Year	RBL			Ambient L _{Aeq}			Source
			Day	Eve	Night	Day	Eve	Night	
Central Sydney	84 Mary Ann St, Haymarket	2022	47	50	45	57	56	52	Powerhouse Ultimo RWDI
Central Sydney	33-55 Harrington St, The Rocks	2022	56	56	55	66	64	63	Quincy Hotel PWNA
Central Sydney	Cambridge Street	2022	54	53	51	57	55	54	Quincy Hotel PWNA
Central Sydney	199 George St, Sydney	2013	63	62	57	69	67	65	Sydney Light Rail SLR
Central Sydney	255&269 Pitt Street, Sydney	2013	64	62	56	73	71	68	Sydney Light Rail SLR
Central Sydney	8/10 Lee Street, Sydney 2000	2015	51	50	49	65	64	62	Sydney Metro SLR
Central Sydney	1 Hoskings Place, Sydney	2015	61	56	52	66	62	63	Sydney Metro SLR
Central Sydney	26A High Street, Millers Point	2015	50	45	40	61	64	51	Sydney Metro SLR
Central Sydney	812 George St, Haymarket	2009	58	56	52	70	69	66	Sydney Metro SLR
Central Sydney	260 Pitt St, Sydney	2009	66	64	61	71	70	68	Sydney Metro SLR
Central Sydney	1E Macquarie St, Sydney	2016	59	59	48	64	62	57	Sydney Opera House Arup
Chippendale	16 Vine St, Redfern	2024	47	45	41	57	56	51	16 Vine St, Redfern PWNA
Darlinghurst	56 Oxford St, Darlinghurst	2025	54	52	44	64	58	53	56-62 Oxford Street Darlinghurst Acoustic Dynamics
Erskineville	43 Burren Street, Erskineville	2015	46	42	39	65	64	50	Sydney Metro SLR
Glebe	375 Glebe Point Rd, Glebe	2025	50	50	40	-	-	-	375 Glebe Point Rd, Glebe VMS

Precinct	Address	Year	RBL			Ambient L _{Aeq}			Source
			Day	Eve	Night	Day	Eve	Night	
Green Square	28 Bourke Rd, Alexandria	2022	52	45	39	68	66	62	Alexandria Health Centre ACOR
Kings Cross	1 Boomerang Pl, Woolloomooloo	2018	50	48	44	57	55	51	Australia Museum Addition EMM
Kings Cross	184 Forbes St, Darlinghurst	2018	50	49	47	55	55	53	SCEGGS Darlinghurst WM
Newtown	212 King St, Newtown	2025	56	57	53	62	61	58	212-214 King Street Newtown MAC
Newtown	46 Dickson Street, Newtown	2015	47	47	47	61	59	53	Sydney Metro SLR
Newtown	87 Darlington Road, Darlington	2015	49	47	43	63	57	53	Sydney Metro SLR
North Alexandria	107 McEvoy St, Alexandria	2023	59	55	52	71	66	63	76 McEvoy Street Alexandria GHD
North Alexandria	Alexandria Park Community School	2017	46	43	37	60	50	45	Alexandria Park Community School WM
Paddington	17 Oxford St, Paddington	2023	57	50	47	67	65	64	17 Oxford St, Paddington RTA
Paddington	17 Oxford St, Paddington	2023	53	53	50	55	55	52	17 Oxford St, Paddington RTA
Paddington	43 Stewart Street, Paddington	2018	43	41	37	57	55	49	Sydney Football Stadium Redevelopment Arup
Pymont	96 Bank St, Pymont	2023	61	59	54	66	63	61	Bank Street Park Stantec
Pymont	1 Distillery Dr, Pymont	2023	57	54	45	60	58	55	Bank Street Park Stantec
Pymont	31-35 Bank Street, Pymont	2018	66	64	60	71	68	65	Fish Market SLR

Precinct	Address	Year	RBL			Ambient L _{Aeq}			Source
			Day	Eve	Night	Day	Eve	Night	
Pymont	132 Bank Street, Pymont	2018	70	70	61	75	74	70	Fish Market SLR
Pymont	Unit 217, 1 Wattle Crescent, Pymont	2018	62	57	50	71	68	64	Fish Market SLR
Pymont	Sydney Secondary College, Taylor St, Glebe	2018	55	54	49	58	56	52	Fish Market SLR
Pymont	6/82 Wentworth Park Road, Glebe	2018	54	50	42	67	64	58	Fish Market SLR
Pymont	56A Pirrama Rd, Pymont	2014	51	46	41	56	52	47	Sydney Metro SLR
Pymont	1-5 Harwood St, Pymont	2019	52	49	46	61	59	56	Sydney Metro West SLR
Pymont	200 Paternoster Row, Pymont	2021	50	47	45	56	50	47	Sydney Metro West SLR
Pymont	203/38 Refinery Drive, Pymont	2017	48	45	44	52	49	48	Western Harbour Tunnel RTA
Redfern	100 Botany Rd, Alexandria	2024	60	56	46	69	68	66	100 Botany Rd Alexandria RTA
Redfern	100 Botany Rd, Alexandria	2024	52	48	41	65	66	62	100 Botany Rd, Alexandria RTA
Redfern	William Lane, Redfern	2020	53	49	45	59	55	51	90-102 Regent Street Redfern Northrop
Redfern	1-9 Marian St, Redfern	2019	53	51	39	61	58	57	Redfern Station Upgrade AECOM
Redfern	52 Cope Street, Redfern	2019	44	44	37	53	54	48	Redfern Station Upgrade AECOM
Redfern	122 Wellington Street, Waterloo	2015	54	47	39	65	62	58	Sydney Metro SLR
Redfern	119 Botany Rd, Waterloo	2020	54	48	41	72	73	67	Waterloo Metro Quarter Stantec
South Eveleigh	13 Garden St, Eveleigh	2017	51	46	42	60	55	53	ATP Locomotive

Precinct	Address	Year	RBL			Ambient L _{Aeq}			Source
			Day	Eve	Night	Day	Eve	Night	
									Workshops Arup
Surry Hills	612 Crown St, Surry Hills	2024	52	57	46	60	59	56	612 Crown St, Surry Hills ANAVS
Surry Hills	102 Kippax St, Surry Hills	2024	50	49	47	56	53	50	98-106 Kippax Street Surry Hills PWNA
Surry Hills	188 Chalmers St, Surry Hills	2017	56	53	46	69	66	64	Inner Sydney High School ACS
Surry Hills	40 Baptist St, Redfern	2018	48	45	41	58	55	51	Surry Hills Shopping Village RTA
Surry Hills	399 Cleveland St, Redfern	2018	62	59	52	69	68	66	Surry Hills Shopping Village RTA
Surry Hills	158 Devonshire Street, Surry Hills	2013	53	51	47	63	62	59	Sydney Light Rail SLR
Surry Hills	44 Parkham Street, Surry Hills	2013	44	43	39	60	52	46	Sydney Light Rail SLR
Surry Hills	101 Chalmers Street, Chippendale	2015	56	53	45	68	66	64	Sydney Metro SLR
Walsh Bay	22 Merriman Street, Millers Point	2022	51	50	42	60	54	50	Barangaroo Cutaway Arup
Walsh Bay	2-60 Cumberland St, The Rocks	2015	62	62	52	66	65	63	Sydney Metro SLR
Woolloomooloo	31 Nicholson St, Woolloomooloo	2016	51	51	45	63	61	56	Sydney Opera House Arup

Appendix D Long-term noise monitoring details

Table 29 lists the details of all long-term noise loggers, including details of the location, the equipment, and the monitoring period. The sub-sections in this appendix provides more details on each individual noise logger location.

Table 29 Long-term noise monitoring details

#	Location	Location description	Logger model	Logger serial no.	Installation date	Removal date
1	Central Sydney - Wynyard	Street pole on George St near Wynyard light rail station	SV307A	157201	13/10/2025	31/10/2025
2	Central Sydney - King St Wharf	Street pole on Lime St near 25 Lime St	SV307A	137601	31/10/2025	12/11/2025
3	Central Sydney - Town Hall	Town Hall balcony facing Druiitt St	Svan 977C	92622	29/10/2025	12/11/2025
4	Chippendale	Light pole in Chippendale Green near 1 Park Ln	SV307A	157204	13/10/2025	31/10/2025
5	Darlinghurst	Street pole on Brisbane St near 21 Brisbane St	SV307A	137619	13/10/2025	30/10/2025
6	Erskineville	Light pole in Maureen Oliver Reserve near 6 John St	SV307A	137607	24/10/2025	7/11/2025
7	Glebe	Light pole in Dr H J Foley Rest Park near 75 St Johns Rd	SV307A	137620	13/10/2025	31/10/2025
8	Kings Cross	Light pole in Lawrence Hargrave Reserve near 2 Ward Ave	SV307A	157201	31/10/2025	12/11/2025
9	Newtown - King St north	Street pole on Longdown St near 69 Campbell St	SV307A	131864	24/10/2025	7/11/2025
10	Newtown - King St south	Street pole on Rochford St near 201 Rochford St	SV307A	160750	24/10/2025	7/11/2025
11	Redfern	Street pole on Turner St near 42-50 Turner St	SV307A	157296	24/10/2025	7/11/2025
12	Surry Hills - Crown St	Backyard of 14 Rainford St facing Collins Ln	Svan 977	92622	13/10/2025	28/10/2025
13	Surry Hills - Hollywood Quarter	Street pole on Commonwealth St near 113 Commonwealth St	SV307A	137619 / 157296 ¹	30/10/2025	12/11/2025
14	The Rocks	Street pole on Gloucester St near 64 Gloucester St	SV307A	157204	31/10/2025	12/11/2025
15	Walsh Bay	Street pole on Pottinger St near 39-41 Lower Fort St / Windmill St near 1 Pottinger St ²	SV307A	137601	13/10/2025	31/10/2025
16	Woolloomooloo	Street pole on Lincoln Cres near 10 Lincoln Cres	SV307A	137620	31/10/2025	12/11/2025
17	Newtown - Iredale St ³	Footpath on Iredale St near 16 Iredale St	Svan 977C	98818	8/09/2025	17/09/2025

¹ Logger unit changed on 7/11 due to error in remote connection

² Logger relocated on 20/10 due to construction noise affecting first location during weekday day periods

³ Additional logger for one week period to capture an identified potential outlier location with very low background noise

D.1 Central Sydney – Wynyard

Figure 23 Logger location zoomed: Central Sydney – Wynyard

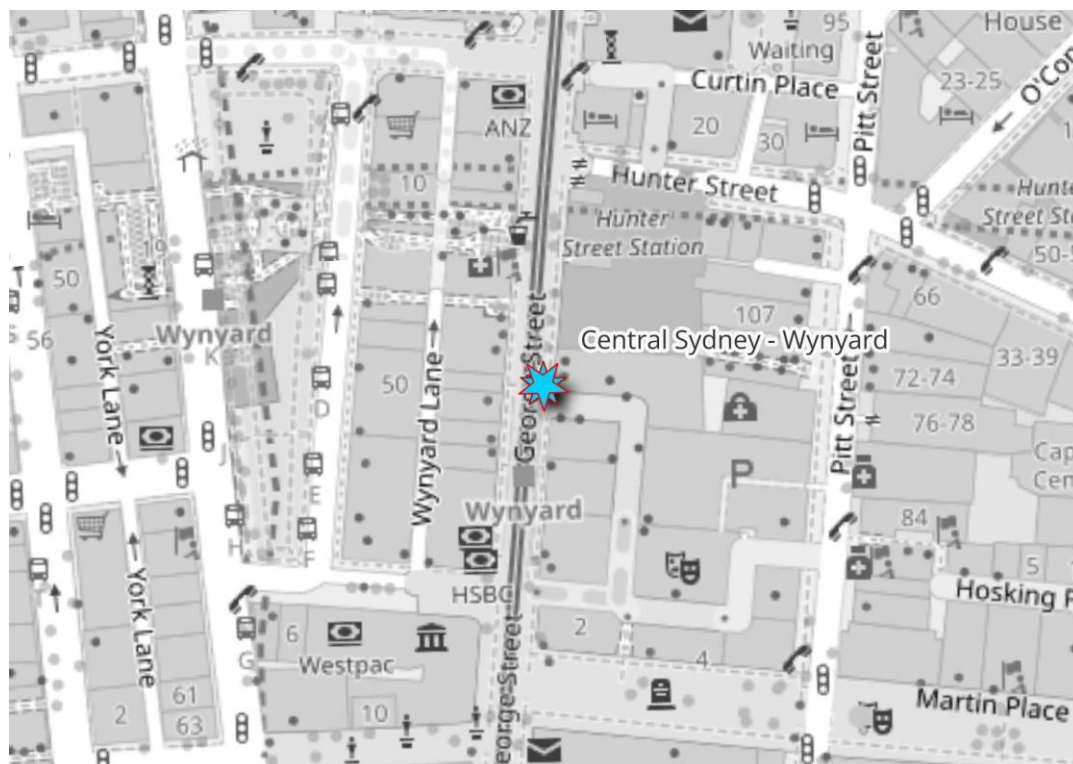


Figure 24 Logger photo: Central Sydney – Wynyard



Table 30 Broadband RBL and L_{Aeq} : Central Sydney – Wynyard

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)
Day (7am–6pm)	64	64	61	72	72	70
Evening (6pm–10pm)	71	67	72	76	73	78
Early Night (10pm–midnight)	66	65	76	78	73	80
Late Night (midnight–7am)	54	54	54	72	65	75

Table 31 Octave-band RBL: Central Sydney – Wynyard

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	62	65	65	64	61	59	56	51	45
Evening	61	68	69	67	69	67	63	58	52
Early Night	60	67	67	64	64	61	58	54	49
Late Night	55	55	55	54	51	49	43	41	31

D.2 Central Sydney - King St Wharf

Figure 25 Logger location zoomed: Central Sydney - King St Wharf

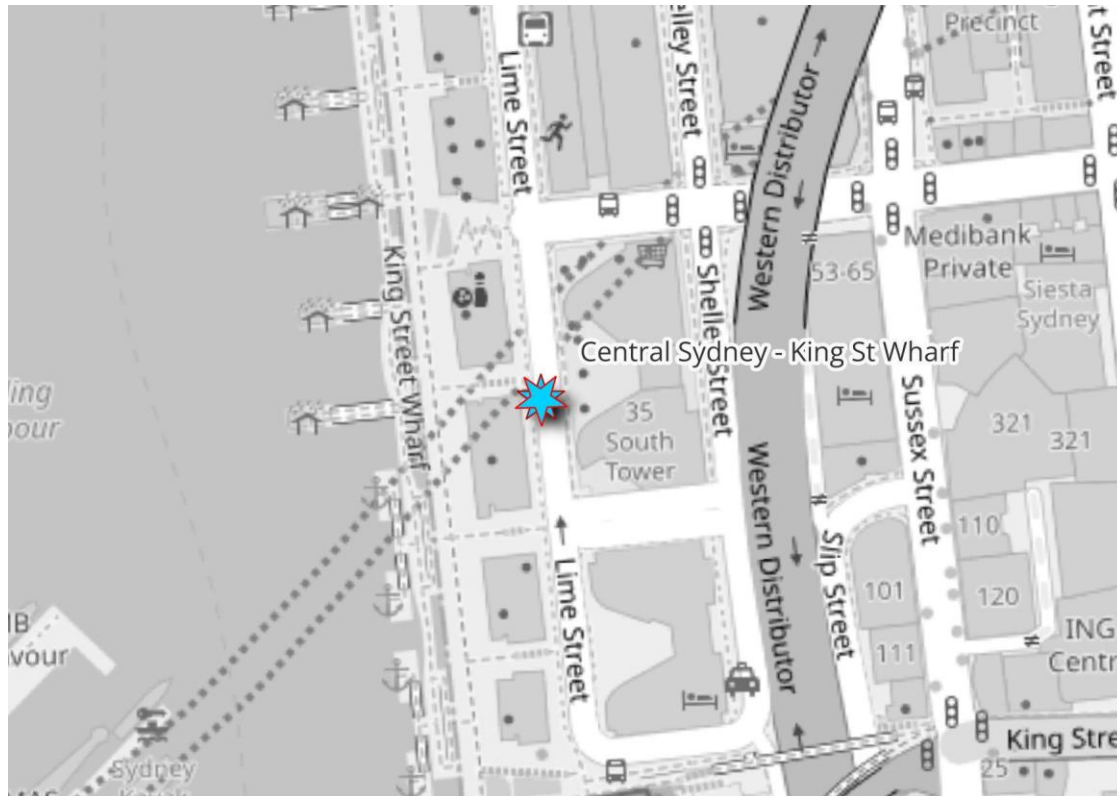


Figure 26 Logger photo: Central Sydney - King St Wharf



Table 32 Broadband RBL and L_{Aeq} : Central Sydney - King St Wharf

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	57	56	57	71	65	72
Evening (6pm-10pm)	57	57	60	68	66	71
Early Night (10pm-midnight)	53	52	60	69	63	73
Late Night (midnight-7am)	49	49	51	62	60	64

Table 33 Octave-band RBL: Central Sydney - King St Wharf

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	60	59	59	57	53	53	48	41	32
Evening	63	63	60	57	54	53	48	41	33
Early Night	61	59	57	54	50	48	43	38	32
Late Night	54	53	54	51	47	43	40	37	31

D.3 Central Sydney - Town Hall

Figure 27 Logger location zoomed: Central Sydney - Town Hall

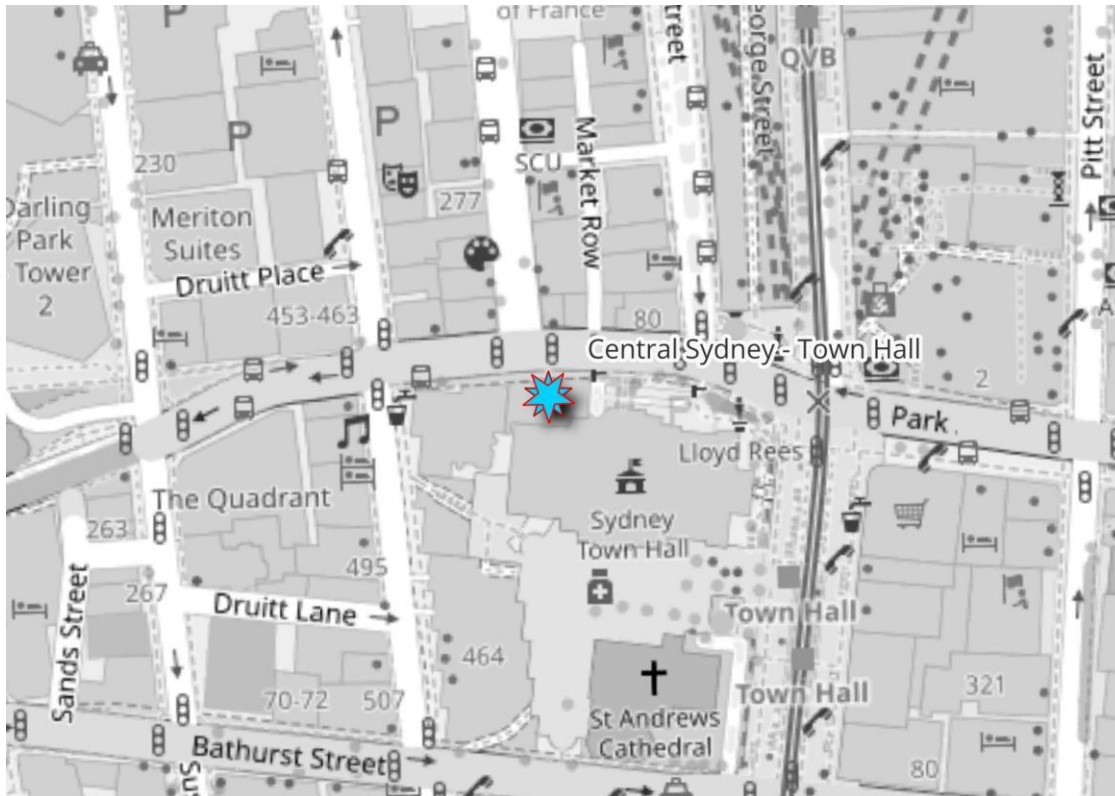


Figure 28 Logger photo: Central Sydney - Town Hall



Table 34 Broadband RBL and L_{Aeq} : Central Sydney - Town Hall

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	62	62	60	69	70	68
Evening (6pm-10pm)	60	60	62	67	67	68
Early Night (10pm-midnight)	59	58	63	67	66	68
Late Night (midnight-7am)	54	54	55	64	64	65

Table 35 Octave-band RBL: Central Sydney - Town Hall

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	65	64	62	61	59	57	53	46	38
Evening	62	62	61	59	58	56	51	45	42
Early Night	60	61	60	58	56	55	50	45	40
Late Night	55	55	56	54	52	49	44	39	33

D.4 Chippendale

Figure 29 Logger location zoomed: Chippendale

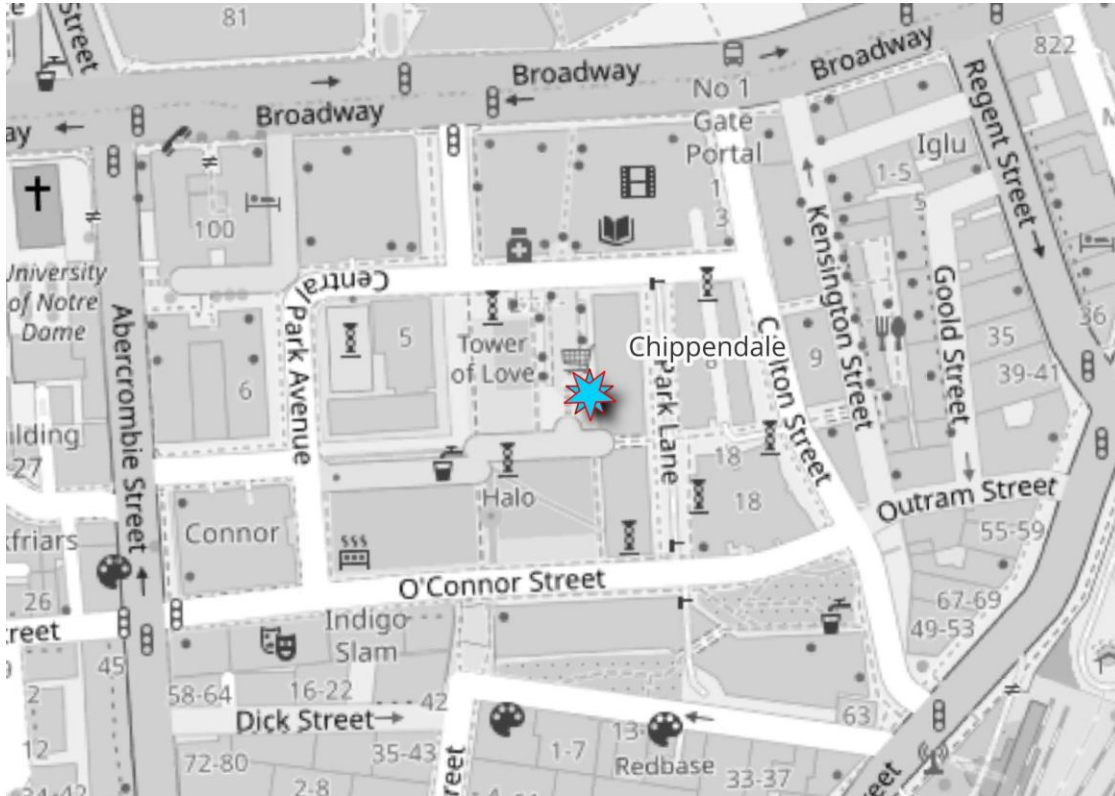


Figure 30 Logger photo: Chippendale



Table 36 Broadband RBL and L_{Aeq} : Chippendale

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	53	53	51	59	59	58
Evening (6pm-10pm)	52	53	52	59	59	58
Early Night (10pm-midnight)	50	49	50	55	54	55
Late Night (midnight-7am)	48	48	48	52	52	52

Table 37 Octave-band RBL: Chippendale

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	57	56	55	53	50	48	43	36	29
Evening	56	54	53	52	50	48	43	37	29
Early Night	51	51	51	51	47	45	40	33	27
Late Night	48	49	50	50	45	43	37	30	26

D.5 Darlinghurst

Figure 31 Logger location zoomed: Darlinghurst

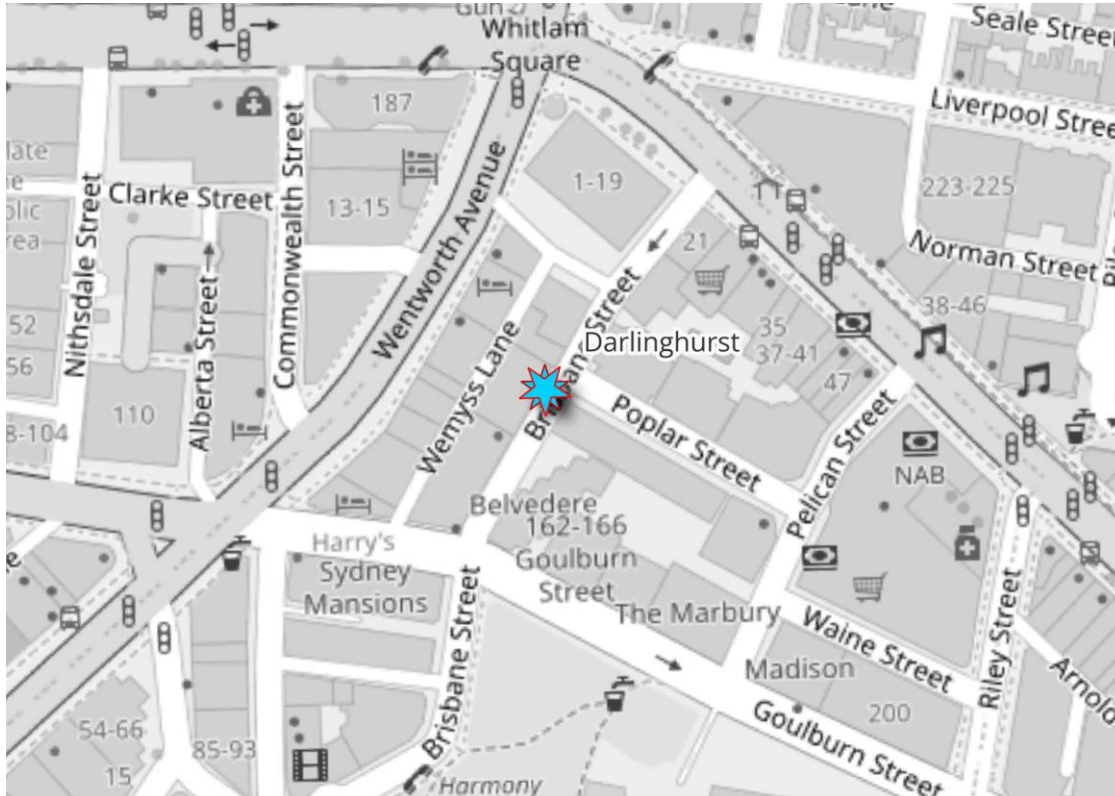


Figure 32 Logger photo: Darlinghurst



Table 38 Broadband RBL and L_{Aeq} : Darlinghurst

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	53	53	52	60	60	60
Evening (6pm-10pm)	52	52	52	57	57	58
Early Night (10pm-midnight)	51	50	52	59	54	62
Late Night (midnight-7am)	50	49	50	56	54	57

Table 39 Octave-band RBL: Darlinghurst

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	57	55	56	54	51	48	43	37	30
Evening	55	54	55	53	50	47	41	36	30
Early Night	53	52	54	52	49	45	40	33	28
Late Night	52	50	54	52	48	44	38	31	26

D.6 Erskineville

Figure 33 Logger location zoomed: Erskineville

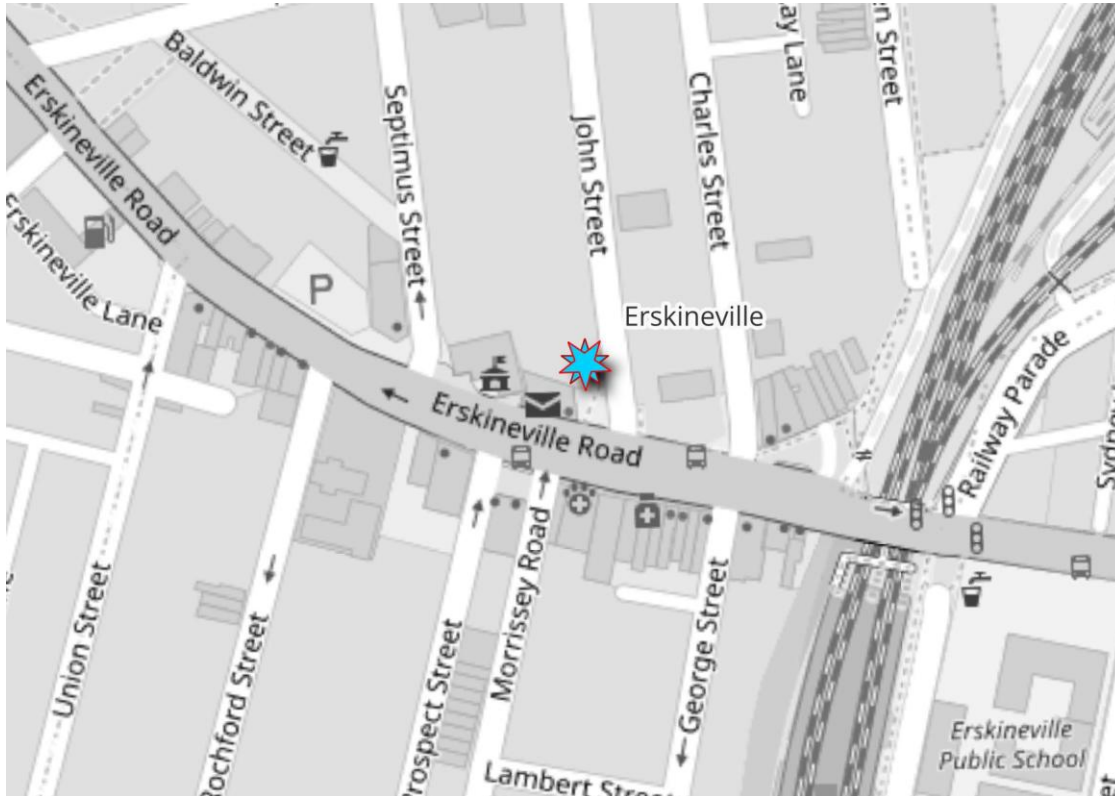


Figure 34 Logger photo: Erskineville



Table 40 Broadband RBL and L_{Aeq} : Erskineville

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	47	47	44	59	59	59
Evening (6pm-10pm)	46	45	48	56	56	57
Early Night (10pm-midnight)	40	39	42	53	52	54
Late Night (midnight-7am)	34	34	36	54	54	54

Table 41 Octave-band RBL: Erskineville

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	55	53	49	47	43	42	38	33	28
Evening	52	51	47	47	43	40	37	29	27
Early Night	47	47	43	42	37	34	30	26	26
Late Night	42	41	39	36	32	27	22	23	24

D.7 Glebe

Figure 35 Logger location zoomed: Glebe

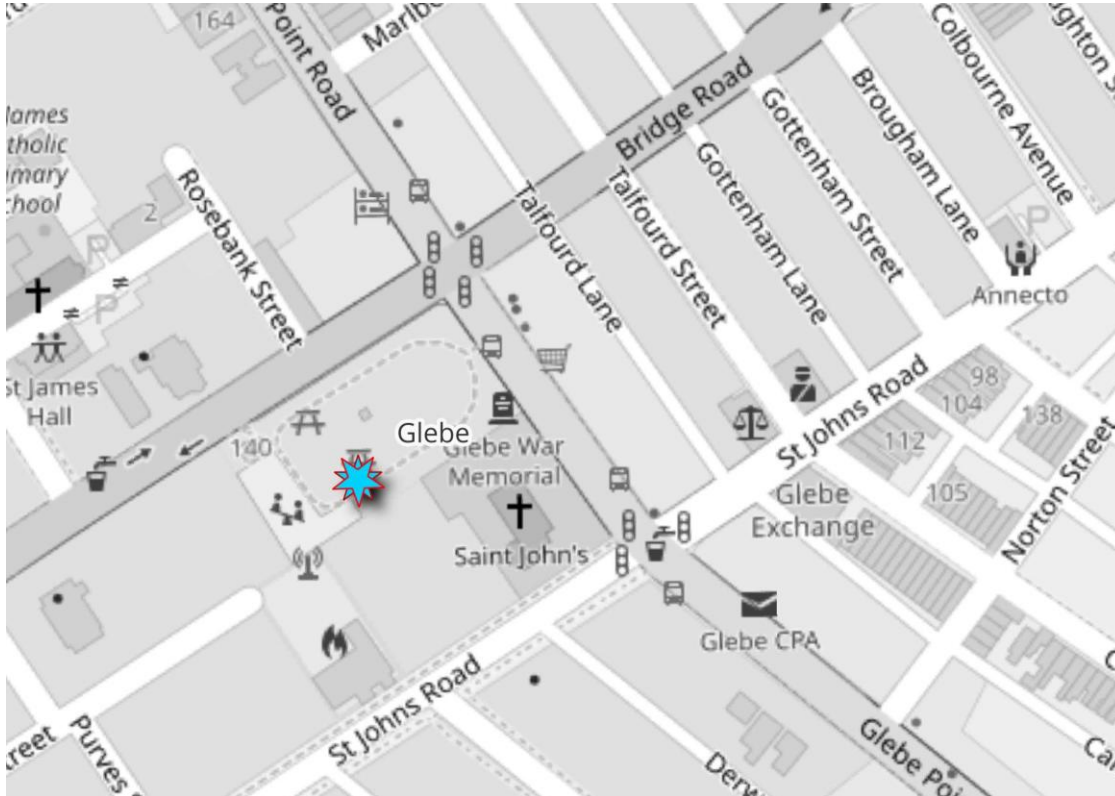


Figure 36 Logger photo: Glebe



Table 42 Broadband RBL and L_{Aeq} : Glebe

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	48	48	47	57	58	55
Evening (6pm-10pm)	46	46	46	55	56	55
Early Night (10pm-midnight)	42	42	43	51	50	51
Late Night (midnight-7am)	37	37	37	50	50	50

Table 43 Octave-band RBL: Glebe

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	60	57	50	46	44	44	40	34	28
Evening	55	54	49	45	43	42	37	30	28
Early Night	50	49	44	42	39	38	31	28	28
Late Night	46	45	41	38	35	31	25	24	25

D.8 Kings Cross

Figure 37 Logger location zoomed: Kings Cross

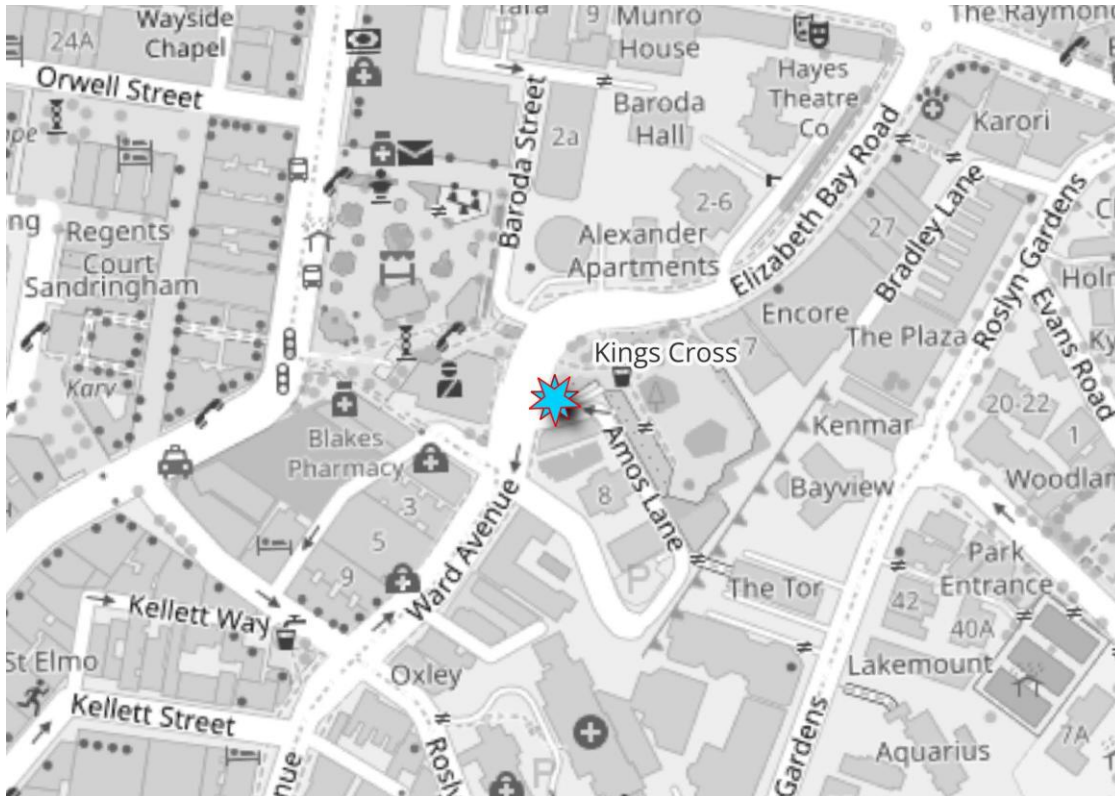


Figure 38 Logger photo: Kings Cross



Table 44 Broadband RBL and L_{Aeq} : Kings Cross

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	52	52	52	63	63	63
Evening (6pm-10pm)	48	48	53	59	58	61
Early Night (10pm-midnight)	44	44	46	57	56	58
Late Night (midnight-7am)	40	40	41	55	54	55

Table 45 Octave-band RBL: Kings Cross

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	60	57	53	51	48	47	44	39	33
Evening	54	53	50	48	44	43	41	36	32
Early Night	49	47	46	44	40	38	36	33	30
Late Night	46	45	45	42	37	34	28	27	25

D.9 Newtown - King St north

Figure 39 Logger location zoomed: Newtown - King St north

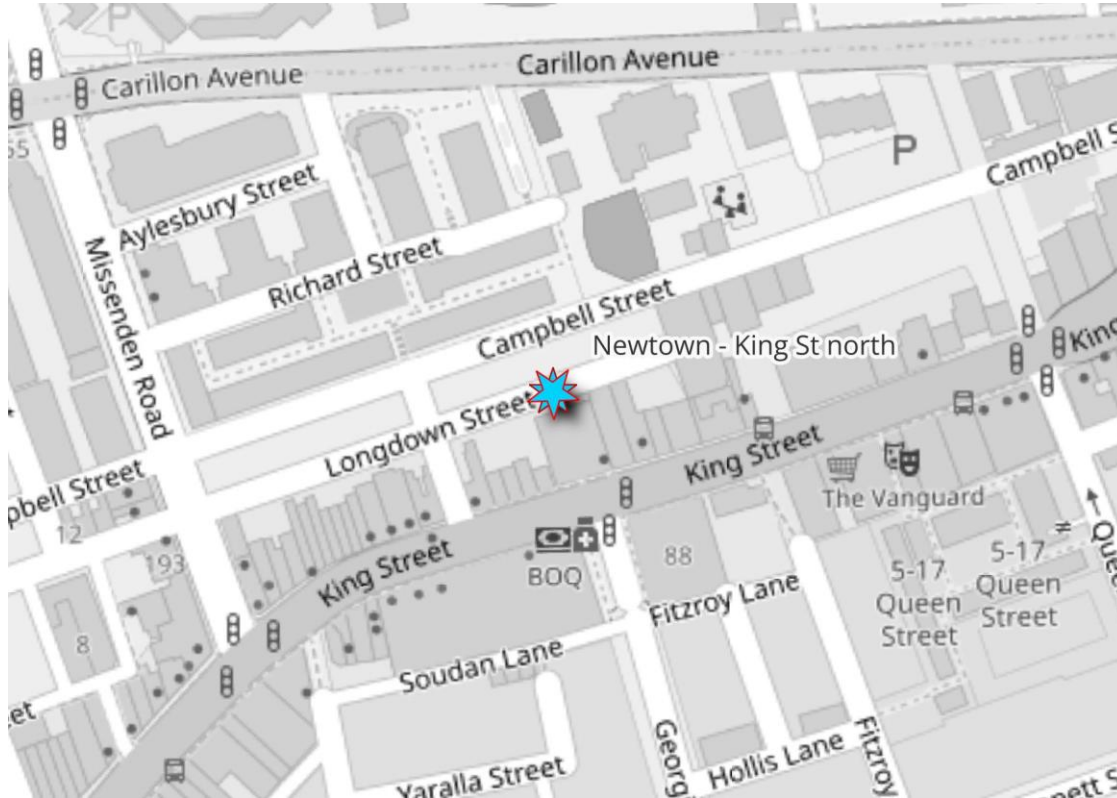


Figure 40 Logger photo: Newtown - King St north



Table 46 Broadband RBL and L_{Aeq} : Newtown - King St north

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	46	46	44	58	60	54
Evening (6pm-10pm)	48	48	48	54	53	55
Early Night (10pm-midnight)	44	43	45	53	55	51
Late Night (midnight-7am)	42	42	42	50	51	50

Table 47 Octave-band RBL: Newtown - King St north

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	55	52	49	46	43	41	37	31	27
Evening	54	52	54	50	45	41	38	33	27
Early Night	52	49	47	45	41	38	35	28	26
Late Night	49	46	44	42	39	37	32	26	25

D.10 Newtown - King St south

Figure 41 Logger location zoomed: Newtown - King St south

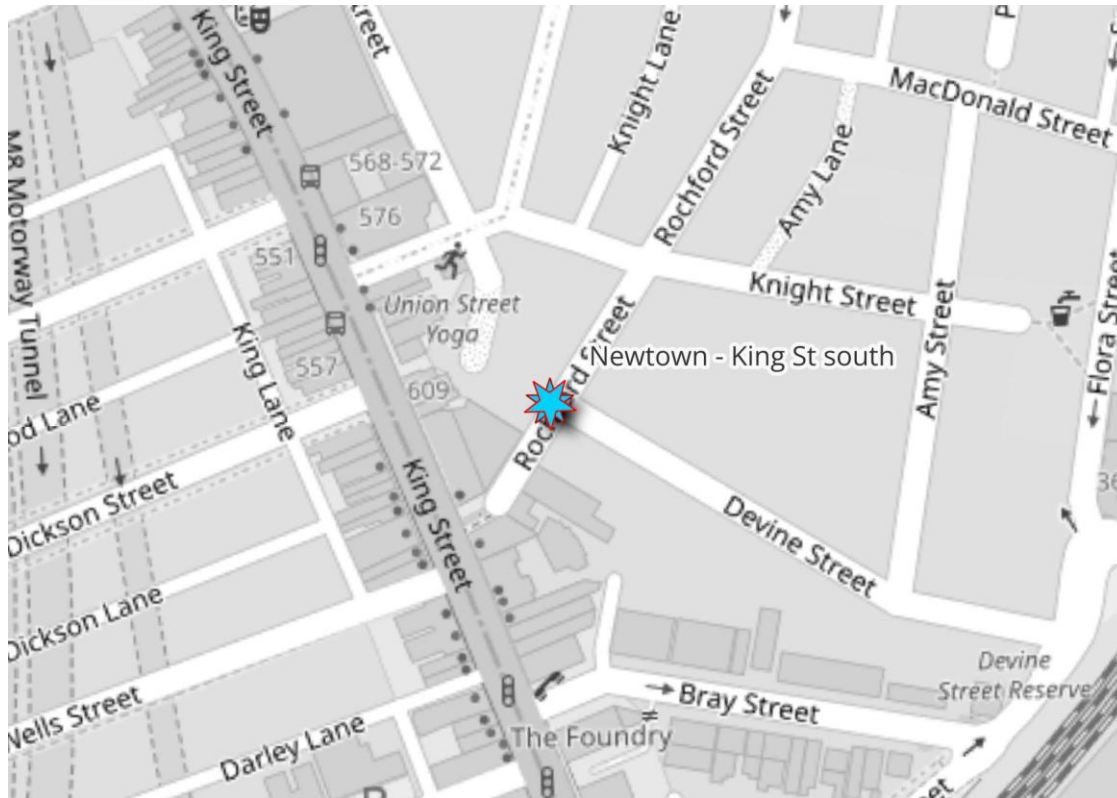


Figure 42 Logger photo: Newtown - King St south



Table 48 Broadband RBL and L_{Aeq} : Newtown - King St south

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	41	42	39	57	58	55
Evening (6pm-10pm)	42	41	42	55	55	55
Early Night (10pm-midnight)	37	35	38	50	49	51
Late Night (midnight-7am)	31	30	32	47	47	46

Table 49 Octave-band RBL: Newtown - King St south

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	48	47	43	42	39	36	31	25	22
Evening	46	46	44	44	39	37	29	20	21
Early Night	42	41	40	38	35	32	26	18	20
Late Night	38	37	36	34	29	24	20	15	19

D.11 Redfern

Figure 43 Logger location zoomed: Redfern

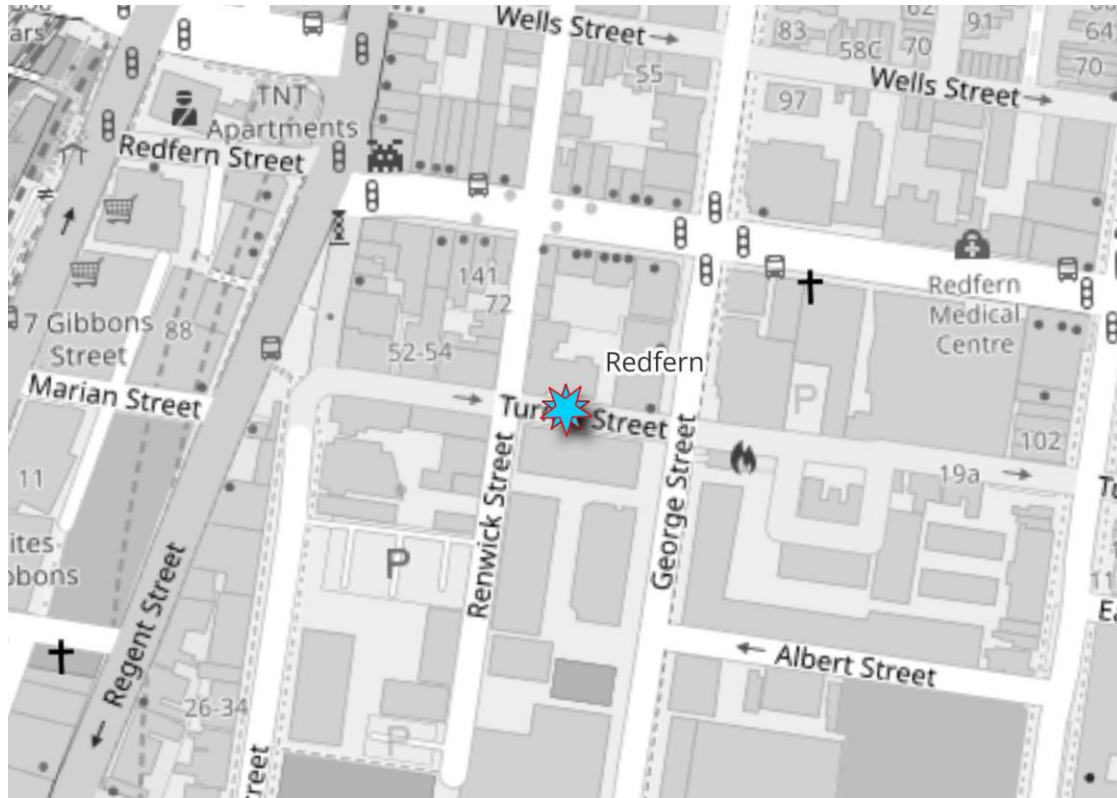


Figure 44 Logger photo: Redfern



Table 50 Broadband RBL and L_{Aeq} : Redfern

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	48	48	47	59	61	57
Evening (6pm-10pm)	47	47	48	55	55	55
Early Night (10pm-midnight)	45	45	46	52	51	53
Late Night (midnight-7am)	44	45	44	51	52	51

Table 51 Octave-band RBL: Redfern

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	51	50	51	51	44	43	35	29	22
Evening	48	49	51	51	43	43	34	27	22
Early Night	45	46	49	50	41	40	31	24	20
Late Night	43	45	49	49	40	39	29	21	19

D.12 Surry Hills – Crown St

Figure 45 Logger location zoomed: Surry Hills – Crown St

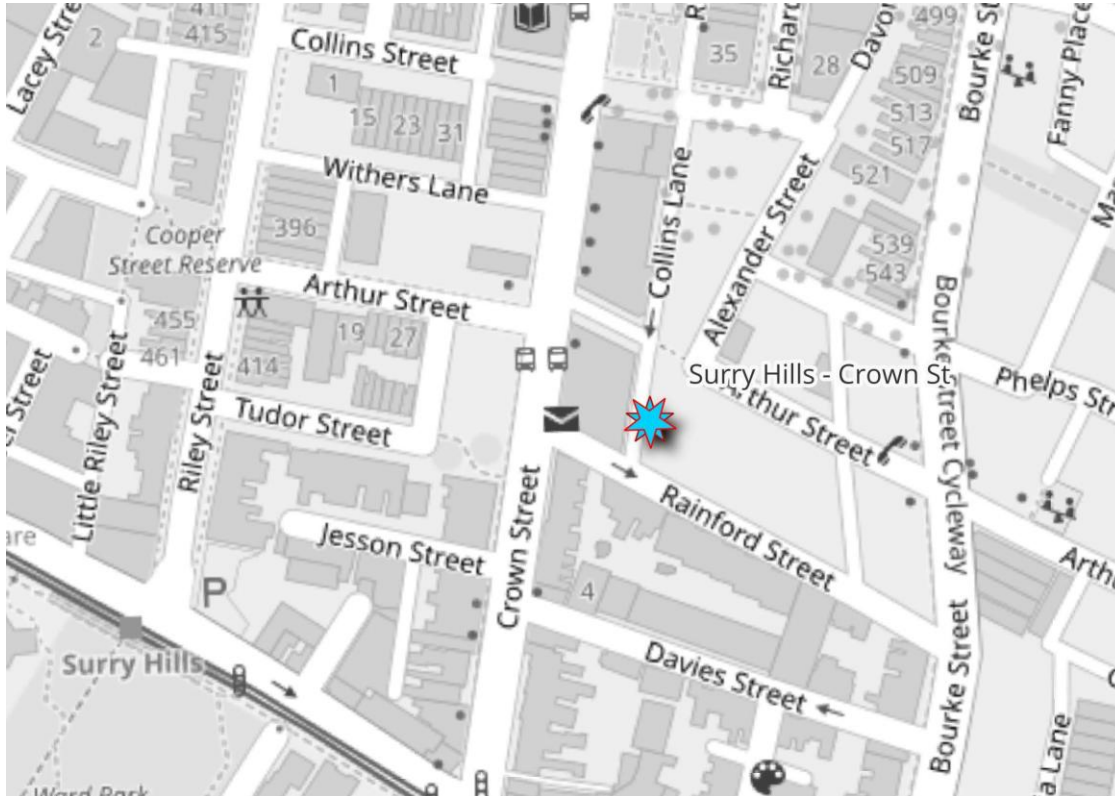


Figure 46 Logger photo: Surry Hills – Crown St

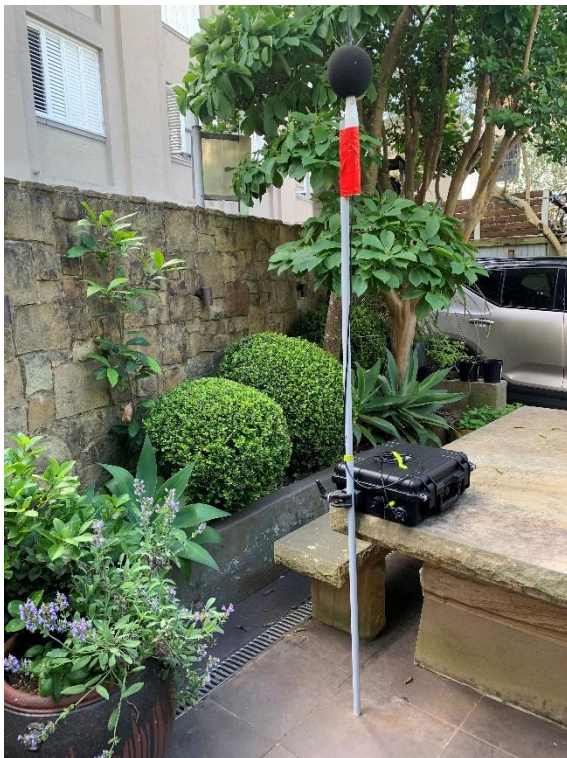


Table 52 Broadband RBL and L_{Aeq} : Surry Hills – Crown St

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)
Day (7am–6pm)	42	44	40	57	57	57
Evening (6pm–10pm)	42	41	42	51	53	51
Early Night (10pm–midnight)	40	38	41	47	47	47
Late Night (midnight–7am)	34	34	35	46	47	46

Table 53 Octave-band RBL: Surry Hills – Crown St

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	51	49	46	43	39	36	33	29	24
Evening	50	48	45	42	40	37	32	26	22
Early Night	48	46	43	40	37	35	30	25	21
Late Night	46	41	39	36	31	29	25	20	18

D.13 Surry Hills - Hollywood Quarter

Figure 47 Logger location zoomed: Surry Hills - Hollywood Quarter

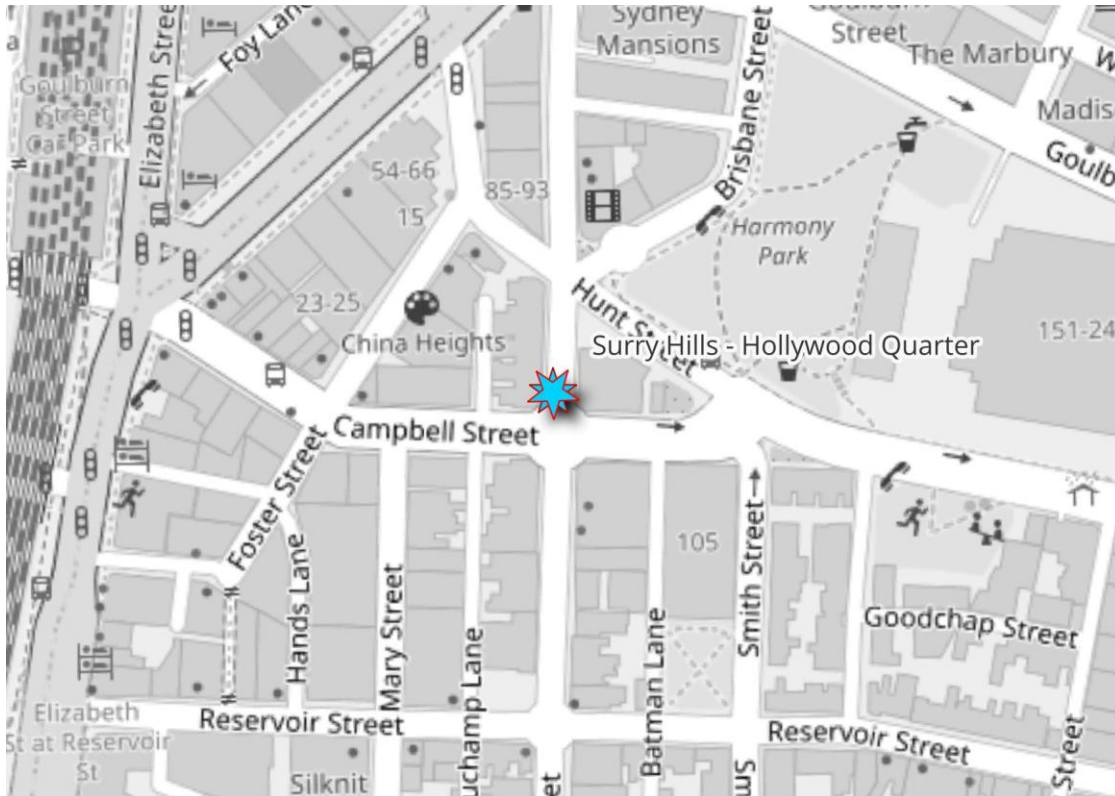


Figure 48 Logger photo: Surry Hills - Hollywood Quarter



Table 54 Broadband RBL and L_{Aeq} : Surry Hills - Hollywood Quarter

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	51	52	50	60	61	60
Evening (6pm-10pm)	49	49	50	60	59	62
Early Night (10pm-midnight)	47	47	49	57	56	58
Late Night (midnight-7am)	44	44	45	58	56	59

Table 55 Octave-band RBL: Surry Hills - Hollywood Quarter

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	56	55	55	52	49	45	41	35	29
Evening	54	54	53	51	47	44	39	33	29
Early Night	51	51	51	49	45	41	35	31	27
Late Night	48	49	49	47	43	39	32	27	25

D.14 The Rocks

Figure 49 Logger location zoomed: The Rocks

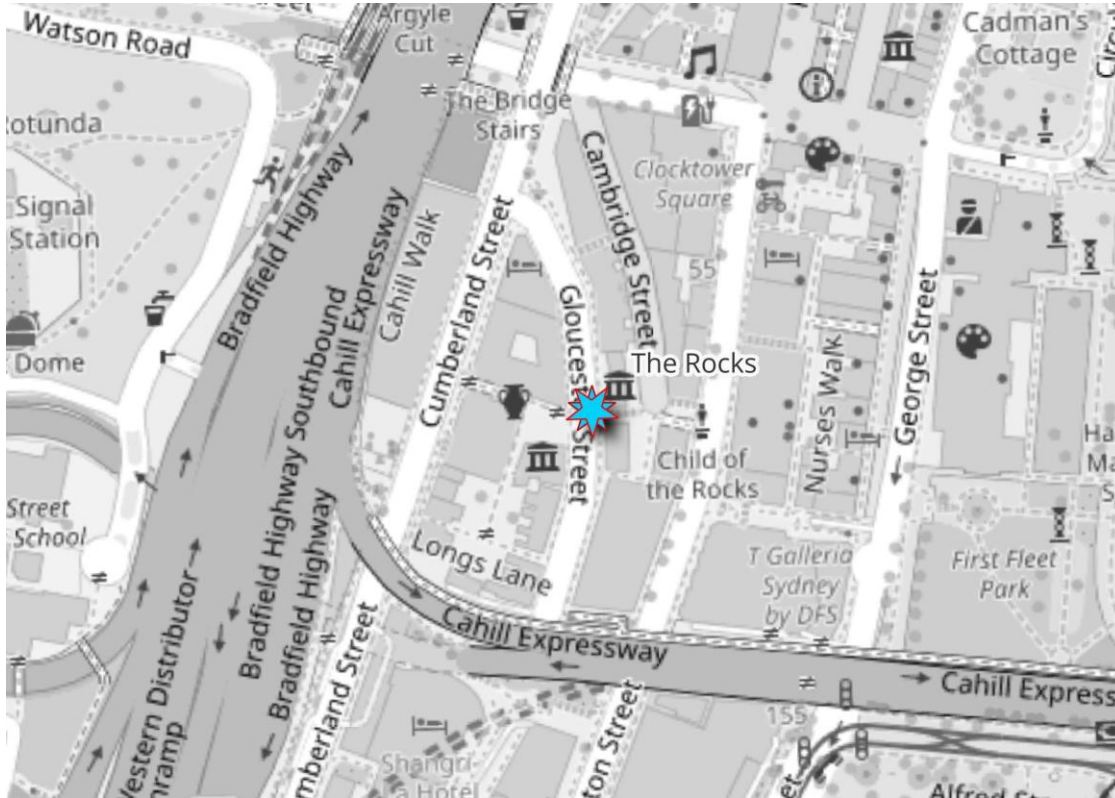


Figure 50 Logger photo: The Rocks



Table 56 Broadband RBL and L_{Aeq} : The Rocks

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)
Day (7am–6pm)	54	55	54	58	58	58
Evening (6pm–10pm)	53	53	55	58	57	60
Early Night (10pm–midnight)	52	51	53	56	54	58
Late Night (midnight–7am)	49	49	50	54	54	54

Table 57 Octave-band RBL: The Rocks

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	59	57	56	53	51	50	44	36	28
Evening	57	55	54	51	51	50	44	35	28
Early Night	54	52	52	50	49	48	42	34	28
Late Night	50	49	50	48	47	45	40	33	28

D.15 Walsh Bay

Figure 51 Logger location zoomed: Walsh Bay

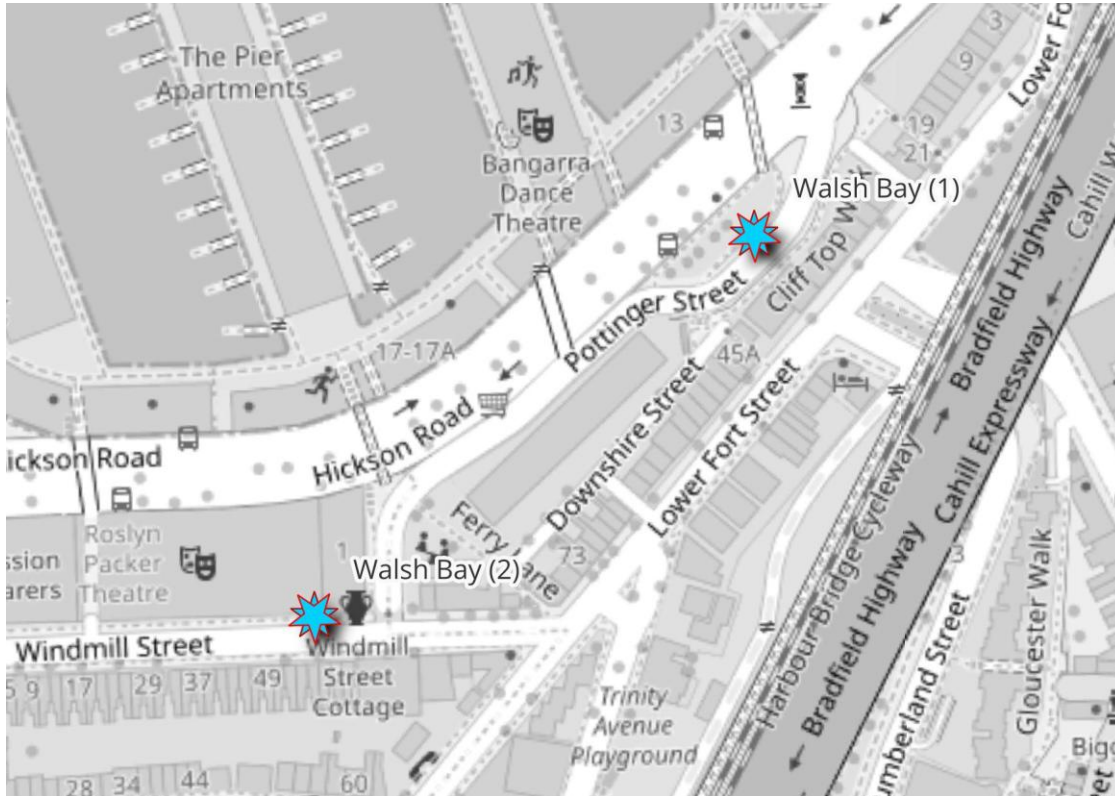


Figure 52 Logger photo: Walsh Bay (Left: location 1; Right: location 2)

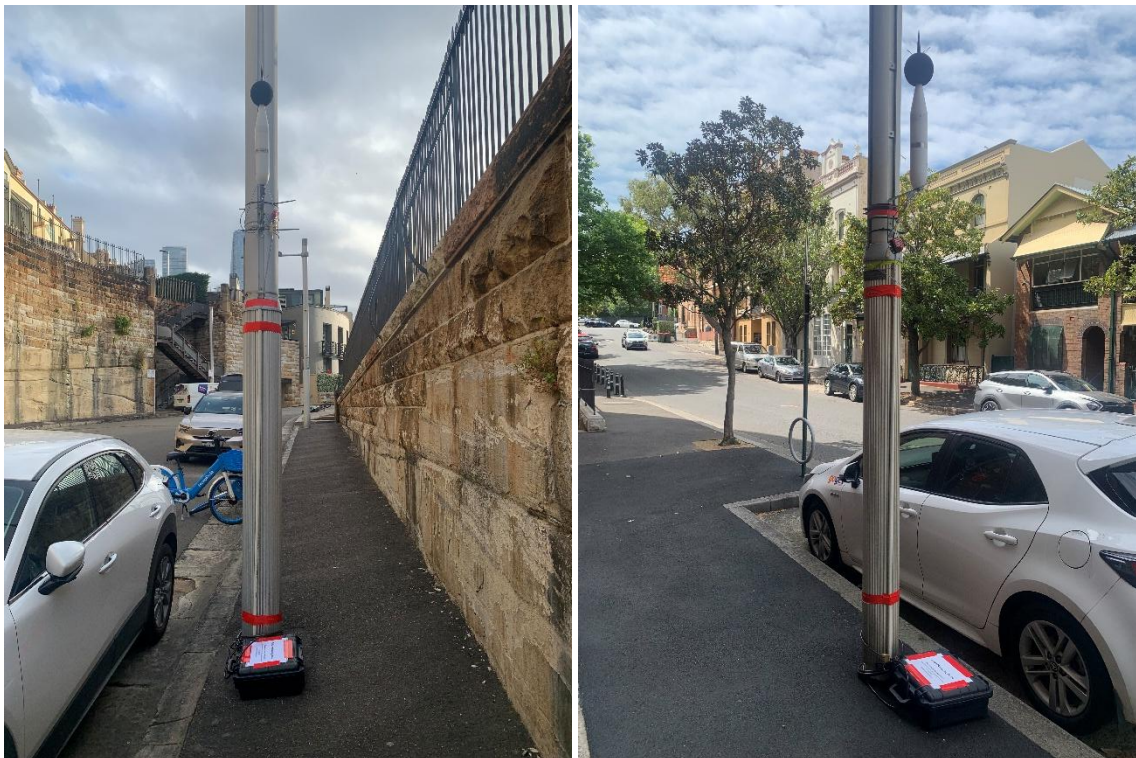


Table 58 Broadband RBL and L_{Aeq} : Walsh Bay

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Location 1 (weekday day-time levels by be affected by construction noise)						
Day (7am-6pm)	50	50	50	61	60	62
Evening (6pm-10pm)	50	49	51	58	56	59
Early Night (10pm-midnight)	45	45	48	58	56	61
Late Night (midnight-7am)	42	41	42	53	51	54
Location 2						
Day (7am-6pm)	48	49	45	60	61	59
Evening (6pm-10pm)	47	47	48	60	59	60
Early Night (10pm-midnight)	41	40	42	56	53	58
Late Night (midnight-7am)	37	37	37	56	53	57

Table 59 Octave-band RBL: Walsh Bay

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Location 1 (weekday day-time levels by be affected by construction noise)									
Day	60	58	55	50	47	45	40	33	27
Evening	58	57	54	50	47	47	41	31	27
Early Night	55	54	52	46	42	40	35	28	26
Late Night	50	52	50	43	38	36	31	26	25
Location 2									
Day	55	55	51	48	46	44	38	31	27
Evening	52	52	48	46	45	44	37	27	26
Early Night	49	48	44	42	38	38	30	24	25
Late Night	45	44	42	37	33	31	26	23	24

D.16 Woolloomooloo

Figure 53 Logger location zoomed: Woolloomooloo

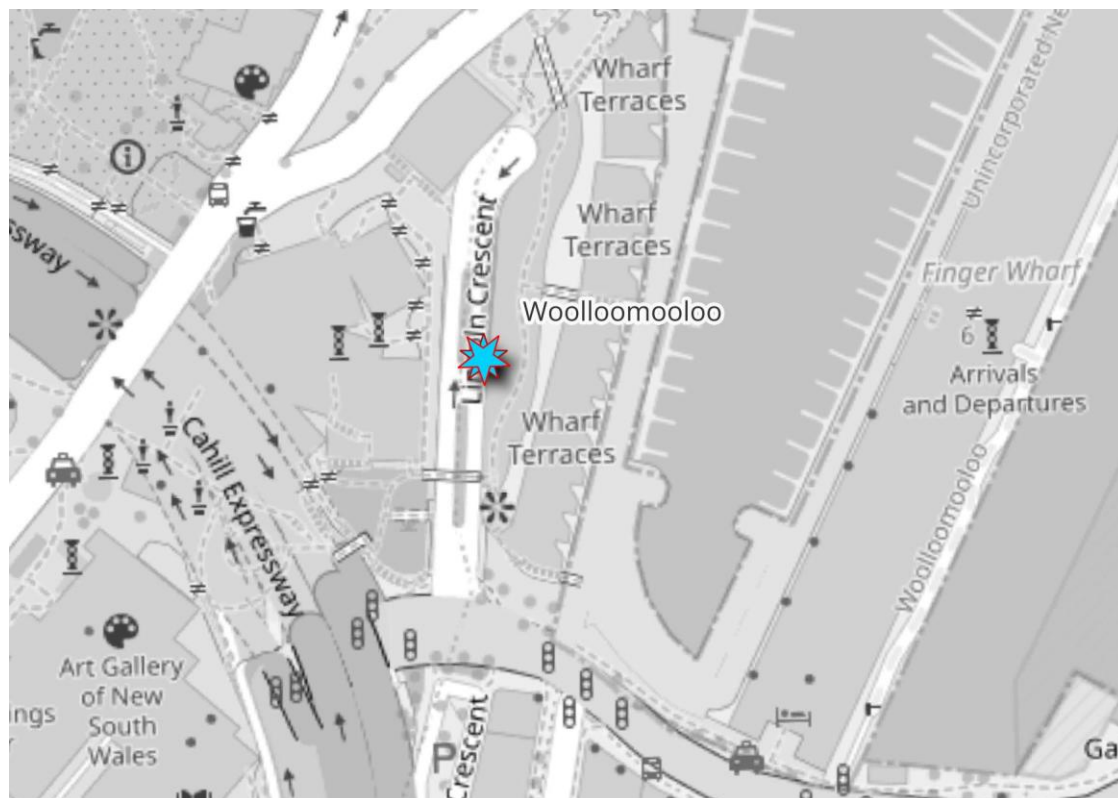


Figure 54 Logger photo: Woolloomooloo



Table 60 Broadband RBL and L_{Aeq} : Woolloomooloo

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	49	48	49	60	62	58
Evening (6pm-10pm)	48	47	49	56	56	57
Early Night (10pm-midnight)	43	42	47	53	51	55
Late Night (midnight-7am)	39	39	42	54	54	53

Table 61 Octave-band RBL: Woolloomooloo

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	59	56	53	50	46	44	38	32	28
Evening	55	54	53	48	45	44	36	29	27
Early Night	51	49	45	43	40	38	31	27	27
Late Night	48	45	43	41	37	34	27	26	26

D.17 Newtown – Iredale St

Figure 55 Logger location zoomed: Newtown – Iredale St

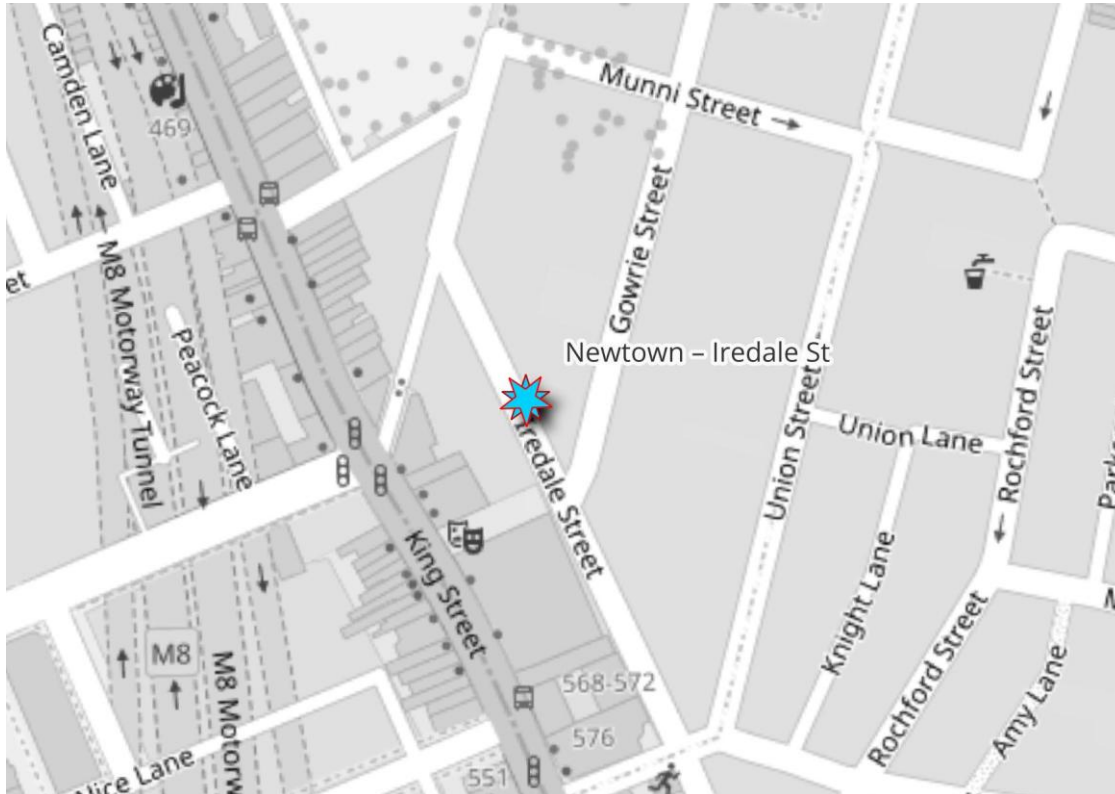


Figure 56 Logger photo: Newtown – Iredale St



Table 62 Broadband RBL and L_{Aeq} : Newtown – Iredale St

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)
Day (7am–6pm)	39	38	39	61	54	62
Evening (6pm–10pm)	39	38	40	55	52	57
Early Night (10pm–midnight)	36	35	39	49	45	51
Late Night (midnight–7am)	34	32	35	46	45	46

Table 63 Octave-band RBL: Newtown – Iredale St

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	46	45	42	39	36	34	30	23	19
Evening	44	44	41	40	36	34	28	21	17
Early Night	40	40	37	36	33	31	25	17	17
Late Night	39	40	37	35	31	29	23	17	17

Appendix E Attended noise monitoring – background noise detailed results

Precinct	Location	Logger	Measured L ₉₀					Calculated RBL			
			L _{A90}	31.5 Hz	63 Hz	125 Hz	250 Hz	Day	Eve	Early Night	Late Night
Central Sydney	80-82A Pitt St	Wynyard	60	63	62	59	57	46	53	48	36
Central Sydney	The Fullerton, 1 Martin Pl	Wynyard	63	63	63	61	60	50	57	52	40
Central Sydney	280-288 George St	Wynyard	64	61	70	65	61	51	58	53	41
Central Sydney	43 York St	Wynyard	62	66	67	63	60	49	56	51	39
Central Sydney	50-60 Margaret St	Wynyard	56	61	63	58	55	41	48	43	31
Central Sydney	165 Clarence St (Arc by Skye Suites)	Wynyard	59	63	65	60	58	44	51	46	34
Central Sydney	3/6 Dixon St	Town Hall	62	66	65	66	62	63	61	60	55
Central Sydney	190 Clarence St	Town Hall	59	65	65	61	59	60	58	57	52
Central Sydney	281 Sussex St	Town Hall	62	69	68	65	61	63	61	60	55
Central Sydney	90/95 Liverpool St	Town Hall	66	72	68	65	64	67	65	64	59
Central Sydney	Sydney Wharf Apartments	King St Wharf	57	63	65	61	57	74	74	70	66
Central Sydney	Ballaarat Park	King St Wharf	57	67	63	60	55	55	55	51	47
Central Sydney	82-108 Sussex St	King St Wharf	65	72	70	65	64	63	63	59	55
Central Sydney	Murray St opposite Pyrmont Bay	King St Wharf	59	63	66	61	57	57	57	53	49
Central Sydney	201 Sussex St, next to Market St	King St Wharf	64	66	67	68	64	62	62	58	54
Chippendale	8 Park Ln	Chippendale	58	63	61	57	55	55	54	52	50
Chippendale	The Steps Central Park	Chippendale	62	65	62	61	59	58	57	55	53
Chippendale	One Central Park	Chippendale	64	70	67	62	62	61	60	58	56
Darlinghurst	25 Pelican St	Darlinghurst	51	59	56	55	52	52	51	50	49
Darlinghurst	30 Denham St	Darlinghurst	44	52	50	47	44	44	43	42	41

Darlinghurst	27 Bloomfield St	Darlinghurst	48	52	52	50	46	48	47	46	45
Darlinghurst	433 Bourke St	Darlinghurst	49	60	55	53	48	49	48	47	46
Darlinghurst	310 Palmer St	Darlinghurst	55	63	62	57	53	56	55	54	53
Darlinghurst	2 Sturt St, Darlinghurst	Darlinghurst	59	59	60	60	60	59	58	57	56
Kings Cross	Becky Minty, 81 Macleay Street Ikon Building	Kings Cross	48	54	54	51	46	48	44	40	36
Kings Cross	229 Kirketon Rd	Kings Cross	47	54	53	49	47	48	44	40	36
Kings Cross	Corner of Bourke St/ St Peter St	Kings Cross	50	54	59	53	50	51	47	43	39
Kings Cross	198 Victoria St	Kings Cross	55	59	60	53	50	54	50	46	42
Kings Cross	Original Backpackers Hostel Sydney Australia	Kings Cross	55	55	56	53	50	53	49	45	41
Newtown	1 Fitzroy St	King St north	44	53	50	47	44	42	44	40	38
Newtown	23 Campbell St	King St north	47	55	49	48	45	45	47	43	41
Newtown	18-20 Wilson St	King St north	46	54	53	49	46	44	46	42	40
Newtown	2-8 Newman St	King St south	46	55	56	51	45	43	44	39	33
Newtown	553 King Ln	King St south	43	51	51	47	42	40	41	36	30
Redfern	Near 5 William Ln	Redfern	48	55	52	49	47	46	45	43	42
Redfern	63 Cope St	Redfern	50	56	56	52	51	49	48	46	45
Redfern	209 Cope St	Redfern	52	60	57	52	49	50	49	47	46
Surry Hills	553 Crown St	Crown St	58	61	60	60	55	56	56	54	48
Surry Hills	638 Crown St	Crown St	60	58	57	58	56	59	59	57	51
Surry Hills	20 Norton St	Crown St	48	54	53	51	49	48	48	46	40
Surry Hills	23 Richards Ave	Crown St	51	58	59	55	50	51	51	49	43
Surry Hills	Elanda Partners Real Estate	Hollywood Quarter	61	68	65	62	60	59	57	55	52

Surry Hills	22 Buckingham St	Hollywood Quarter	50	57	56	54	50	48	46	44	41
Surry Hills	201 Commonwealth St	Hollywood Quarter	52	57	56	54	50	50	48	46	43
The Rocks	Nurses walk near Harrington & Argyle St	The Rocks	57	62	62	59	57	55	54	53	53
The Rocks	Gloucester & Essex St	The Rocks	60	65	65	62	58	58	57	56	56
The Rocks	14-22 Loftus St	The Rocks	60	64	64	61	58	58	57	56	56
The Rocks	97 Macquarie St	The Rocks	59	66	64	62	57	57	56	55	55
Walsh Bay	Windmill St	Walsh Bay	50	56	55	52	48	48	47	43	39
Walsh Bay	Towns Place	Walsh Bay	59	63	63	59	59	56	55	51	47
Walsh Bay	23 Hickson Rd	Walsh Bay	50	58	56	53	48	48	47	43	39
Woolloomooloo	68 Nicholson St	Woolloomooloo	59	57	61	56	53	56	54	50	46
Woolloomooloo	25-11 Plunkett St	Woolloomooloo	47	52	56	51	47	45	43	39	35

Appendix F Attended noise monitoring – entertainment sound detailed results

Precinct	Date and Time	L _{Aeq}	Octave-band L _{eq}				Summary
			31.5Hz	63Hz	125Hz	250Hz	
Central Sydney	24/10/2025 11:03pm	78	82	87	78	74	Laneway behind a CBD night club near multiple restaurants with outdoor seating. Dominated by music from the night club and patron noise from outdoor seating.
Central Sydney	7/11/2025 8:30pm	64	63	70	69	63	Measured on Pyrmont Bridge, facing the Cockle Bay Wharf restaurants (~100 m away). Patron noise and ambient music were the dominant background sources, attenuated over the water, with some less-dominant road noise from the Western Distributor (mainly trucks). The restaurants were located below bridge level.
Chippendale	16/1/2026 7:55pm	67	66	68	65	65	Laneway at door of a pub. Patron noise plus plant noise. Some traffic noise from nearby main road just audible but not dominant.
Chippendale	16/1/2026 8:01pm	62	65	66	62	62	Laneway at rear of nearest house to the pub. Patron noise. Plant noise more noticeable - roof mounted so clear line of sight from this location.
Chippendale	16/1/2026 8:20pm	64	73	71	67	64	Main road outside a pub with acoustic live music. Band playing but approx. same level as traffic noise. Approx. 61-63 dB from music, 65 dB with patron noise, 67-68 dB with traffic noise.
Chippendale	16/1/2026 8:59pm	63	65	65	60	57	Local street in front of a residence next to a pub. Patron noise from outdoor dining. Cars occasionally. Approx. low 70s when cars pass, high 60s from patron noise. No music.
Chippendale	16/1/2026 9:29pm	75	65	73	78	79	A small lane at the rear of a pub on a main road. Dance music and patron noise. Not audible from the main road.
Chippendale	16/1/2026 9:47pm	59	71	74	63	56	Laneway on the side of a small bar on a local street. Music and patron noise audible but not loud. Some yelling patrons somewhere else. Traffic noise from the street is louder than bar, especially trucks.
Chippendale	16/1/2026 9:52pm	68	77	80	76	65	Street in front of the bar. Music, patrons, traffic. Approx. 65 dB without traffic, low 70s with traffic.

Precinct	Date and Time	L _{Aeq}	Octave-band L _{eq}				Summary
			31.5Hz	63Hz	125Hz	250Hz	
Chippendale	16/1/2026 9:58pm	63	66	67	61	60	Laneway behind a pub on the same street and adjacent to facade of closest neighbour (commercial). Music from pub but not live, patron noise, pretty unobtrusive. Approx. 65-66 dB, occasionally up to 70 dB.
Chippendale	16/1/2026 10:19pm	73	79	86	80	73	Main road outside a pub. Music inside the pub audible but mixed with loud traffic noise.
Darlinghurst	9/11/2025 12:27am	51	61	70	57	51	Residents at the end of a laneway behind a night club. Low-frequency noise dominated by music from the night club, pump noise from a restaurant clearly audible and dominating A-weighted noise levels.
Kings Cross	8/11/2025 9:56pm	69	63	69	69	67	Local street directly in front of a restaurant. Dominant source is music and patron noise from nearest restaurants.
Kings Cross	8/11/2025 9:39pm	73	67	69	68	64	Local street directly in front of a small bar. Dominant sources are patron noise from restaurants and music from the bar.
Kings Cross	8/11/2025 9:30pm	66	68	76	68	65	In front of residents on a local street, across the street from restaurants and bars. Patron noise from restaurants dominates although there is significant contribution from intermittent traffic on the street.
Kings Cross	9/11/2025 12:03am	61	68	65	60	56	In front of a closed restaurant on a local street. Patron noise from pub across the street dominates, with some contribution from intermittent traffic (including buses).
Newtown	23/01/2026 7:12pm	66	74	72	70	66	Local street outside a small bar with live music inside. Steady traffic noise with some kitchen fan noise from nearby restaurants, barely audible hint of music at façade doors, slightly more audible when façade doors open.
Newtown	23/01/2026 7:31pm	62	66	62	63	59	Small laneway behind a pub on King St with live music inside. Some amplified music and a lot of patron noise from nearby restaurants. Live music bass barely audible at certain periods.
Newtown	23/01/2026 7:47pm	74	78	78	72	71	King St in front of the pub. Music more audible but traffic and pedestrian noise dominant.

Precinct	Date and Time	L _{Aeq}	Octave-band L _{eq}				Summary
			31.5Hz	63Hz	125Hz	250Hz	
Newtown	23/01/2026 8:40pm	75	75	80	79	76	King St in front of a pub with live music inside. Music audible but traffic and pedestrian noise dominant.
Newtown	23/01/2026 8:48pm	59	70	67	62	58	Rear of the pub. Plant noise, voice from pedestrians on King St, live music bass barely audible.
Newtown	23/01/2026 8:58pm	60	69	67	64	58	Outside restaurant with outdoor dining on one side street. Quiet patron noise without music, some kitchen noise.
Newtown	23/01/2026 9:07pm	60	65	70	62	59	Rear of a live music venue on King St, apartments across the laneway. Music mostly inaudible apart from faint bass. Mostly road traffic noise, and people standing outside talking.
Newtown	23/01/2026 9:31pm	69	74	79	74	69	King St in front of the live music venue with closed door. Music audible but not dominant except for bass. Traffic and pedestrian noise.
Surry Hills – Crown St	22/10/2025 7:08pm	66	72	71	64	64	Residence south of a bar on Crown St with live music (2 guitars + 2 vocal). Music audible via open window, but dominated by traffic (cars and buses).
Surry Hills – Hollywood Quarter	23/01/2026 8:44pm	66	68	73	70	65	Opposite a restaurant. Occasional car noise and people talking are audible. A constant low hum is present, likely from HVAC or trains. Cricket noise is prominent and louder than the restaurant noise.
Surry Hills – Hollywood Quarter	23/01/2026 9:09pm	58	65	62	58	57	Nearest residential location to a pub. Noise can be heard from nearby pubs and bars.
Surry Hills – Hollywood Quarter	23/01/2026 9:16pm	57	61	60	62	57	End of a laneway behind pubs and bars. Can barely hear the bass of the noises from the pub between 63 – 250 Hz. Ventilation fan noises dominate in this region.
Surry Hills – Hollywood Quarter	23/01/2026 9:25pm	66	69	66	63	61	Opposite a restaurant. Outdoor seating is open. Patron noise and music are audible. Steady 60 dBA ±3.
Surry Hills – Hollywood Quarter	23/01/2026 9:35pm	72	73	73	81	74	In front of residences opposite a pub. Very noisy due to traffic and rail noise, pedestrian beepers, and patron noise from outdoor hotel seating.

Precinct	Date and Time	L _{Aeq}	Octave-band L _{eq}				Summary
			31.5Hz	63Hz	125Hz	250Hz	
Surry Hills – Hollywood Quarter	23/01/2026 9:48pm	62	64	64	62	59	Opposite a cocktail bar. Noise is dominated by patrons from the bar. No noticeable noise from a nearby restaurant. Some light music may be present, and hotel noise around the corner may contribute.
Surry Hills – Hollywood Quarter	23/01/2026 10:22pm	67	64	72	76	63	Near window of the cocktail bar. Noise levels are higher here. People talking and movement noise (possibly dancing) are audible.
Surry Hills – Hollywood Quarter	23/01/2026 10:28pm	61	67	64	62	57	Opposite a restaurant. Outdoor seating is closed, but the bar is open. Windows are open, so internal noise is audible. Patron noise and music are audible, with music dominating.
Walsh Bay	18/10/2025 8:33pm	59	59	61	64	63	Outside Walsh Bay restaurants with shoptop residents. Dominated by patron noise at outdoor seating, with contribution from passing cars on Hickson Road and distant traffic on Sydney Harbour Bridge
Woolloomooloo	8/11/2025 6:54pm	65	64	66	63	61	Outside Woolloomooloo wharf restaurants. Dominated by patron noise and music. Very little traffic noise overheard.
Woolloomooloo	8/11/2025 7:14pm	59	63	66	62	59	Residents west of the Woolloomooloo restaurants. Music and patron noise overheard, mainly dominated by patron noise from a pub. Traffic flow more audible.
Woolloomooloo	8/11/2025 7:35pm	67	70	71	68	65	Across the road from a pub, dominated by music, patron noise and traffic flow (cars and buses).
Woolloomooloo	8/11/2025 7:54pm	63	66	66	65	62	Residents west of the pub across the road, dominated by music and patron noise. Traffic flow less audible.

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Item 4.

Local Planning Panel - Appointment of Members

File No: X129914

Summary

The City of Sydney Local Planning Panel (LPP) has been operating since 1 March 2018. When meeting to determine development applications, a LPP consists of 4 members: a chair, 2 expert members and one community representative.

The Chair and 2 alternate chairs are appointed by the Minister for Planning and Public Spaces. Expert members and community representatives are appointed by Council.

A Ministerial Direction was released on 26 May 2024 which provides guidance to Council on appointing members to a LPP and requires that a council must:

- (a) establish a pool comprising at least 15 independent expert members and alternate members and
- (b) establish a pool comprising at least 4 community representatives.

In recent times there have been a number of resignations from the LPP including the Chair, a number of expert members and a community representative. Two alternate chairs, 13 expert members and 3 community representatives remain.

Whilst the LPP can still function with the alternate chairs and the reduced number of expert members and community members this report recommends that:

- (a) Council approve the suggested additional candidates for expert members; and
- (b) Council approve the suggested additional candidates for community representatives.

A separate report will be provided regarding the Chair and alternate chairs once they have been appointed by the Minister.

A copy of the Ministerial Direction of 26 May 2024 - Local Planning Panels Direction - Appointment of Members is provided at Attachment A.

Recommendation

It is resolved that Council:

- (A) approve the appointment of 3 additional expert members to the City of Sydney Local Planning Panel, being Rodney Paesler, Alison McCabe and Ian Armstrong for a period of 3 years from the date of appointment; and
- (B) approve the appointment of 4 additional community representatives to the City of Sydney Local Planning Panel, being Nicholas Sanderson, Terry Mooney, Julie Waters and Gary Pogson as for a period of 3 years from the date of appointment, noting that the appointments are subject to probity checks.

Attachments

Attachment A. Local Planning Panels Direction - 26 May 2024

Background

1. The City of Sydney Local Planning Panel (LPP) has been operating since 1 March 2018.
2. When meeting to determine development applications, a LPP consists of 4 members: a chair, 2 expert members and one community representative. The Chair and 2 alternate chairs are appointed by the Minister for Planning and Public Spaces. Expert members and community representatives are appointed by Council.
3. In recent times there have been a number of resignations from the LPP including the Chair, a number of expert members and a community representative. Two alternate chairs, 13 expert members and 3 community representatives remain. As a result, there is a need to appoint additional members to the panel.

Chairs

4. Due to the resignation of the City of Sydney Local Planning Panel Chair in 2025, a replacement Chair is required to be consistent with a Ministerial Direction that requires Panels to operate with one Chair and 2 alternate Chairs.
5. The Chair and alternate Chairs of the LPP are appointed by the Minister for Planning and Public Spaces from the list of Chairs approved by the Minister.
6. To assist with this process the Department of Planning, Housing and Infrastructure (Department) invited Council to provide a shortlist of preferred replacement Chairs, or to consider appointing an existing alternate Chair as Chair and nominating alternate Chair replacements. Council was provided with a recommended shortlist for the Chair/alternate Chair in late 2025. This shortlist was subsequently provided to the Department and Minister for consideration.
7. A separate report will be provided regarding the Chair and alternate chairs once they have been appointed by the Minister.

Expert Members

8. The Department has issued a list of eligible LPP expert members, which City Planning senior staff have reviewed.
9. Three additional expert members from the state list have been selected. These are:
 - (a) Rodney Paesler
 - (b) Alison McCabe
 - (c) Ian Armstrong.

10. Additional experts have been selected on the basis of their:
 - (a) professional standing
 - (b) experience
 - (c) technical ability
 - (d) broad understanding of the development assessment process
11. Rodney Paesler has particular expertise in the architecture and property development industries. Rodney is a registered architect and was previously a Director at Scott Carver Pty Ltd an Australian based design firm for the property industry, specialising in Architecture, Interior Architecture, Landscape Architecture, Urban Design, Town Planning, Transport Planning and communications.
12. Alison McCabe has long standing experience in statutory and strategic planning for state and local government and private practice. Alison is currently a Director of SJB Planning which she started in 2005. Prior to this, she was Director of Environmental and Community Management for Leichhardt Council. She has carried out the role of chair and expert on both Regional Planning Panels and Local Planning Panels over the last 10 years.
13. Ian Armstrong has over 35 years' professional experience as an architect, urban designer and town planner. Over the past 2 years he has been a member of Parramatta Council and Georges River Council Local Planning Panels. He is also a member of both Cumberland Council and Liverpool Council's Design Excellence Review Panels. Ian is a registered architect and is currently a director at DesignInc, an Australia-wide architecture and design practice. Prior to that he was a director at Kann Finch Architects.

Community Representatives

14. Staff sought expressions of interest from the community for the role of community representatives in line with the guidelines published by the Department. This included:
 - (a) advertising in the City of Sydney News/the City of Sydney website
 - (b) advertising on City of Sydney LinkedIn post
 - (c) advertising in the City Hub
 - (d) advertising on the Architecture Australia website
15. Advertising was for approximately 4 weeks ending on 31 October 2025. In total 75 initial expressions of interest were received. Each applicant was provided with information regarding the role requirements and selection criteria and was requested to complete a nomination form if they wished to proceed.
16. Of the 75 persons who expressed interest, 26 completed a formal nomination form and provided information to address the selection criteria.

17. Community representatives were selected with consideration to:
 - (a) area of expertise that may be relevant to the panel
 - (b) understanding of issues affecting the City of Sydney and planning/urban development matters
 - (c) general availability to attend and participate on local planning panel meetings
 - (d) appreciation of conflicts of interest
 - (e) judicious and independent thinking and decision-making capabilities
18. The shortlisted candidates that are recommended will be required to be subject of required probity checks before being appointed. These are:
 - (a) a public register of real estate agents check
 - (b) a bankruptcy record check
 - (c) a National Police check (ACIC)
19. The four community representatives that are recommended are:
 - (a) Nicholas Sanderson
 - (b) Terry Mooney
 - (c) Julie Waters
 - (d) Gary Pogson
20. All of the above attended a short "interview" with the Executive Manager Planning and Development, and the Manager Planning Assessment to discuss the purpose of the role and assess their suitability for the role.
21. Nicholas Sanderson has been a resident in the Local Government Area (LGA) for 8 years and has a keen interest in community development issues, and welcomes the opportunity to contribute to transparent, accountable planning for the City.
22. Terry Mooney has been a resident in the LGA for many decades and has a passion for architecture, design, and how planning decisions shape our community. He has worked for 10 years part-time at North Sydney Council as a Customer Service Officer.
23. Julie Waters has been a resident in the LGA for 19 years and participates in activities across community centres and libraries in Pyrmont.
24. Gary Pogson lives in Waterloo and has a keen interest in how planning decisions affect the community. He has past professional experience in planning and development law.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

25. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:
- (a) Direction 1 - Responsible governance and stewardship - the operation of the LPP is a collaboration between City staff, applicants, objectors, independent members and the NSW Government.
 - (b) Direction 4 - Design excellence and sustainable development - the LPP determines development applications and reviews conditions of consent which provide for sustainability, renewal, and design excellence.
 - (a) Direction 10 - Housing for all - the LPP determines development applications which contribute to housing diversity and good design.

Organisational Impact

26. City staff provide secretariat and operational support to the Local Planning Panel.

Risks

27. If new members are not appointed and there are subsequent resignations the LPP may not be able to meet and determine development applications. In addition, if Council does not meet the requirements of the Ministerial Direction the Minister may appoint panel members and/or delegate/s without council endorsement, to determine development applications.
28. Councils approved Risk Appetite Statement provides guidance about the amount of risk the City is willing to take in order to achieve its strategic goals, while ensuring the protection of its assets, reputation and the wellbeing of its employees and community.
29. There is no appetite for non-compliance with legislative and service delivery requirements relating to adequately servicing the Local Planning Panel.

Financial Implications

30. LPP member remuneration is based on meeting attendance.
31. City of Sydney LPP remuneration rates are as follows:
- (a) Chairpersons - \$2,000 plus GST per meeting (one per meeting)
 - (b) Expert members - \$1,500 plus GST per meeting (2 per meeting)
 - (c) Community representatives - \$1,500 plus GST per meeting (one per meeting)

32. The number of panellists at each meeting will not change, therefore there will be no change to the cost of administering each meeting of the City of Sydney LPP.
33. There are sufficient funds available in the 2025/26 operating budget and future years' forward estimates for the operation of the City of Sydney LPP.

Relevant Legislation

34. Environmental Planning and Assessment Act 1979.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport

Bill Mackay, Manager Planning Assessments

Attachment A

**Local Planning Panels Direction
26 May 2024**

LOCAL PLANNING PANELS DIRECTION –APPOINTMENT OF MEMBERS

I, the Minister for Planning, give the following direction under section 9.1 of the *Environmental Planning and Assessment Act 1979*



The Hon. Paul Scully MP
Minister for Planning & Public Spaces

Dated: 26/5/24

Objective

The objective of this direction is to set requirements for the appointment of new members and the re-appointment of current members to local planning panels, and establish requirements for the creation of pools comprising appointed members.

Application

This direction applies to a council that has constituted a local planning panel under the *Environmental Planning and Assessment Act 1979* (the Act).

1. Direction 1 Appointment of members

1.1 A council to whom this direction applies is to require in their letter of appointment or re-appointment of any new or current panel member, that the proposed member agree to abide by the *Code of Conduct for Local Planning Panel Members*, in their acceptance of appointment to the local planning panel. The **Code of Conduct for Local Planning Panel Members** is the code approved by the Minister for Planning under section 28 of Schedule 2 to the Act.

1.2 Before appointing community representatives to a panel, a council must require proposed representatives to complete a statutory declaration stating that they are not:

- a) a councillor of that or any other council, or
- b) a property developer within the meaning of section 53 of the *Electoral Funding Act 2018*, or
- c) a real estate agent within the meaning of the *Property, Stock and Business Agents Act 2002*.

Note: these are grounds for ineligibility for membership of a local planning panel under section 2.18 of the Act.

1.3. Before appointing community representatives to a panel, a council must also arrange probity checks for the proposed representatives which must include (but are not limited to):

- a) Search of the Public Register of real estate agents
- b) Bankruptcy Register Search
- c) A Nationally Coordinated Criminal History Check

2. Direction 2 Appointment of members to a pool

- 2.1. A council must establish a pool comprising at least 15 independent expert members and alternate members that have been appointed for the purpose of constituting a local planning panel. A council must establish a pool comprising at least 4 community representatives that have been appointed for the purpose of constituting a local planning panel.

This direction takes effect on 30 June 2024

Item 5.

Fire Safety Reports

File No: S105001.002

Summary

The City of Sydney (the City) regularly receives building reports from Fire and Rescue NSW in relation to inspections carried out by Fire and Rescue NSW Authorised Officers. These inspection reports are to be brought to Council and Council is required to determine whether to exercise its power to issue fire safety orders under Division 9.3 and Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act).

In response to Fire and Rescue NSW reports, City staff undertake inspections to ensure fire safety measures are in full operation and that building exits are clear and unimpeded. Fire and Rescue NSW inspections reveal fire safety concerns that require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

Fire and Rescue NSW has powers under the Act to carry out inspections of buildings and it is required to forward its findings to the City.

Fire and Rescue NSW reports received by the City are required to be tabled before Council.

Attached are details of 6 reports received by the City from Fire and Rescue NSW. The attachments deal with 6 properties and include the Fire and Rescue NSW reports and the findings (preliminary or final) by City staff, along with other documentation relevant to that property.

Recommendation

It is resolved that Council:

- (A) note the contents of the Fire Safety Reports Summary Sheet, as shown at Attachment A to the subject report;
- (B) note the inspection reports by Fire and Rescue NSW, as shown at Attachments B to G to the subject report;
- (C) note the contents of Attachment B and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 2 Foster Street, Surry Hills;
- (D) note the contents of Attachment C and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 187-189 Thomas Street, Haymarket at this time;
- (E) note the contents of Attachment D and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 10-24 Flinders Street, Darlinghurst at this time;
- (F) note the contents of Attachment E and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 42 Darlinghurst Road, Potts Point at this time;
- (G) note the contents of Attachment F and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 28 Zetland Avenue, 77-93 Portman Street and 32 Ebsworth Street, Zetland at this time; and
- (H) note the contents of Attachment G and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 6-18 Poplar Street, Surry Hills at this time.

Attachments

- | | |
|----------------------|---|
| Attachment A. | Fire Safety Reports Summary Sheet |
| Attachment B. | Inspection Report - 2 Foster Street, Surry Hills |
| Attachment C. | Inspection Report - 187-189 Thomas Street, Haymarket |
| Attachment D. | Inspection Report - 10-24 Flinders Street, Darlinghurst |
| Attachment E. | Inspection Report - 42 Darlinghurst Road, Potts Point |
| Attachment F. | Inspection Report - 28 Zetland Avenue, 77-93 Portman Street and 32 Ebsworth Street, Zetland |
| Attachment G. | Inspection Report - 6-18 Poplar Street, Surry Hills |

Background

1. The City receives inspection reports and recommendations from Fire and Rescue NSW in relation to inspections carried out on buildings located within the City's local area.
2. Under the Environmental Planning and Assessment Act 1979, (the Act), Fire and Rescue NSW has the power to carry out inspections of buildings to determine if the building has adequate provision for fire safety and/or is compliant with legislation.
3. On average, the City receives approximately 50 such reports each year. They can be prompted by reports from the Police or others who have a concern relating to fire safety in a building.
4. The inspection is undertaken to ensure fire safety measures are in full operation and that building exits are clear and unimpeded.
5. When Fire and Rescue NSW carries out such an inspection, a report and any recommendations must be provided to the City.
6. Under the Act, Council is then required to table the report and make a determination as to whether it will exercise its power to issue a Fire Safety Order 1 or 2 in Schedule 5, Part 2 of the Act.
 - (a) Fire Safety Order 1 requires a person to do or stop doing certain specified things to improve fire safety.
 - (b) Fire Safety Order 2 requires a person to cease conducting an activity on premises where that activity constitutes, or is likely to constitute, a life-threatening hazard or a threat to public health or public safety.
7. Attached are the details of the reports received from Fire and Rescue NSW, including recommendations for further action. The properties have also been reviewed by City staff.

Risks

8. This approach is within the City's risk appetite, which states:
 - We are committed to conducting our activities in full compliance with applicable laws, regulations and relevant industry standards.

Relevant Legislation

9. Environmental Planning and Assessment Act 1979.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport

Andrew Thomas, Executive Manager Planning and Development

Attachment A

Fire Safety Reports Summary Sheet
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Fire Safety Reports Summary Sheet

Total number of properties tabled: 6

Report – March 2026

Att.	Premises Specifics	Actions/ Recommendation
A	Not applicable – Summary Sheet	Summary of clause 17, Schedule 5 matters tabled at Council meeting.
B	2 Foster Street, Surry Hills	Premises inspected; owners have been issued with a Notice of Intention to give a Fire Safety Order; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
C	187-189 Thomas Street, Haymarket	Premises inspected; matters raised have been rectified, no further action required.
D	10-24 Flinders Street, Darlinghurst	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
E	42 Darlinghurst Road, Potts Point	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
F	28 Zetland Avenue, 77-93 Portman Street and 32 Ebsworth Street, Zetland	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.

Att.	Premises Specifics	Actions/ Recommendation
G	6-18 Poplar Street, Surry Hills	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.

Attachment B

**Inspection Report
2 Foster Street, Surry Hills**



Figure 1: 2 Foster Street, Surry Hills, viewed from the north-west

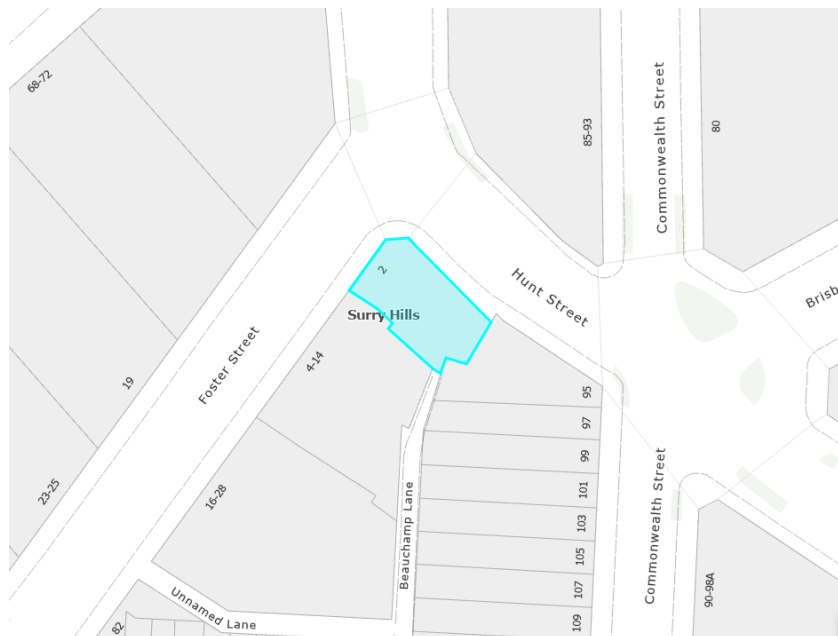


Figure 2: Location map of 2 Foster Street, Surry Hills

Council Investigation Officer Inspection and Recommendation Report; Clause 17(2) Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act)

Officer: Doug McLennan

Date: 13 February 2026

Premises: 2 Foster Street, Surry Hills

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 9 December 2025 with respect to matters of fire safety.
2. The premises consists of a four storey building used for a public bar and residential accommodation.
3. The City inspected the premises on 17 December 2025, accompanied by the owners' representative. This inspected identified deficiencies in fire safety. To address this, a Notice of Intention (NOI) for a fire safety order under the Act is recommended to address the identified fire safety deficiencies. After the NOI's representation period expires and any received representations are considered, a fire safety order may be issued to ensure that appropriate fire safety systems are in place throughout the building, providing improved and adequate fire safety provisions.

Chronology

Date	Event
9 December 2025	FRNSW correspondence received.
17 December 2025	The City inspected the premises identifying deficiencies in fire safety.
2 February 2026	The City prepared a NOI and referred it to the Planning Assessments team to review any potential heritage impacts on the building prior to issuing to the building owners.
13 February 2026	The City issued a NOI to the building owners.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 8 August 2025.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
1	Compartmentation and Separation	
1A	The entry doors to the Sole-Occupancy Units (SOUs) were not fire-rated.	The City's inspection on 17 December 2025 observed entry doors to SOUs were not fire-rated. Although the SOU doors are not fire-rated, the City has determined that given the doors having a self-closing device, they provide adequate fire safety.
2	Services and Equipment	
2A.	Automatic Fire Detection and Alarm System	
A.	The Fire Indicator Panel (FIP) indicated an "Ancillary Relay" fault.	During the City's inspection on 17 December 2025, the Fire Indicator Panel displayed an 'Ancillary Relay' fault. In response, the City issued a NOI on 13 February 2026, requiring the installation of a compliant Automatic Smoke Detection and Alarm System. This will necessitate a new Fire Indicator Panel to resolve the identified issue.
B.	The FIP was obstructed by stored garbage bins.	The City's inspection on 17 December 2025 identified the fire indicator panel was obstructed by stored garbage bins. In response, the City issued a NOI on 13 February 2026, requiring fire safety equipment to be unobstructed, addressing this issue.
C	The laundry and toilet area located on the top floor of the building was not provided with smoke detectors.	The City's inspection on 17 December 2025 confirmed the laundry and toilet area located on the top floor of the building was not provided with smoke detectors.

Ref.	Issue	City response
		In response, the City issued a NOI on 13 February 2026, requiring the provision of a suitable smoke detection and alarm system throughout the building, addressing this issue.
2B	Emergency Lighting	
A	Emergency lighting was not provided to the internal stairs at the north-western end of the building.	The City's inspection on 17 December 2025 showed suitable emergency lighting was not provided to the internal stairs at the north-western end of the building In response, the City issued a NOI on 13 February 2026, requiring the provision of suitable Emergency Lighting throughout the building, addressing this issue.
B	Emergency lighting was not provided at either end of the internal public corridor.	The City's inspection on 17 December 2025 showed suitable emergency lighting was not provided at either end of the internal public corridor. In response, the City issued a NOI on 13 February 2026, requiring the provision of suitable Emergency Lighting throughout the building, addressing this issue.
C	The internal stair leading to the male toilets from the ground floor pub area was not provided with emergency lighting.	The City's inspection on 17 December 2025 showed the internal stair leading to the male toilets from the ground floor pub area was not provided with suitable emergency lighting. In response, the City issued a NOI on 13 February 2026, requiring the provision of suitable Emergency Lighting throughout the building, addressing this issue.
2C	Portable fire extinguishers	

Ref.	Issue	City response
A	The portable fire extinguisher located behind the bar was obstructed with stored objects.	The City's inspection on 17 December 2025 showed the portable fire extinguisher located behind the bar was obstructed with stored objects. In response, the City issued a NOI on 13 February 2026, requiring fire safety equipment to be unobstructed, addressing this issue.
3	Annual Fire Safety Statement	
3A	A current AFSS was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 17 December 2025 confirmed the Annual Fire Safety Statement was not displayed in a prominent location. In response, the City issued a NOI on 13 February 2026, requiring the current annual fire safety statement to be displayed in a prominent position within the building, addressing this issue.
4	Compartmentation and Separation	
4A	The doors providing access to the common lounge area, common toilets and common kitchen from the public corridor were not fire-rated.	The City's inspection on 17 December 2025 showed the doors providing access to the common lounge area, common toilets and common kitchen from the public corridor were not fire-rated. It was not considered reasonable in the circumstances to require the installation of fire doors to the common lounge area, common toilets and common kitchen from the public corridor to the current construction code considering the existing doors heritage significance and the level of fire safety afforded by the requirements of the NOI.
4B	The transom window openings above the doors to the SOUs did not appear to provide the required level of fire-rating.	The City's inspection on 17 December 2025 found transom windows above doors to residential

Ref.	Issue	City response
		sole occupancy units that did not achieve a fire rating level. It was not considered reasonable in the circumstances to require installation of fire rated construction to these areas considering the transom windows heritage significance and the level of fire safety afforded by the requirements of the NOI.
4C	The first and second floors appeared to be of timber frame construction lined with timber flooring. It is considered unlikely that the floors provide the Fire-Resistance Level (FRL) required.	The City's inspection on 17 December 2025 and a review of City records found the floors of the building are of concrete construction, addressing this issue.
4D	The dumbwaiter connecting the floors did not appear to be constructed to have the FRL required as per Specification 5 of the NCC and the openings to the dumbwaiter did not appear to be protected.	The City's inspection on 17 December 2025 indicated the dumbwaiter connecting the floors did not appear to have construction achieving a FRL. In response, the City issued a NOI on 13 February 2026, requiring fire separating construction between the part of the building used as a public bar and the residential part, addressing this issue.
4E	Clothes baskets and potted plants were located on the landings of the internal stairs at the north-western end of the building, reducing the width of the path of travel to less than that required.	The City's inspection on 17 December 2025 showed items located within the internal stairs at the north-western end of the building. In response, the City issued a NOI on 13 February 2026, requiring exit stairs to remain unobstructed, addressing this issue.
5	Egress	
5A	Inadequate artificial lighting was provided to the south-eastern internal stair providing egress from the first and second floors.	The City's inspection on 17 December 2025 noted the south-eastern internal stair may require emergency lighting.

Ref.	Issue	City response
		In response, the City issued a NOI on 13 February 2026, requiring emergency lighting to be provided throughout the building, addressing this issue.
5B	The barriers to the internal stairs at the north-western end of the building incorporated excessive gaps and did not have sufficient height.	The City's inspection on 17 December 2025 showed a lack of barriers to the internal stairs at the north-western end of the building. In response, the City issued a NOI on 13 February 2026, requiring suitable barriers 1 metre in height with gaps not greater than 125mm, addressing this issue.
5C	The furthest travel distance from an SOU entry door on the first floor to the internal stairs at the south-eastern end of the building was greater than 6 metres.	The City's inspection on 17 December 2025 showed the furthest travel distance from an SOU entry door on the first floor to the internal stairs at the south-eastern end of the building was greater than 6 metres. In response, the City issued a NOI on 13 February 2026, requiring the following: • Suitable emergency plans, procedures and evacuation diagrams. • Upgrading of smoke detection and alarm systems • Provision of Building Occupant Warning System • Provision of Alarm Signalling Equipment for early Fire Rescue NSW response. • Provision of suppression (sprinkler) system. • Fire separating construction between the part of the building being used as a

Ref.	Issue	City response
		public bar and residential part. These above improved fire safety measures will, once completed, address the issue of extended travel distances.
5D	The internal stairs at the north-western end of the building serving the second and third floors did not provide a continuous means of egress to the level at which egress to a road or open space is provided.	The City's inspection on 17 December 2025 showed the internal stairs at the north-western end of the building serving the second and third floors did not provide a continuous means of egress to the level at which egress to a road or open space. It is not considered reasonable in the circumstances to require the construction of additional exits, or redesign of existing exits within the building.
5E	Numerous exit doors and doors in the path of travel to exits were provided with latch operating devices that did not comply.	The City's inspection on 17 December 2025 showed exit doors and doors in the path of travel had locks and latches that were not operable by a single downwards hand action. In response, the City issued a NOI on 13 February 2026, requiring the provision of suitable single downward hand action on all exit doors and doors in the path of travel and the removal of any barrel bolts, locking snibs, padlocks and the like, addressing this issue.
5F	The ground floor exit door serving the accommodation levels opens against the direction of egress.	The City's inspection on 17 December 2025 showed ground floor exit door, and doors within the path of travel to an exit opens against the direction of egress. In response, the City issued a NOI on 13 February 2026, requiring the provision of devices to hold final exit doors and doors in the path of travel

Ref.	Issue	City response
		in the open position, addressing this issue.
5G	The ground floor doorway leading to the road and serving the accommodation levels incorporates a step internally at the threshold, creating a potential trip hazard to occupants evacuating the building.	The City's inspection on 17 December 2025 showed the ground floor doorway leading to the road and serving the accommodation levels incorporates a step internally at the threshold. In response, the City issued a NOI on 13 February 2026, requiring the provision of suitable emergency plans, procedures and evacuation diagrams, addressing this issue.
5H	The barrier to the stairs leading down to the male toilets from the ground floor pub area was less than 1 metre in height and incorporated gaps greater than 125 mm.	The City's inspection on 17 December 2025 showed the barrier to the stairs leading down to the male toilets from the ground floor pub area was less than 1 metre in height and incorporated gaps greater than 125 mm. In response, the City issued a NOI on 13 February 2026, requiring a suitable barrier 1 metre in height with gaps not greater than 125mm, addressing this issue.
6.	Services and Equipment	
6A.	Alarm Signalling Equipment (ASE)	
A	The building contained Class 3 accommodation located more than 2 storeys above ground level, however, it was not provided with ASE.	The City's inspection on 17 December 2025 found no ASE. In response, the City issued a NOI on 13 February 2026, requiring a suitable ASE be provided, addressing this issue.
6B	Portable Fire Extinguishers	
A	Portable fire extinguishers of the correct type were not provided within 10 metres of the SOU entry doors.	The City's inspection on 17 December 2025 found portable fire extinguishers of the correct type

Ref.	Issue	City response
		were not provided within 10 metres of the residential SOU entry doors. In response, the City issued a NOI on 13 February 2026, requiring suitable portable fire extinguishers to be provided, addressing this issue.

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report..

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer it is recommended, Council exercise its powers to issue a Notice of Intention (NOI) for a fire safety order under the Act to address the identified fire safety deficiencies. After the NOI's representation period expires and any received representations are considered, a fire safety order may be issued to ensure that appropriate fire safety systems are in place throughout the building, providing improved and adequate fire safety provisions.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

Unclassified



File Ref. No: FRN25/2441 - BFS25/5500 - 8000044426
TRIM Ref. No: D25/145512
Contact: Ryan Maestri

9 December 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
HOLLYWOOD HOTEL
2 FOSTER STREET, SURRY HILLS ("the premises")**

An inspection of 'the premises' on 8 August 2025 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). NSW Police Force were also present during the inspection.

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

In this regard, the inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483

www.fire.nsw.gov.au Page 1 of 5

Unclassified

COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act and Clause 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

The following items were identified as concerns at the time of the inspection:

1. Compartmentation and Separation
 - 1A. The entry doors to the Sole-Occupancy Units (SOUs) were not fire-rated, contrary to the requirements of Clause C4D12 of the National Construction Code Volume 1 2022 (NCC), however, it is noted on the Fire Safety Schedule for the building that these doors are to comply with the requirements of a British Standard and a Fire Engineering Report by YGL Consulting (Report No. 2017j0100 Rev 01) dated 15 September 2017. It is unknown whether the doors comply with these requirements.
2. Services and Equipment
 - 2A. Automatic Fire Detection and Alarm System
 - A. The Fire Indicator Panel (FIP) indicated an "Ancillary Relay" fault.
 - B. The FIP was obstructed by stored garbage bins, contrary to the requirements of Clause 3.9.4 of AS 1670.1-2004.
 - C. The laundry and toilet area located on the top floor of the building was not provided with smoke detectors, contrary to the requirements of Clause 4 of Specification E2.2a of the Building Code of Australia (BCA).
 - 2B. Emergency Lighting
 - A. Emergency lighting was not provided to the internal stairs at the north-western end of the building, contrary to the requirements of Clause E4.2 of the BCA.
 - B. Emergency lighting was not provided at either end of the internal public corridor, contrary to the requirements of Clause E4.2 of the BCA.
 - C. The internal stair leading to the male toilets from the ground floor pub area was not provided with emergency lighting, contrary to the requirements of Clause E4.2 of the BCA.

2C. Portable Fire Extinguishers

- A. The portable fire extinguisher located behind the bar was obstructed with stored objects, contrary to the requirements of Clause 3.2 of AS 2444-2001.

3. Annual Fire Safety Statement (AFSS)

- 3A. A current AFSS was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the EPAR 2021.

FRNSW is therefore of the opinion that the fire safety provisions prescribed for the purposes of 9.32(1)(b) of the EP&A Act, have not been complied with.

ADDITIONAL COMMENTS

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, the following items were also identified as concerns at the time of the inspection and it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

4. Compartmentation and Separation

- 4A. The doors providing access to the common lounge area, common toilets and common kitchen from the public corridor were not fire-rated, contrary to the requirements of Clause C4D12 of the NCC.
- 4B. The transom window openings above the doors to the SOUs did not appear to provide the required level of fire-rating, contrary to the requirements of Clause C4D12 of the NCC.
- 4C. The first and second floors appeared to be of timber frame construction lined with timber flooring. It is considered unlikely that the floors provide the Fire-Resistance Level (FRL) required by Clause C2D2 and Specification 5 of the NCC.
- 4D. The dumbwaiter connecting the floors did not appear to be constructed to have the FRL required as per Specification 5 of the NCC and the openings to the dumbwaiter did not appear to be protected in accordance with the requirements of Clause C4D14 of the NCC.
- 4E. Clothes baskets and potted plants were located on the landings of the internal stairs at the north-western end of the building, reducing the width of the path of travel to less than that required by Clause D2D8 of the NCC.

5. Egress

- 5A. Inadequate artificial lighting was provided to the south-eastern internal stair providing egress from the first and second floors, contrary to the requirements of Clause F6D5 of the NCC.
- 5B. The barriers to the internal stairs at the north-western end of the building incorporated excessive gaps and did not have sufficient height, contrary to the requirements of Clauses D3D18 and D3D19 of the NCC.
- 5C. The furthest travel distance from an SOU entry door on the first floor to the internal stairs at the south-eastern end of the building was greater than 6 metres, contrary to the requirements of Clause D2D5 of the NCC.
- 5D. The internal stairs at the north-western end of the building serving the second and third floors did not provide a continuous means of egress to the level at which egress to a road or open space is provided, contrary to the requirements of Clause D2D14 of the NCC.
- 5E. Numerous exit doors and doors in the path of travel to exits were provided with latch operating devices that did not comply with the requirements of Clause D3D26 of the NCC.
- 5F. The ground floor exit door serving the accommodation levels opens against the direction of egress, contrary to the requirements of Clause D3D25 of the NCC.
- 5G. The ground floor doorway leading to the road and serving the accommodation levels incorporates a step internally at the threshold, creating a potential trip hazard to occupants evacuating the building.
- 5H. The barrier to the stairs leading down to the male toilets from the ground floor pub area was less than 1 metre in height and incorporated gaps greater than 125 mm, contrary to the requirements of Clauses D3D18 and D3D19 of the NCC.

6. Services and Equipment

- 6A. Alarm Signalling Equipment (ASE)
 - A. The building contained Class 3 accommodation located more than 2 storeys above ground level, however, it was not provided with ASE, contrary to Clause S20C8 of Specification 20 of the NCC.
- 6B. Portable Fire Extinguishers
 - A. Portable fire extinguishers of the correct type were not provided within 10 metres of the SOU entry doors, contrary to the requirements of Clause E1D14 of the NCC.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address items 1 to 3 of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in items 4 to 6 of this report.
- c. Ensure the fire safety measures serving the premises are being regularly maintained and that an Annual Fire Safety Statement is being provided to both the Council and FRNSW.

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Ryan Maestri of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference FRN25/2441 - BFS25/5500 - 8000044426 for any future correspondence in relation to this matter.

Yours faithfully



Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment C

**Inspection Report
187-189 Thomas Street, Haymarket**



Figure 1: 187-189 Thomas Street, Haymarket viewed from the north-west



Figure 2: Location map of 187-189 Thomas Street, Haymarket

Council Investigation Officer Inspection and Recommendation Report; Clause 17(2) Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act)

Officer: Arfan Chaudhary

Date: 13 January 2026

Premises: 187-189 Thomas Street, Haymarket

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 17 December 2025 with respect to matters of fire safety.
2. The premises consists of a 9 storey building used for commercial purposes.
3. The City inspected the premises on 13 January 2026, accompanied by the building manager. This inspection found that fire safety was adequately provided.

Chronology

Date	Event
17 December 2025	FRNSW correspondence received.
13 January 2026	The City inspected the premises and found all the fire safety measures were maintained and functioning in the building and the specific issues raised by FRNSW have been resolved.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 5 November 2025.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Provisions for Fire Safety	
	Automatic Fire Suppression System	
1.	A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly.	During the City's inspection on 13 January 2026, it was noted that this matter had been rectified.
	Regulatory Requirements	
2.	At the time of the inspection, it was noted that the mimic panel in the ground floor lobby indicated one isolation to 'LV 3 supply air smoke'. Following the inspection FRNSW contacted building management who confirmed via email, that fire contractors would be attending the premises to investigate and rectify.	During the City's inspection on 13 January 2026, it was noted that this matter had been rectified.
3.	The door hardware to the fire control room (which also contains the sprinkler control valves) and the roof top pump room, were not fitted with a 003 lock compatible with FRNSW access key, therefore access was not available at the time of inspection to determine whether the fire safety systems had been maintained and were capable of operating to the standards of performance from when they were first designed and installed.	During the City's inspection on 13 January 2026, it was noted that this matter had been rectified.

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer it has been confirmed that the above recommendations of FRNSW have been complied with.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

OFFICIAL



File Ref. No: FRN25/3217 - BFS25/7422 - 8000045951
TRIM Ref. No: D2025/151636
Contact: Conor Hackett

17 December 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
QUAY CONNECTION
187-189 THOMAS STREET HAYMARKET ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 21 October 2025 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 5 November 2025.

COMMENTS

The following items were identified in relation to the provisions for fire safety:

Provisions for Fire Safety

Automatic Fire Suppression System

1. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

www.fire.nsw.gov.au

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Regulatory Requirements

Maintenance

2. Clause 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 requires that an Essential Fire Safety Measure must be maintained to a standard no less than when it was first installed.

At the time of the inspection, it was noted that the mimic panel in the ground floor lobby indicated one isolation to 'LV 3 supply air smoke'.

Following the inspection FRNSW contacted building management who confirmed via email, that fire contractors would be attending the premises to investigate and rectify.

3. The door hardware to the fire control room (which also contains the sprinkler control valves) and the roof top pump room, were not fitted with a 003 lock compatible with FRNSW access key, therefore access was not available at the time of inspection to determine whether the fire safety systems had been maintained and were capable of operating to the standards of performance from when they were first designed and installed.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 3 of this report and conduct an inspection.
- b. Address any other deficiencies identified on the premises.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. FRNSW refers this matter to the Council as the appropriate regulatory authority and awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

LIMITATIONS

The items listed in the comments of this report are based on the following limitations:

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.

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- The following parts of the premises could not be inspected:
 - Roof top pump room
 - Fire Control Room
 - Auditorium

Please do not hesitate to contact Conor Hackett of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434. If you have any questions or concerns regarding the above matters. Please ensure that you refer to file reference FRN25/3217 - BFS25/7422 - 8000045951 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment D

**Inspection Report -
10-24 Flinders Street, Darlinghurst**



Figure 1: 10-24 Flinders Street, Darlinghurst viewed from the west



Council Investigation Officer Inspection and Recommendation Report; Clause 17(2) Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act)

Officer: Ashley Host

Date: 10 February 2026

Premises: 10-24 Flinders Street, Darlinghurst

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 16 December 2025 with respect to matters of fire safety.
2. The premises consists of a 2 storey building containing a nightclub known as *Aura Sydney*, backpacker accommodation with 22 rooms, and a single retail tenancy at street level.
3. The City inspected the premises on 30 January 2026, accompanied by the building owner. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
3 April 2024	Fire Order issued by Council and modified 22 January 2025. The Order requires the owner to complete works in three stages and is scheduled for completion by 14 May 2026. The following matters do not relate to this Order.
16 December 2025	FRNSW correspondence received.
30 January 2026	The City inspected the premises identifying deficiencies in fire safety.
10 February 2026	The City has issued a corrective action letter on 10 February 2026 to the building owner, requiring all identified fire-safety deficiencies to be rectified by 10 March 2026. The required actions include removing the wall and ceiling linings from the fire-isolated stairs, clearing all stored items from these areas, and stopping all isolations and programmed delays affecting the automatic smoke detection and alarm system, as well as the emergency warning and intercommunication system.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 8 August 2025.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Essential Fire Safety Measures	
Fire resistance		
1	The ceiling doors and underside of flight stairs of the south-eastern fire-isolated stairs were lined with a material that may not comply with the Building Code.	The City's inspection on 30 January 2026 observed linings provided for sound attenuation in the fire isolated stair. The City issued a corrective action letter on 10 February 2026, requiring linings to be removed by 10 March 2026. Follow up inspections after 10 March 2026, will be undertaken to ensure the work is completed, addressing this issue.
Services and Equipment		
2	The fire alarm system was programmed to provide an alarm delay to allow investigation of any activation prior to the system activating the Emergency Warning & Intercommunication System (EWIS).	The City's inspection on 30 January 2026 noted this had already been resolved prior to the inspection. To ensure such action is not repeated, the City issued a corrective action letter on 10 February 2026, which advised the building owner that they cannot isolate or program delays without development consent.
3	The Emergency Warning and Intercommunication System (EWIS) was found to be isolated at the time FRNSW attended the site.	The City's inspection on 30 January 2026 noted this had already been resolved prior to the inspection. The EWIS was not isolated at the time of inspection. Club manager advised the isolation was implemented due to a faulty detector located near smoke machines however, this had been replaced

Ref.	Issue	City response
		with a thermal detector and system no longer being isolated. Management have been advised the practice is not permitted without development consent. To ensure such action is not repeated, the City issued a corrective action letter on 10 February 2026, which advised the building owner to cease all isolations of the system unless they obtain development consent.
Fire Hydrant System		
3A	Hydrant booster was covered with corflute sheeting	The City's inspection on 30 January 2026 confirmed the hydrant booster was covered. The hydrant system is currently being upgraded in accordance with an existing fire safety order dated 3 April 2024 and modified 22 January 2025. The system has not yet been commissioned for use hence the cover. These upgrade works are scheduled for completion by 14 May 2026. Once the system is compliant and operational the cover may be removed, addressing this issue.
3B	Hydrant booster was not provided with identification signage	The City's inspection on 30 January 2026 found identification signage had already been provided to the booster, addressing this issue.
3C	Hydrant booster was not provided with test and boost pressure signage	The City's inspection on 30 January 2026 confirmed test and boost pressure remained outstanding. The hydrant system is currently being upgraded in accordance with an existing fire safety order dated 3 April 2024 and modified 22 January 2025. The test and boost pressure is required under this Order.

Ref.	Issue	City response
		These upgrade works are scheduled for completion by 14 May 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
3D	Hydrant valve was locked in the closed position. FRNSW reattended and noted the valve had been locked in the open position as required.	The City's inspection on 30 January 2026 found the valve remains locked in the open position as required, addressing this issue.
Egress		
4	Items were observed to be stored within the south-eastern fire-isolated stairs.	The City's inspection on 30 January 2026 observed items stored in the fire exit stair. To address this, the City issued a corrective action letter on 10 February 2026, requiring obstructions be removed by 10 March 2026. Follow up inspections, after 10 March 2026, will be undertaken to ensure the work is completed, addressing this issue.

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer, it is recommended Council continue with its current compliance action under the Council Order dated 3 April 2024 and modified 22 January 2025. The Order requires the owner to complete works in three stages: stage 1 involves improvements to egress paths, exit signage and exit door upgrades; stage 2 requires upgrades to the fire detection and alarm system as well as fire-rating works; and stage 3 involves upgrades to the existing hydrant system, which is being managed for compliance and is scheduled for completion by 14 May 2026.
8. In response to the additional issues identified, a corrective action letter was issued on 10 February 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.

9. It is recommended that the Commissioner of FRNSW be informed of the City's corrective action, which includes seeking compliance of the Fire Safety Order dated 22 January 2025 and the issue of the corrective action letter.

OFFICIAL



File Ref. No: FRN25/2439 – BFS25/5496 - 800004423
TRIM Ref. No: D25/145596
Contact: Ryan Maestri

16 December 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
AURA NIGHTCLUB
10-24 FLINDERS STREET, DARLINGHURST & 2 STUART STREET,
DARLINGHURST ("the premises")**

An inspection of 'the premises' on 8 August 2025 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). NSW Police Force were also present during the inspection.

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

In this regard, the inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate Fire Safety Compliance Unit	1 Amarina Ave Greenacre NSW 2190	T (02) 9742 7434 F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 5

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COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act and Clause 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

The following items were identified as concerns at the time of the inspection:

Fire Resistance

1. The ceiling, doors and underside of stair flights within the south-eastern fire-isolated stairs were lined with a material, presumably for sound insulation purposes. It is unknown whether this lining complies with the requirements of Clause C1.10 of the Building Code of Australia (BCA).

Services and Equipment

2. Automatic Fire Detection and Alarm System

The automatic fire detection and alarm system was programmed to provide an alarm delay to allow an investigation of any activation to take place prior to the system activating the Emergency Warning and Intercommunication System. It is not considered that this arrangement complies with the requirements of AS 1670-1986.

3. Emergency Warning and Intercommunication System (EWIS)

At the time of the inspection, the EWIS was found to be isolated. Discussions with the manager on site confirmed that this was a regular occurrence due to the existence of smoke machines. The smoke detection and alarm system itself was noted to be online and included an alarm investigation facility.

The manager advised that he monitors the Fire Brigade Panel (FBP) for any activations and that staff throughout the venue are in radio contact with him and are able to advise of any fires or other emergencies in a timely manner.

FRNSW are concerned with this arrangement as it relies on manual input from staff members who may or may not be properly trained in how to respond in the event of a fire.

The manager was advised not to isolate the EWIS in future.

3. Fire Hydrant System

- 3A. The fire hydrant booster assembly recess was covered with corflute sheeting that had been taped to the façade of the building, contrary to the requirements of Clause 7.9 of AS 2419.1-2005.

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- 3B. The fire hydrant booster assembly was not provided with identification signage, contrary to the requirements of Clause 7.10.2 of AS 2419.1-2005.
- 3C. Signage indicating the test pressure and boost pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.
- 3D. The isolation valve located at the fire hydrant booster was locked in the closed position rendering the fire hydrant system inoperable, contrary to the requirements of Clause 8.5.8 of AS 2419.1-2005.

This matter was followed up with the management of the nightclub and it was confirmed at a follow up inspection on 5 November 2025 that the valve had been locked in the open position.

- 3E. A permanently fixed water, fade and weather resistant block plan, depicting all relevant fire hydrant system information, was not securely mounted adjacent to the fire hydrant booster, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
- 3F. A single internal fire hydrant was located on the first floor within 4 metres of the internal stair located in the vicinity of the main entrance. No other internal fire hydrants were able to be located. The single internal fire hydrant is inadequate to provide coverage to the entire premises, contrary to the requirements of Clause 3.2.3.1 of AS 2419.1-2005.
- 3G. Fire hydrants were not located within the fire-isolated stairs, contrary to the requirements of Clause 3.2.3.2 of AS 2419.1-2005.

Egress

- 4. A number of objects were stored within the south-eastern fire-isolated stairs, restricting egress from the server room, contrary to the requirements of Section 109 of the EPAR 2021.

FRNSW is therefore of the opinion that the fire safety provisions prescribed for the purposes of 9.32(1)(b) of the EP&A Act, have not been complied with.

ADDITIONAL COMMENTS

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, the following items were also identified as concerns at the time of the inspection and it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

Egress

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5. Adequate artificial lighting was not provided to the south-eastern fire-isolated stairs, contrary to the requirements of Clause F6D5 of the National Construction Code Volume 1 2022 (NCC).
6. A server room opens directly to the south-eastern fire-isolated stairs, contrary to the requirements of Clause D2D12 of the NCC.
7. The laneway leading to Flinders Street from the north-eastern exit from the premises contained garbage bins and other objects, reducing the width of the laneway to less than that of the required exit, contrary to the requirements of Clause D2D15 of the NCC.
8. One leaf of the double exit doors leading directly to Sturt Street from the lower ground floor is not openable when the panic bar is pressed, contrary to the requirements of Clause D3D26 of the NCC. In this regard, the door leaf is only openable when the adjacent door leaf is opened.

Services and Equipment

9. Automatic Fire Detection and Alarm System

The FBP was not provided with a zone block plan, contrary to the requirements of Clause 3.10 of AS 1670.1-2018.

10. Mechanical Air Handling Systems

10A. Automatic Smoke Exhaust System

The premises did not appear to be provided with an automatic smoke exhaust system as required by Clause E2D16 of the NCC or Alarm Signalling Equipment as required by Clause S20C8 of Specification 20 of the NCC.

Maintenance

11. The internal fire hydrant located on the first floor within 4 metres of the internal stair located in the vicinity of the main entrance was tagged as having last been maintained in February 2024, contrary to the requirements of Clause 4.4 of AS 1851-2012.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address items 1 to 4 (excluding 3D) of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in items 5 - 11 of this report.

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This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Ryan Maestri of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference FRN25/2439 – BFS25/5496 - 800004423 for any future correspondence in relation to this matter.

Yours faithfully



Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment E

**Inspection Report
42 Darlinghurst Road, Potts Point**

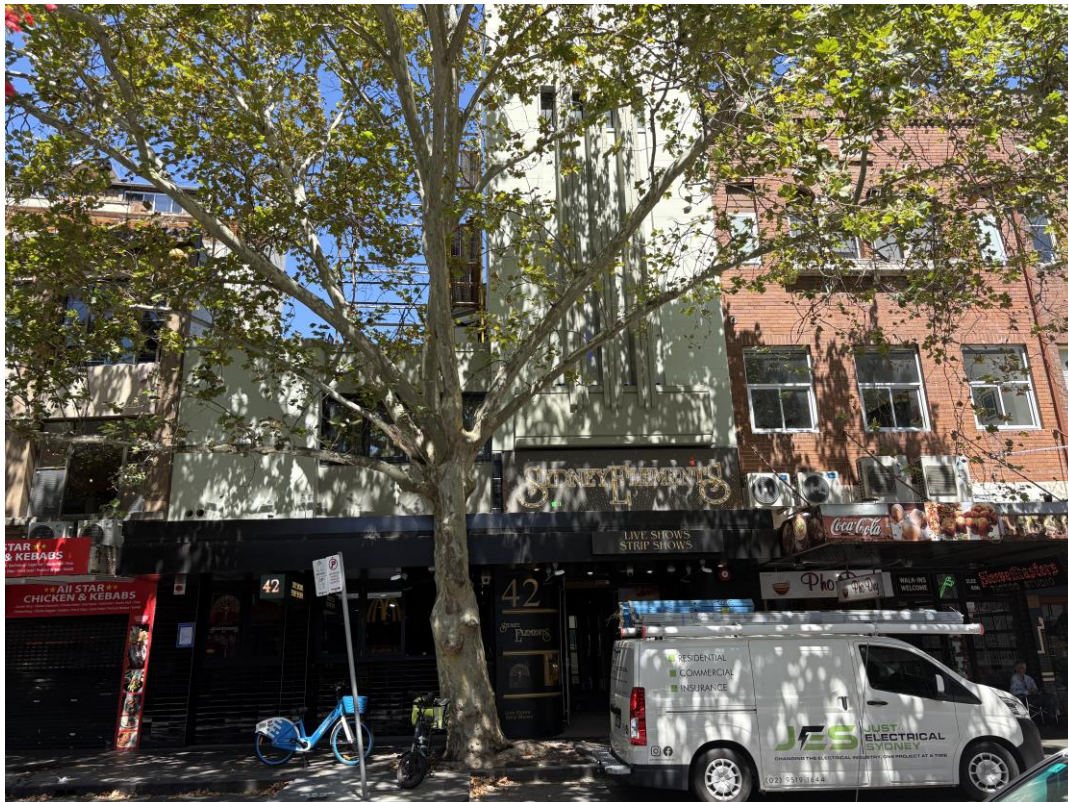


Figure 1: 42 Darlinghurst Road, Potts Point viewed from the north-west



Figure 2: Location map of 42 Darlinghurst Street, Potts Point

Council Investigation Officer Inspection and Recommendation Report; Clause 17(2) Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act)

Officer: Lutfor Rahman

Date: 5 February 2026

Premises: 42 Darlinghurst Road, Potts Point

Executive Summary:

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 19 December 2025 with respect to matters of fire safety.
2. The premises consists of a 2-storey commercial building, operating as an adult entertainment premises.
3. The City inspected the premises on 31 January 2026, accompanied by owners' representative. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
19 December 2025	FRNSW correspondence received.
31 January 2026	City inspected the premises identifying deficiencies in fire safety.
3 February 2026	The City issued a corrective action letter requiring fire safety deficiencies be rectified in 2 stages. Stage 1 requires paths of travel to be cleared, hazardous materials to be correctly stored and smoke detectors to be functional and clear of obstructions. Stage 1 works are required by 6 February 2026. Stage 2 requires maintenance of existing fire doors by 17 February 2026.
9 February 2026	The City received correspondence confirming stage 1 works were completed.

Date	Event
20 February 2026	The City conducted a reinspection of the premises and confirmed that the stage 1 works have been completed, while the stage 2 works remain only partially finished. An extension of time was provided, requiring works to be completed by 27 February 2026. Follow up inspections will be undertaken to ensure the works are completed.

Fire and Rescue NSW Report

4. Fire and Rescue NSW attempted an inspection of the subject premises on 11 December 2025 and found the premises closed.

Issues

5. The report from Fire and Rescue NSW (FRNSW) detailed issues as shown in the table below.

Ref.	Issue	City response
1	FRNSW received correspondence on 6 December 2025 stating: <i>Basement smoke detectors covered so owners can smoke. Hallways messy making safe evacuation difficult especially in low light.</i>	The City's inspection on 31 January 2026 found the following issues: 1. The path of travel in the basement area was found to be obstructed with various materials stored improperly. 2. Three smoke detectors at the basement area were found covered with tape and socks, potentially impairing their functionality. 3. The fire exit door was found to be faulty. The door does not return to the closed position when operated manually. Additionally, the fire notice on the exit door is faded. In response, the City issued a corrective action letter requiring fire safety delcences be rectified in 2 stages.

Ref.	Issue	City response
		Stage 1 requires paths of travel to be cleared, hazardous materials to be correctly stored and smoke detectors to be functional and clear of obstructions. Stage 1 works are required by 6 February 2026. Stage 2 requires maintenance of existing fire doors by 17 February 2026. The City conducted a reinspection of the premises on 20 February 2026, confirming stage 1 works have been completed, while the stage 2 works remain only partially finished. An extension of time was provided, requiring works to be completed by 27 February 2026. Follow up inspections will be undertaken to ensure the works are completed, addressing this issue.

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report.

Council Investigation Officer Recommendations:

7. As a result of site inspections undertaken by the Council investigation officer a corrective action letter was issued on 3 February 2026, requiring the building owners to address the fire safety deficiencies identified by the City and FRNSW.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

OFFICIAL



File Ref. No: FRN25/3775 - BFS25/8833 - 8000047147
TRIM Ref. No: D2025/152325
Contact: Conor Hackett

19 December 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
SYDNEY ELEMENTS
42 DARLINGHURST ROAD POTTS POINT ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 6 December 2025 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Basement smoke detectors covered so owners can smoke. hallways messy making safe evacuation difficult especially in low light.*

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW attempted to inspect 'the premises' on 11 December 2025.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

COMMENTS

At the time of the inspection the premises was closed and appeared to be unoccupied, therefore access was not available.

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 2

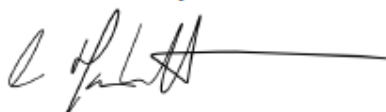
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As such, this matter is referred to Council as the appropriate regulatory authority, to ensure that the building owner is meeting their obligations for maintaining the smoke detection and alarm system and paths of travel to the exits, in accordance with the requirements of Sections 81 & 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, respectively.

Please do not hesitate to contact Conor Hackett of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN25/3775 - BFS25/8833 - 8000047147 regarding any correspondence concerning this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Hackett', followed by a long horizontal line extending to the right.

Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment F

**Inspection Report
28 Zetland Avenue, 77-93 Portman Street and
32 Ebsworth Street, Zetland**



Figure 1: 28 Zetland Avenue, 77-93 Portman Street and 32 Ebsworth Street, Zetland, viewed from the south-east



Figure 2: Location map of 28 Zetland Avenue, 77-93 Portman Street and 32 Ebsworth Street, Zetland

Council Investigation Officer Inspection and Recommendation Report; Clause 17(2) Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act)

Officer: Joe Kalgovas

Date: 6 January 2026

Premises: 28 Zetland Avenue, Zetland

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 9 December 2025 with respect to matters of fire safety.
2. The premises consists of a 23 storey building used for residential apartments with shops and car parking at lower levels.
3. The City inspected the premises on 9 January 2026, accompanied by the building manager and builder. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
9 December 2025	FRNSW correspondence received.
9 January 2026	The City inspected the premises identifying deficiencies in fire safety.
13 January 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 14 April 2026. This includes works to the hydrant and sprinkler booster system, smoke detection and alarm system, door hardware and fire engineering verification.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 4 July 2025.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Fire Hydrant System	
1	Combined Fire Hydrant and Sprinkler Booster	
a.	All doors to the booster enclosure were not clearly identified with a fade resistant sign stating, "FIRE HYDRANT BOOSTER".	The City's inspection on 9 January 2026 confirmed existing signage was inadequate. In response, the City issued a corrective action letter on 14 January 2026 requiring signage be provided by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
b.	Additional hydrants have been installed within the carpark levels to achieve system coverage; however they do not have any wall signage and additional provisions have not been made to suit the operational requirements of FRNSW.	The City's inspection on 9 January 2026 confirmed existing signage was inadequate. In response, the City issued a corrective action letter on 14 January 2026 requiring signage be provided by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
c.	The pumproom – Building materials/non fire equipment was being stored within the pumproom. The Building Manager was not aware of the items being stored within the pumproom at the time and advised that she would have the items removed in a timely manner.	During the City's inspection on 9 January 2026, it was noted that building materials and other non-fire equipment had been removed from the pumproom, addressing this matter.
d.	The above ground isolating valves on the ring main located within the fire-isolated	The City's inspection on 9 January 2026 confirmed isolation valves did

Ref.	Issue	City response
	stairway on the roof level, as required for a building over 25m in effective height, were not monitored.	not have monitoring at roof level as required. In response, the City issued a corrective action letter on 14 January 2026 requiring owners to provide monitoring to isolation valves at roof level by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
e.	The above ground isolating valves on the ring main located within the fire-isolated stairway on the roof level, were not secured or locked in the open position.	The City's inspection on 9 January 2026 confirmed isolation valves were not secure. In response, the City issued a corrective action letter on 14 January 2026 requiring isolation valves to be secured by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
	Smoke Detection and Alarm System (SDAS)	
2	The Fire Brigade Panel identified 21 isolations and 7 faults.	The City's inspection on 9 January 2026 found 2 faults at lobby level. In response, the City issued a corrective action letter on 14 January 2026 requiring faults to be cleared by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
	The building manager was not aware of the issues at the time and advised that	The City's inspection on 9 January 2026 found 2 faults at lobby level.

Ref.	Issue	City response
	she would have the fire service technicians attend the site immediately to rectify the issues. Ongoing correspondence with the Building Manager following the inspection, provided evidence that all isolation and faults had been removed from the SDAS.	In response, the City issued a corrective action letter on 14 January 2026 requiring faults to be cleared by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
	Egress	
3	Within the back of house area of the 'Portland House' building on ground floor, the exit strategy may need to be reviewed.	The City's inspection on 9 January 2026 identified incorrect door hardware in the building's carpark. In response, the City issued a corrective action letter on 14 January 2026 requiring door hardware to be rectified by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.

6. FRNSW have made no direct recommendation within their report other than legislative notification and advised that it is at the City's discretion to inspect and address any other deficiencies identified on the premises.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer a corrective action letter was issued on 14 January 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

OFFICIAL



File Ref. No: BFS25/3643 - FRN20/3682-1 - 8000042979
TRIM Ref. No: D25/147411
Contact: John Bruscano

9 December 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
22-28 ZETLAND AVENUE, ZETLAND ("the premises")
AKA: 10, 18 & 28 ZETLAND AVENUE, ZETLAND – 32 EBSWORTH
STREET, ZETLAND – 77-93 PORTMAN STREET, ZETLAND**

Fire and Rescue NSW (FRNSW) received correspondence on 02 June 2025 concerning the adequacy of the provision for fire safety in or in connection with the premises.

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected the premises on 4 July 2025.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

COMMENTS

Provisions for Fire Safety

Fire Hydrant System

1. Combined Fire Hydrant and Sprinkler Booster
 - a. All doors to the booster enclosure were not clearly identified with a fade resistant sign stating "FIRE HYDRANT BOOSTER", contrary to the requirements of Clause 11.3.1.1 of AS2419.1-2017.

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

www.fire.nsw.gov.au

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- b. Additional hydrants have been installed within the carpark levels to achieve system coverage, however they do not have any wall signage and additional provisions have not been made to suit the operational requirements of FRNSW, contrary to the requirements of Clause 3.6.1 and 3.6.3 of AS 2419.1-2017. In this regard, fire-fighters would be unaware of the existence of the additional hydrant valves outside the fire stairs and would benefit from floor plan signage being placed adjacent to the hydrant valves within the fire stairs, detailing the location of the additional hydrants within the carpark levels, in accordance with clause 11.6 of AS2419.1-2017.
- c. The pumproom – Building materials/non fire equipment was being stored within the pumproom.

The Building Manager was not aware of the items being stored within the pumproom at the time and advised that she would have the items removed in a timely manner.
- d. The above ground isolating valves on the ring main located within the fire-isolated stairway on the roof level, as required for a building over 25m in effective height, were not monitored, contrary to the requirements of Clause 8.9 of AS 2419.1-2017.
- e. The above ground isolating valves on the ring main located within the fire-isolated stairway on the roof level, were not secured or locked in the open position, contrary to the requirements of Clause 8.7 of AS 2419.1-2017.

Smoke Detection and Alarm System (SDAS)

- 2. The Fire Brigade Panel identified 21 isolations and 7 faults.

The building manager was not aware of the issues at the time and advised that she would have the fire service technicians attend the site immediately to rectify the issues. Ongoing correspondence with the Building Manager following the inspection, provided evidence that all isolation and faults had been removed from the SDAS.

Egress

- 3. Within the back of house area of the 'Portland House' building on ground floor, the exit strategy may need to be reviewed. There is a door with an exit sign on one side, however the door contains a lock, and egress is only available via the other side of the door (without the exit sign). There is also a security door installed in a path of travel (possibly to restrict access into the residential part of the building), which was open and unlocked at the time. It is noted that access to an exit was available in all cases, however the exit strategy is confusing.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 3 of this report and conduct an inspection.
- b. Address any other deficiencies identified on the premises.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. FRNSW refers this matter to the Council as the appropriate regulatory authority and awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

LIMITATIONS

The items listed in the comments of this report are based on the following limitations:

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.

Please do not hesitate to contact John Bruscino of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434. If you have any questions or concerns regarding the above matters, Please ensure that you refer to file reference BFS25/3643 - FRN20/3682-1 - 8000042979 for any future correspondence concerning this matter.

Yours faithfully



John Bruscino
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment G

**Inspection Report
6-18 Poplar Street, Surry Hills**



Figure 1: 6-18 Poplar Street, Surry Hills, viewed from the north



Figure 2: Location map of 6-18 Poplar Street, Surry Hills

Council Investigation Officer Inspection and Recommendation Report; Clause 17(2) Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act)

Officer: Muhammad Hassan

Date: 20 February 2026

Premises: 6-18 Poplar Street, Surry Hills

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 28 November 2025 with respect to matters of fire safety.
2. The premises consists of a 12 storey residential building with commercial tenancies on the ground level.
3. The City inspected the premises on 19 December 2025, accompanied by the Building Manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
28 November 2025	FRNSW correspondence received.
19 December 2025	The City inspected the premises identifying deficiencies in fire safety.
22 December 2025	The City issued a corrective action letter requiring identified deficiencies to be rectified in 3 stages. Stage 1 requires faults on the fire indicator panel to be cleared by 25 December 2025. Stage 2 requires securing hydrant isolation valves, hydrant and sprinkler booster signage, service logbooks to be kept onsite and unrelated material to be removed from the fire control room. Stage 2 works are required to be completed by 20 February 2026. Stage 3 requires several fire-safety upgrades, including installing pressure gauges on hydrant valves, providing hydrant and sprinkler block plans, and installing an isolating valve for the hydrant boost inlet connection. It also requires signage identifying the locations of portable fire extinguishers, hydrant pump room

Date	Event
	signage, booster signage, an external level indicator on the basement tanks, fire door signage, and upgrading the door hardware in Apartment 1. All Stage 3 works must be completed by 22 March 2026.
14 January 2026	The City received confirmation from the building owners that the fire indicator panel is fully operational, satisfying Stage 1 of the City's corrective action letter.
19 February 2026	The City conducted a reinspection of the premises and confirmed that the stage 1 works have been completed, while the stage 2 works remain only partially finished. The outstanding stage 2 items comprise the installation of hydrant isolation valves and the provision of signage for the sprinkler booster assembly. These works are required to be completed by 27 February 2026.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 18 July 2025.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
Egress		
1.	The doorway and metal gates, opening to Brisbane Street from the ground floor lobby, swing against the direction of egress and do not appear to be fitted with a device for holding it in the open position.	The City's inspection on 19 December 2025 found that the final exit door facing Brisbane Street lacked a single hand action latching device and opened against the direction of travel. Considering this door service as an exit for apartment 1 only, and they have an alternative door to exit the building, it is not deemed necessary to upgrade this exit door.
2.	Signage has not been provided to identify the latch operation device, adjoining the metal gates to Brisbane Street.	The City's inspection on 19 December 2025 identified the signage is not required as the door is fitted with a fail safety device that automatically unlocks the door on the activation of a sprinkler or

Ref.	Issue	City response
		smoke detector in the building, addressing this issue.
Fire Hydrant System		
3.	Multiple hydrant isolations valves in the fire stairs are not secured or locked in the open position.	The City's inspection on 19 December 2025 found that two hydrant isolations valves in the fire stairs were not secured in the open position. A corrective action letter was issued on 22 December 2025 requiring the owners to secure all isolation valves within the fire stairs by 20 February 2026. The City's reinspection on 19 February 2026 confirmed that the required isolation valves had not yet been installed. An extension of time was subsequently granted, with the works now required to be completed by 27 February 2026. Follow up inspections will be undertaken to confirm the work has been completed, addressing this issue.
4.	Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises.	The City's inspection on 19 December 2025 found all fire hydrant valves throughout the building had Storz couplings, addressing this issue.
5.	An external indicator has not been fitted to the basement tanks to show the water level.	The City's inspection on 19 December 2025 found that an external indicator has not been fitted to the basement tanks to show the water level. The external indicator is not required under AS 2419.1-1994 which is the applicable standard for the existing fire hydrant system.

Ref.	Issue	City response
6.	Maintenance tags attached to a number of fire hydrant valves throughout the premises indicated that the valves have not been receiving appropriate servicing.	The City's inspection on 19 December 2025 identified that the required service tags were missing. Later that same day, following the inspection, the building manager confirmed that the service tags had been provided. The City will verify this during its follow-up inspections to ensure the issue has been resolved.
7.	A block plan of the fire hydrant system had not been provided within the pump room.	The City's inspection on 19 December 2025 found there was no fire hydrant block plan in the fire hydrant pump room. The inspection also revealed that the fire hydrant block plan was located on the front external wall beside the fire hydrant booster and within the fire control room. The owners were not requested to place a copy of the fire hydrant block plan in the fire hydrant pump room for the following reasons: 1.The fire hydrant block plan is not required to be installed in the fire hydrant pump room under AS 2419.1-1994 which is the applicable standard for the existing fire hydrant system. 2.In the event of a fire in the building, fire fighters are likely to check the fire control room and fire hydrant booster (which both have fire hydrant block plans) before checking the pump room.
8.	The access door to the hydrant pump room, along with the door in the path of travel to the pump room are not provided with adequate identification signage, so that it can be readily located by the attending fire brigade.	The City's inspection on 19 December 2025 found that the access door to the hydrant pump room, along with the door in the path of travel to the pump room were not provided with adequate identification signage.

Ref.	Issue	City response
		In response, a corrective action letter was issued on 22 December 2025 requiring the owners to address this issue by 22 March 2026. Follow up inspections will be undertaken to confirm the work has been completed, addressing this issue.
9.	Hydrant Booster Assembly	
i.	The head of water present at the booster inlets appears to be greater than 50 kPa however no isolating valve has been provided to isolate the boost inlet connection.	The City's inspection on 19 December 2025 confirmed no isolating valve was provided. In response, the City issued a corrective action letter on 22 December 2025 requiring an isolating valve be provided by 22 March 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
ii.	The height of the feed hydrant outlets and the boost inlet connections are less than 750mm above the standing surface in front of the booster assembly.	The City's inspection on 19 December 2025 identified connections at levels less than 750mm. Given that the existing system still allows FRNSW to connect, and considering the disproportionate effort involved in rebuilding the entire booster cabinet, it is not considered reasonable to require an upgrade of the booster connection at this time.
iii.	The booster assembly enclosure is not of sufficient size to contain all the necessary equipment and to permit the ease of operation of the equipment.	The City's inspection on 19 December 2025 confirmed the booster assembly enclosure is smaller than an enclosure typical of new buildings. Given that the existing system still allows FRNSW operation, and considering the disproportionate effort involved in rebuilding the

Ref.	Issue	City response
		entire booster cabinet, it is not considered reasonable to require an upgrade of the booster connection at this time.
iv.	The electrical substation is less than 10 metres from the booster assembly.	The City's inspection on 19 December 2025 observed the substation is less than 10m from the booster assembly. Considering the existing hydrant system was designed and built to a standard that did not require they be located greater than 10m from substations and given the building existing level of fire safety is elevated by a sprinkler system, it is not considered reasonable to relocate the booster assembly.
v.	Appropriate signage has not been provided to distinguish the hydrant booster inlets from the sprinkler booster inlets.	The City's inspection on 19 December 2025 confirmed signage was not provided to distinguish between sprinkler and booster connections. In response, the City issued a corrective action letter on 22 December 2025 requiring signage be provided by 22 March 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
Automatic Fire Suppression System		
10.	A plan of risk (block plan) was not provided adjacent to the sprinkler booster or in the pump room.	The City's inspection on 19 December 2025 found that a plan of risk (sprinkler block plan) was provided in the sprinkler control valve room as required, though was missing information and was required to be updated. In response, the City issued a corrective action letter on 22 December 2025 requiring signage be updated by 22 March 2026.

Ref.	Issue	City response
		Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
11.	A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly.	The City's inspection on 19 December 2025 found that a sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly. In response, the City issued a corrective action letter on 22 December 2025 requiring signage be provided by 20 February 2026. The City's reinspection on 19 February 2026 confirmed that the required signage had not yet been installed. An extension of time was subsequently granted, with the works now required to be completed by 27 February 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
12.	A location plate on an external wall of the premises, indicating the location of the main stop valve, could not be found.	The City's inspection on 19 December 2025 found that a location plate is not required as the main stop valve is located in the sprinkler control valve room which is located in the basement car park. The room does not have an external wall.
Fire Control Room		
13.	The fire control room was being utilised for general storage with items such as household appliances, cleaning and I.T. equipment evident.	The City's inspection on 19 December 2025 found that the fire control room was being utilised for general storage with items such as household appliances, cleaning and I.T. equipment evident. In response, the City issued a corrective action letter on 22 December 2025 requiring all items

Ref.	Issue	City response
		not related to the operation of fire services in the building be removed by 20 February 2026. The City's reinspection on 19 February 2026 confirmed works had been completed, addressing this issue.
Portable Fire Extinguishers		
14.	Signage identifying the location of the PFEs were not installed on the enclosure doors on each floor of the building.	The City's inspection on 19 December 2025 observed doors to cupboards housing portable fire extinguishers were not provided with identification signage. In response, the City issued a corrective action letter on 22 December 2025 requiring signage be provided by 22 March 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
Regulatory Requirements		
15.	Maintenance	
i.	The Fire Detection Control and Indicating Equipment (FDCIE) indicated two faults and one isolation to the smoke detection and alarm system	The City's inspection on 19 December 2025 observed several faults on the fire indicator panel. A corrective action letter was issued on 22 December 2025 directing building owners to rectify faults by 25 December 2025. On 14 January 2026 the City received evidence that all faults had been cleared, this was confirmed in the City's reinspection on 19 February 2026, addressing this issue.
ii.	One audio fault to the Emergency Warning and Intercommunication System.	The City's inspection on 19 December 2025 observed several faults on the fire indicator panel.

Ref.	Issue	City response
		A corrective action letter was issued on 22 December 2025 directing building owners to rectify faults by 25 December 2025. On 14 January 2026 the City received evidence that all faults had been cleared, this was confirmed in the City's reinspection on 19 February 2026, addressing this issue.
iii.	A communication fault was indicated on the diesel pump controller panel in the pump room.	The City's inspection on 19 December 2025 observed several faults on the fire indicator panel. A corrective action letter was issued on 22 December 2025 directing building owners to rectify faults by 25 December 2025. On 14 January 2026 the City received evidence that all faults had been cleared, this was confirmed in the City's reinspection on 19 February 2026, addressing this issue.
iv.	At the time of the inspection, copies of latest services records for the smoke detection and alarm system were unavailable. On 31 October 2025 an email, including photographic evidence, was received from the building manager of the premises confirming that the faults and isolation had been removed from the systems.	The City's inspection on 19 December 2025 confirmed service logbooks were not available in the building. The City's reinspection on 19 February 2026 confirmed works had been completed, addressing this issue.

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer a corrective action letter was issued on 22 December 2025 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN25/2852 - BFS25/6645 - 8000045329
TRIM Ref. No: D2025/141058
Contact: Conor Hackett

28 November 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
OASIS APARTMENTS
2-8 BRISBANE ST/6 POPLAR ST SURRY HILLS ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 22 September 2025 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected the premises on 18 July 2025. On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

COMMENTS

The following items were identified in relation to the provisions for fire safety:

Provisions for Fire Safety

Egress

1. The doorway and metal gates, opening to Brisbane Street from the ground floor lobby, swing against the direction of egress and do not appear to be fitted with a device for holding it in the open position, contrary to the

Fire and Rescue NSW

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www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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requirements of Clause D3D25 of the National Construction Code Volume 1 2022 (NCC).

2. Signage complying with S15C3 and S15C6 of the NCC has not been provided to identify the latch operation device, adjoining the metal gates to Brisbane Street, contrary to the requirements of Clause D3D26(2) of the NCC.

Fire Hydrant System

3. Multiple hydrant isolations valves in the fire stairs are not secured or locked in the open position, contrary to the requirements of Clause 8.5.8 of AS 2419.1-2005.
4. Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises, in accordance with the requirements of Clause 7.1 and 8.5.11.1 of AS 2419.1-2005 and '*FRNSW Fire safety guideline, Technical information – FRNSW Compatible Storz hose connections –Version 10 – Issued 23 Dec 2024*'.
5. An external indicator has not been fitted to the basement tanks to show the water level, contrary to the requirements of Clause 5.4.4 of AS 2419.1-2005.
6. Maintenance tags attached to a number of fire hydrant valves throughout the premises indicated that the valves have not been receiving appropriate servicing, contrary to the requirements of Clause 4.2 of AS 1851-2012 which requires routine servicing every six months.
7. A block plan of the fire hydrant system had not been provided within the pump room contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
8. The access door to the hydrant pump room, along with the door in the path of travel to the pump room are not provided with adequate identification signage, so that it can be readily located by the attending fire brigade, contrary to the requirements of Clause 6.4.1 of AS2419.1-2005.
9. Hydrant Booster Assembly:
 - i. The head of water present at the booster inlets appears to be greater than 50 kPa however no isolating valve has been provided to isolate the boost inlet connection, contrary to the requirements of Clause 7.4 of AS2419.1-2005.
 - ii. The height of the feed hydrant outlets and the boost inlet connections are less than 750mm above the standing surface in front of the booster assembly, contrary to the requirements of Clause 7.4 of AS2419.1-2005.
 - iii. The booster assembly enclosure is not of sufficient size to contain all the necessary equipment and to permit the ease of operation of the equipment, contrary to the requirements of Clause 7.8 of AS2419.1-2005.

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- iv. The electrical substation is less than 10 metres from the booster assembly, contrary to the requirements of Clause 7.3 of AS2419.1-2005.
- v. Appropriate signage has not been provided to distinguish the hydrant booster inlets from the sprinkler booster inlets.

Automatic Fire Suppression System

- 10. A plan of risk (block plan) was not provided adjacent to the sprinkler booster or in the pump room, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.
- 11. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
- 12. A location plate on an external wall of the premises, indicating the location of the main stop valve, could not be found, contrary to the requirements of Clause 8.4 of AS 2118.1-1999.

Fire Control Room

- 13. The fire control room was being utilised for general storage with items such as household appliances, cleaning and I.T. equipment evident, contrary to the requirements of S19C3(c) of the NCC.

Portable Fire Extinguishers (PFE's)

- 14. Signage identifying the location of the PFEs were not installed on the enclosure doors on each floor of the building, contrary to the requirements of Clause 3.6 of AS 2444-2001.

Regulatory Requirements

Maintenance

- 15. Maintenance – Clause 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (the DCFS Regulation) requires that an Essential Fire Safety Measure must be maintained to a standard no less than when it was first installed. At the time of the inspection the following was noted:
 - i. The Fire Detection Control and Indicating Equipment (FDCIE) indicated two faults and one isolation to the smoke detection and alarm system.
 - ii. One audio fault to the Emergency Warning and Intercommunication System.

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- iii. A communication fault was indicated on the diesel pump controller panel in the pump room.
- iv. Clause 1.16.2 of AS1851 requires service logbooks to be left on site. At the time of the inspection, copies of latest services records for the smoke detection and alarm system were unavailable.

On 31 October 2025 an email, including photographic evidence, was received from the building manager of the premises confirming that the faults and isolation had been removed from the systems.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council review items 1 to 15 of this report, conduct an inspection and address any other deficiencies identified on the premises.

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LIMITATIONS

The items listed in the comments of this report are based on the following limitations:

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.
- Sole Occupancy Units and commercial tenancies were not accessible.

Please do not hesitate to contact Conor Hackett of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN25/2852 - BFS25/6645 - 8000045329 regarding any correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit