

23 September 2026

At 5.00 pm

Local Planning Panel



Agenda

- 1. Disclosures of Interest**
- 2. Confirmation of Minutes**
- 3. Development Application: 23 Hickson Road, Millers Point - D/2026/626**



As part of our democratic process, the City invites members of the community to speak directly to Members of the Local Planning Panel (LPP) about items on a meeting agenda.

Webcast

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1. Register to speak by calling Secretariat on 9265 9702 or emailing secretariat@cityofsydney.nsw.gov.au before 10.00am on the day of the meeting.
2. Check the recommendation in the LPP report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.
3. Note that there is a three minute time limit for each speaker and prepare your presentation to cover your major points within that time.
4. Avoid repeating what previous speakers have said and focus on issues and information that the LPP may not already know.
5. If there is a large number of people interested in the same item as you, try to nominate three representatives to speak on your behalf and to indicate how many people they are representing.

At the start of each LPP meeting, the Chair may re-order agenda items so that those items with speakers can be dealt with first.

LPP reports are on line at www.cityofsydney.nsw.gov.au

Item 1.

Disclosures of Interest

In accordance with section 4.9 of the Code of Conduct for Local Planning Panel Members, all Panel members are required to sign a declaration of interest in relation to each matter on the agenda.

Pursuant to the provisions of Clause 15 of Schedule 4B of the Environmental Planning and Assessment Act 1979, members of the Local Planning Panel are required to disclose pecuniary interests in any matter on the agenda for this meeting of the Local Planning Panel.

Panel members are also required to disclose any non-pecuniary interests in any matter on the agenda for this meeting of the Local Planning Panel.

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

Item 2.

Confirmation of Minutes

Minutes of the following meeting of the Local Planning Panel, which have been endorsed by the Panel Members and Chair of that meeting, are submitted for noting:

Meeting of 2 September 2026

Item 3.**Development Application: 23 Hickson Road, Millers Point**

File Number: D/2026/626

Summary

Date of submission:	2 July 2026
Applicant:	Markham Real Estate Partners Pty Ltd
Architect/Designer:	Sissons
Developer:	Markham Real Estate Partners Pty Ltd
Owner:	Owners Corporation SP 64174
Planning consultant:	Beam Planning Pty Ltd
Heritage consultant:	Curio Projects Pty Ltd
Cost of works:	\$4,905,440.00
Zoning:	'Zone 1 Walsh Bay Conservation zone'. The proposal is permissible as a business premises under State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021.
Proposal summary:	Alterations and additions to Tenancy B, located at the northern end of the Piers 8/9 across Levels 2 to 4, for a business events and function centre premises. The proposal requires approval under the Heritage Act, 1977. Referred to LPP as contentious development with more than 25 submissions by way of objection.
Summary recommendation:	The development application is recommended for approval, subject to conditions.
Development controls:	(i) Sydney Development Control Plan 2012 (ii) SEPP (Resilience and Hazards) 2021 (iii) SEPP (Industry and Employment) 2021

- (iv) SEPP (Biodiversity and Conservation) 2021
- (v) SEPP (Precincts – Eastern Harbour City) 2021

Attachments:

- A. Recommended conditions of consent
- B. Acoustic report (plus addendum)
- C. Architectural plans
- D. Plan of management
- E. Submissions

Recommendation

It is resolved that consent be granted to Development Application Number D/2026/626 subject to the conditions set out in Attachment A to the subject report.

Reasons for Recommendation

The application is recommended for approval for the following reasons:

- (A) The development is permissible within the Zone 1 Walsh Bay Conservation zone.
- (B) Appropriate conditions have been imposed to ensure the development does not detrimentally impact on the heritage significance of the site.
- (C) The development will not unreasonably compromise the amenity of nearby properties.
- (D) The development accords with objectives of relevant planning controls.

Background

Reason the application is reported to the Local Planning Panel

1. The application is reported to the Local Planning Panel for determination as it is identified in Schedule 3 of the Local Planning Panels Direction of 6 March 2024 as being within the following category:
 - contentious development
2. The development application falls within the category of contentious development as it has attracted 56 submissions by way of objection (53 were received during the exhibition period).
3. The application has also attracted 3 submissions in support.

Site and surrounding development

4. The wider subject site is legally described as Lot 8 DP 1018716 and Lots 1-3 SP 64174, commonly known as 23 Hickson Road, Millers Point and referred to as Piers 8/9 within the Walsh Bay precinct. The part of the site primarily the subject of this application is Tenancy B located at the northern end of the pier located at first floor level.
5. It is irregular in shape with an area of 6,632sqm and comprises the westernmost finger wharf within the Walsh Bay precinct. Vehicular access is provided via Towns Place while pedestrian access is available from Hickson Road through no. 21 Hickson Road and via the Walsh Bay Promenade.
6. The site is part of the wider Walsh Bay Wharves Precinct, which is listed on the NSW State Heritage Register as item no. 00559 and is recognised as one of the most intact surviving examples of early twentieth century port infrastructure in Australia. The site is also located within the broader Walsh Bay Arts Precinct and in proximity to the Millers Point and Dawes Point Heritage Conservation Area.
7. Piers 8/9 comprise a substantial three-storey timber wharf building constructed between 1910 and 1914 by the Sydney Harbour Trust as part of the Walsh Bay Wharfage Scheme. The building is supported on timber piles and retains its distinctive Federation-era maritime industrial character, including a modular timber post-and-beam structure, triple-gabled roof form, weatherboard cladding, corrugated metal sheeting, roof lanterns and significant industrial heritage elements associated with its former use as a wool-handling wharf.
8. The building has been adaptively reused for commercial purposes and contains a range of office tenancies and hospitality uses. While the interior has undergone significant adaptation it retains a substantial amount of original and early fabric, including exposed structural elements, industrial archaeological features and large internal volumes which contribute to its heritage significance.
9. The surrounding area comprises a mix of residential, commercial, hospitality, maritime and cultural land uses. Pier 6/7, immediately east of the site, contains residential apartments. To the west, Towns Place Wharf and associated facilities are operated by the Port Authority of New South Wales, with Barangaroo Reserve located further west. To the north is Sydney Harbour, with Goat Island (Me-mel) to the north west, forming part of Sydney Harbour National Park, and the residential areas of McMahon's Point and Lavender Bay on the north side of the harbour.

10. The southern portion of Piers 8/9 contain commercial and hospitality tenancies, including a restaurant and office accommodation, while 21 Hickson Road to the south contains ground floor commercial premises with residential accommodation above. Further east within the Walsh Bay Arts Precinct are several cultural institutions including the Sydney Theatre Company, Sydney Dance Company, Bangarra Dance Theatre, Bell Shakespeare and the Australian Chamber Orchestra.
11. The site is accessible by public transport and active transport modes. Barangaroo Metro Station is located approximately 450 metres walking distance from the site and Wynyard Station is approximately 1.2 kilometres to the south-east. Regular bus services operate along Hickson Road connecting the site to the Sydney CBD and eastern suburbs. The Walsh Bay Promenade also provides pedestrian connectivity throughout the precinct and to surrounding destinations. Three public parking garages, including the Barangaroo Reserve car park, are within a 300m radius of the site.
12. A site inspection was carried out on 14 July 2026. Photos of the site and surrounds are provided below.

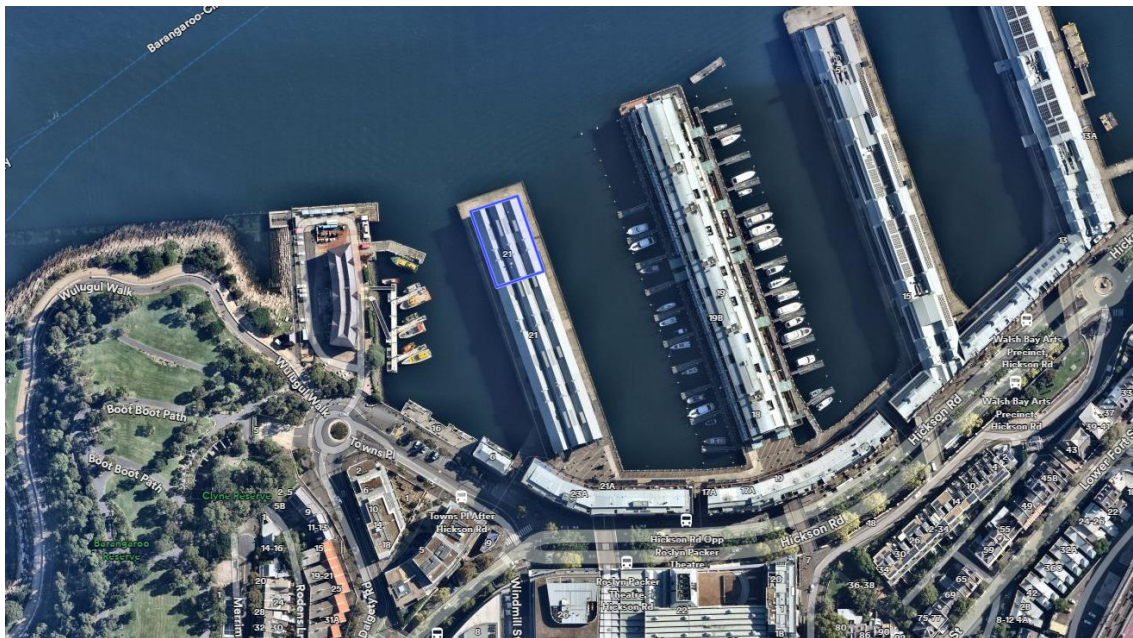


Figure 1: Aerial view of site and surrounds, with the site (Tenancy B) highlighted in blue



Figure 2: Western elevation of Pier 9 when viewed from the south. The building's external weatherboard cladding as well as pier and beam structure are visible.



Figure 3: Western elevation of Pier 9 at the location of the proposed waste room



Figure 4: View south along the west elevation of Pier 9



Figure 5: Northern elevation of Pier 8/9



Figure 6: View of Pier 7 from east elevation of Pier 8



Figure 7: East elevation of Pier 8 showing post and beam outline



Figure 8: East elevation of Pier 8

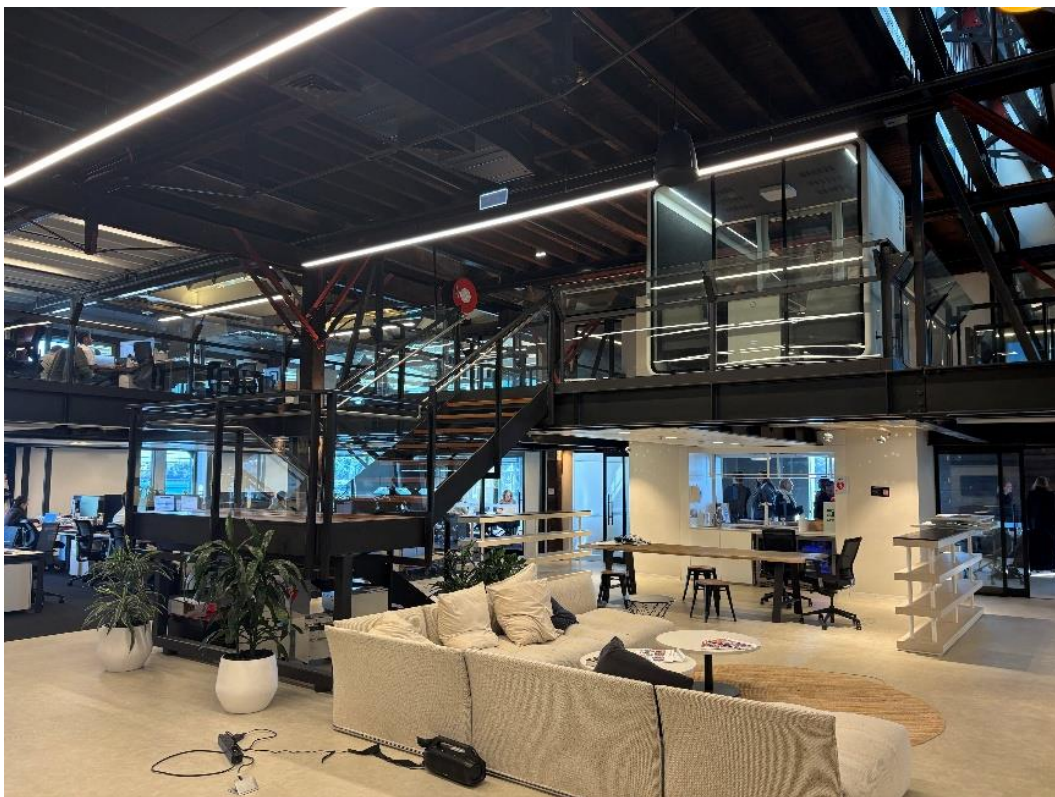


Figure 9: Interior of Piers 8/9 currently used for commercial office space. Visible is a mezzanine level proposed to be removed through this application.

History relevant to the development application

Development applications

13. The following application is relevant to the current proposal:

- **D/2021/398 - Development consent granted on 28 September 2021 for additional use of existing café on the ground floor of Pier 8/9 as a function centre operating 7.00am to 11.00pm with up to 150 patrons.**
- **PDA/2026/67** – Lodged with Council seeking guidance on the proposed change of use of Tenancy B (northern end of the pier) from an office to a business events and function centre. The proposal also included associated building works such as internal alterations to facilitate the new use and external additions to allow for new lift and stair access to the upper levels.

Council provided advice highlighting the following key issues which needed to be addressed in any future development application:

- Late Night Trading as a Category A premises within a Local Centre needed consideration of noise management.
- Privacy of nearby residents.
- Requirement for a detailed Plan of Management (POM) which includes the complaints process and patron ingress and egress.
- A green travel plan is to be submitted.
- Consistency with existing plans and policies around signage, waste and operations of Walsh Bay.
- It was recommended advice from Heritage NSW be sought prior to lodgement of a development application.
- A note was provided that if the future development application received 25 or more unique submissions, the application would need to be determined by the Sydney Local Planning Panel.

Amendments

14. Following a preliminary assessment of the proposed development by Council Officers, a request for additional information and amendments was sent to the applicant on 27 July 2026. The request centred around improvements to the waste storage area as well as additional or clarified information related to noise generation, the POM and food-handling areas.
15. The applicant responded to the request on 11 August 2026, and submitted the following information.
- (a) Revised POM
 - (b) Additional Architectural Information
 - (c) Revised Design Report

- (d) Revised Architectural Drawing
- (e) Addendum to the submitted Acoustic Report

Proposed development

16. The application seeks consent for the use of tenancy B as a business events and function premises with a capacity of 750 patrons in addition to 55 staff and the following hours of operations:
 - 7.00am – 11.00pm Sunday, Monday Tuesday, and Wednesday and 7.00am – 12.00am (Midnight) Thursday, Friday and Saturday
17. Works are proposed to the structure to accommodate the business events and function centre. These works include:
 - demolition of existing external fire stairs and internal commercial office fit-out on levels 2 to 4, including the complete removal of level 3
 - construction of new fire egress stairs on the eastern and western elevations of the pier
 - installation of two (2) new lifts on the western elevation of the pier
 - construction of a new balcony on the north elevation of the pier
 - installation of a new soft wall which permits either a single function space or two separate spaces upon requirement
 - kitchen, bar area and back-of-house fit-outs
 - fit-out of a private function room on Level 4
 - office and administrative rooms
 - installation of bathroom facilities
 - installation of new waste facilities along the west elevation of Pier 9
 - associated building and service works required to support the use
 - signage including wayfinding and business identification
18. Plans and elevations of the proposed development are provided below.

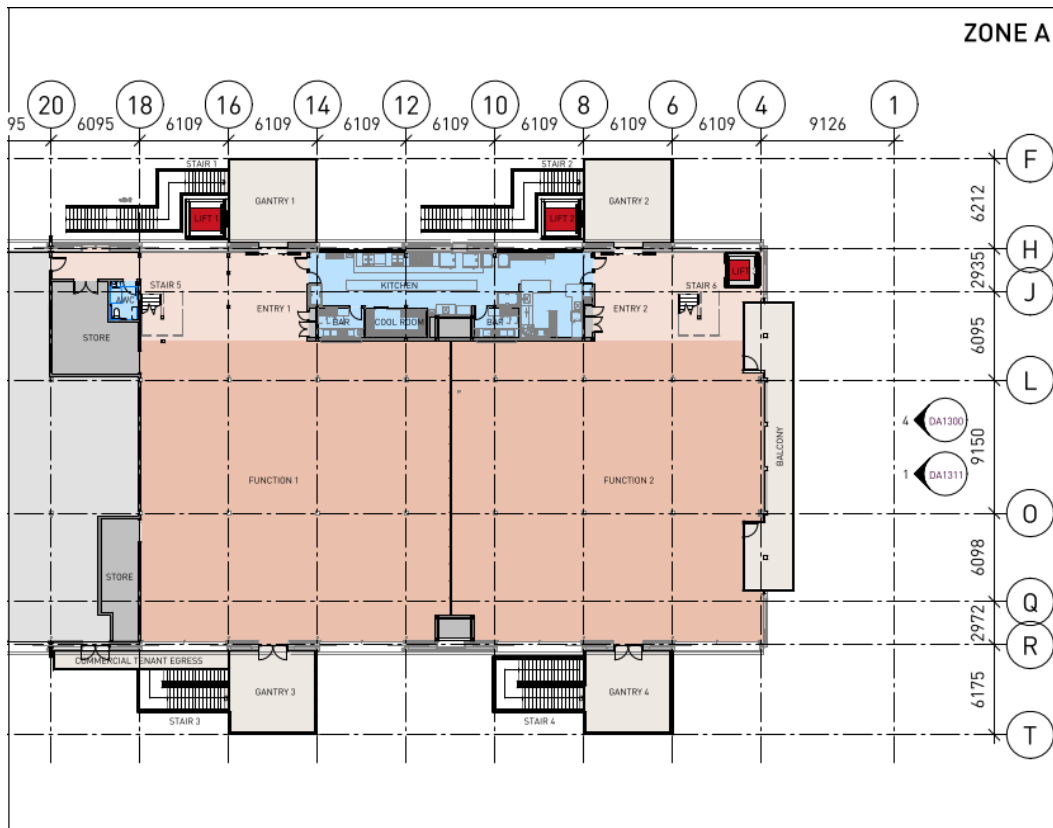


Figure 10: Level 002 (first floor)

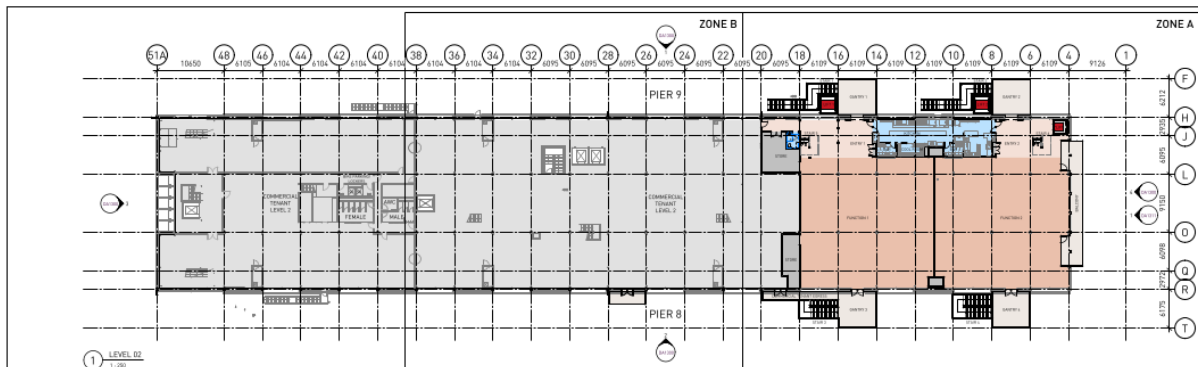


Figure 11: Location of tenancy on site plan

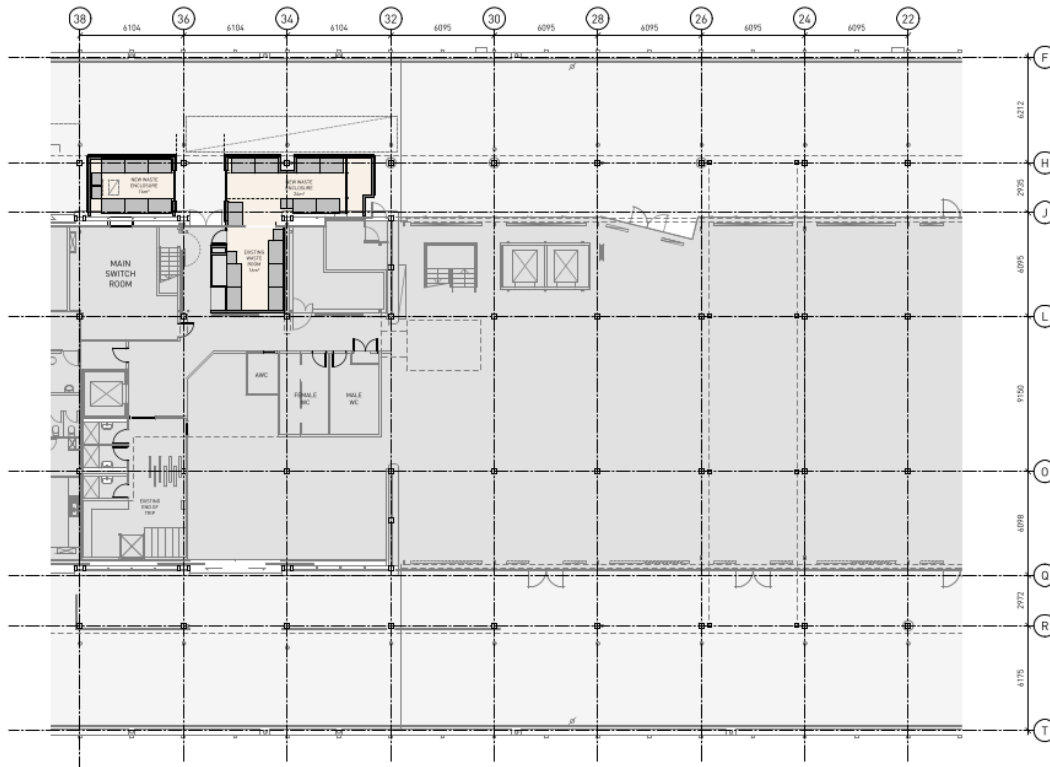


Figure 12: Waste storage area (ground floor)

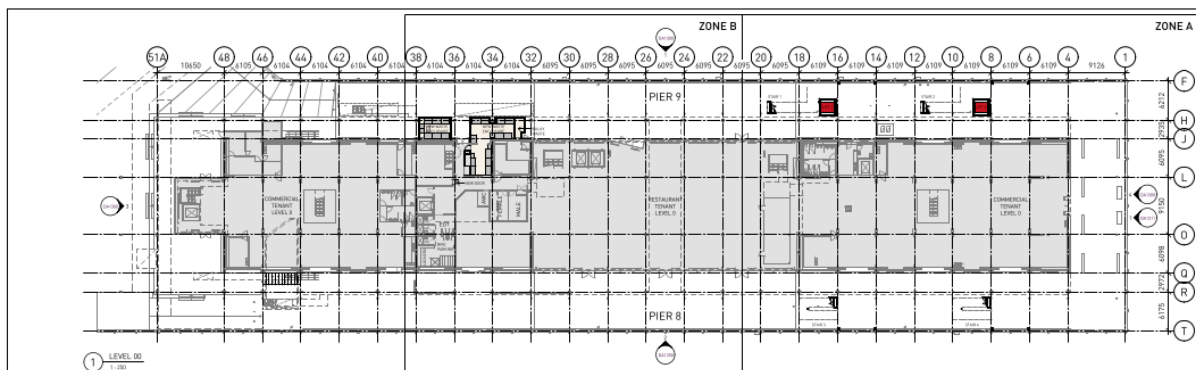


Figure 13: Location of waste storage on site plan

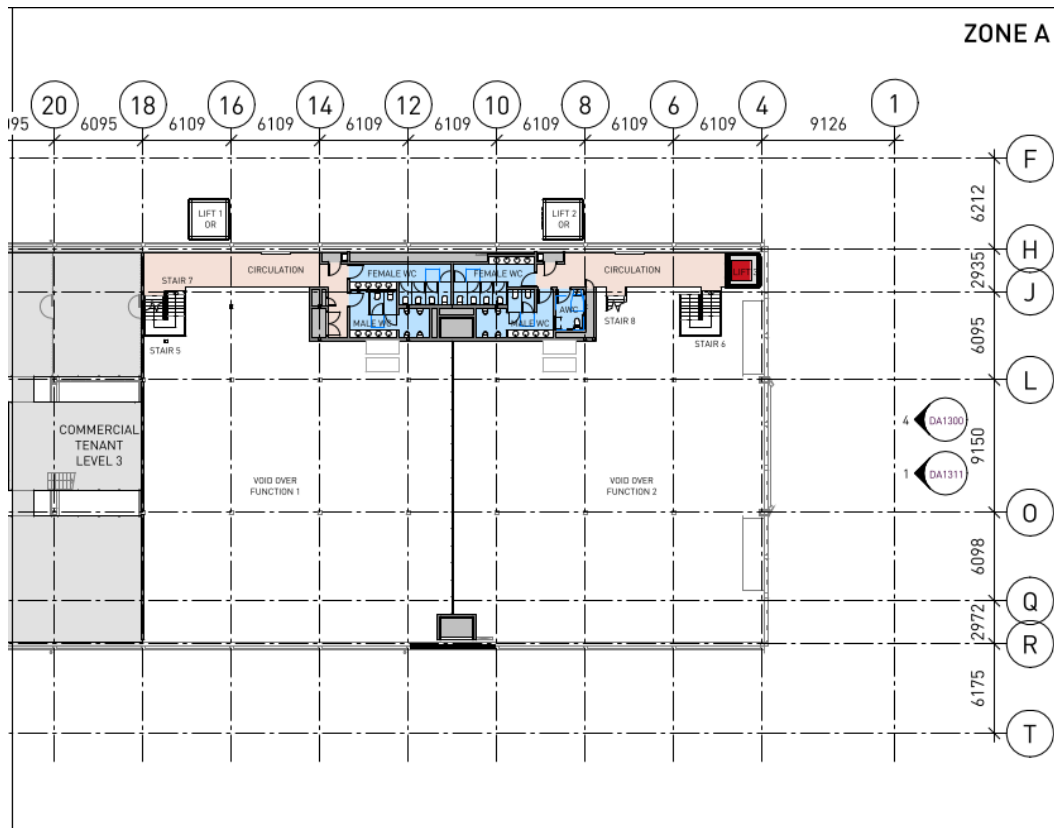


Figure 14: Level 003 (mezzanine)

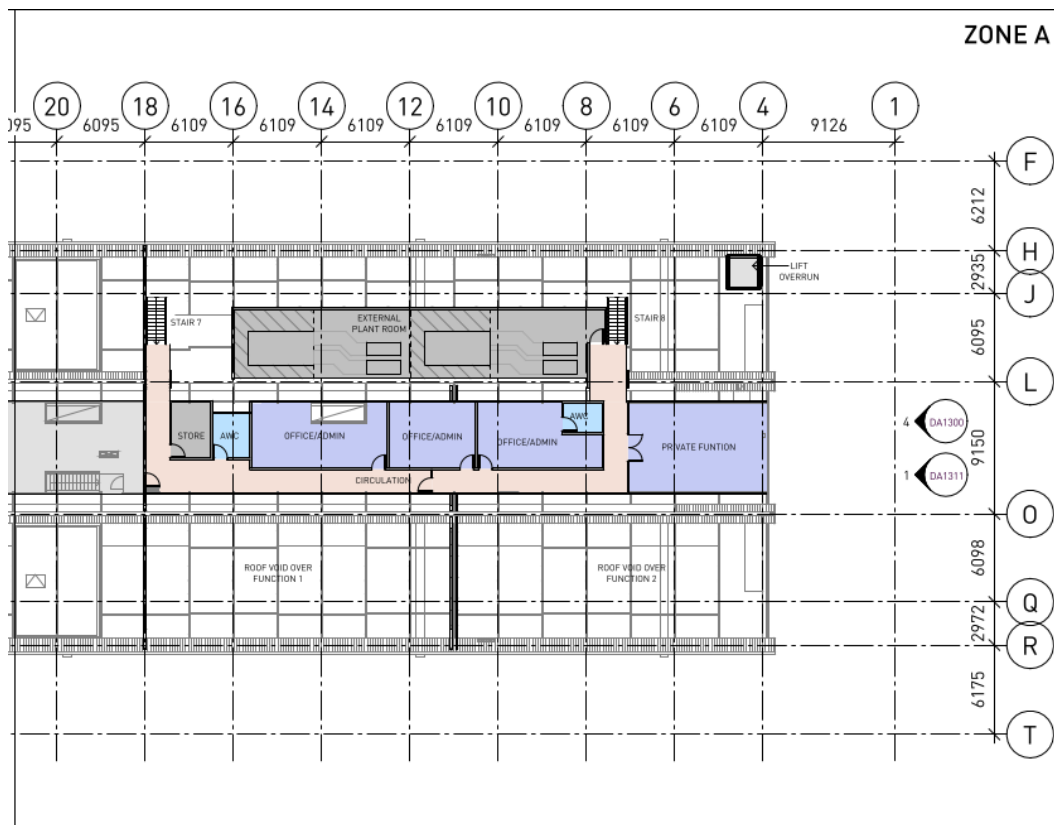


Figure 15: Level 004 (top floor)

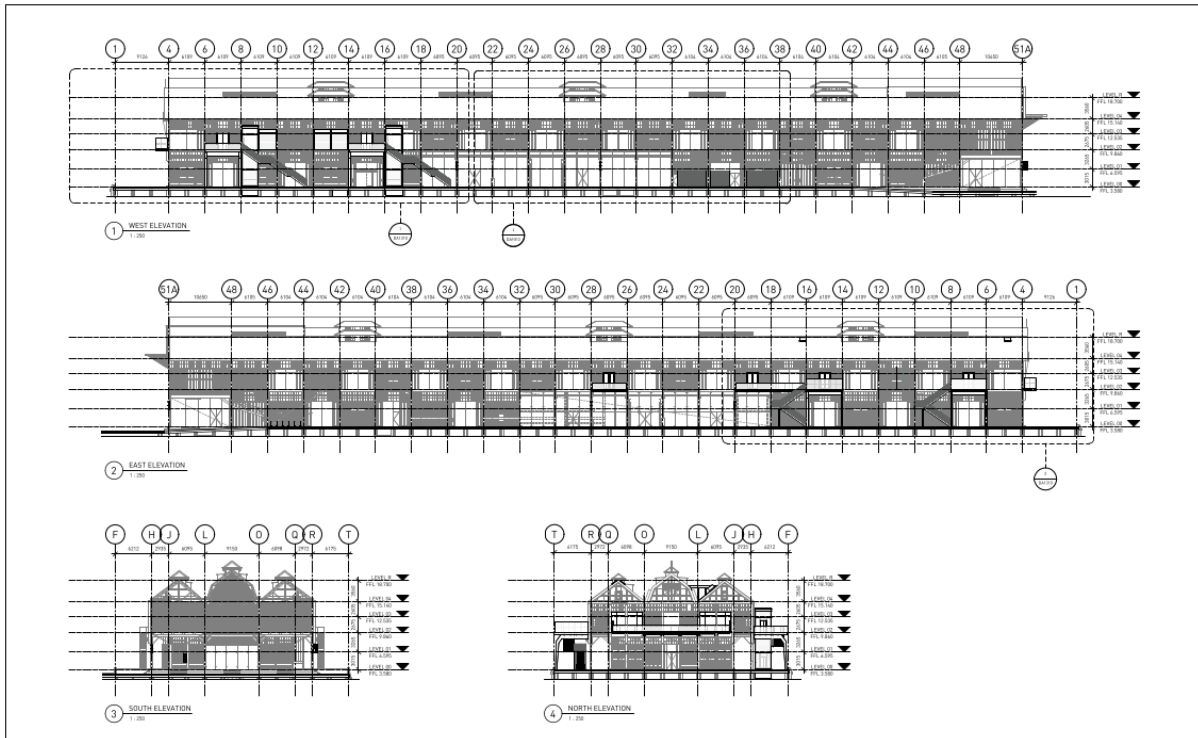


Figure 16: Elevations

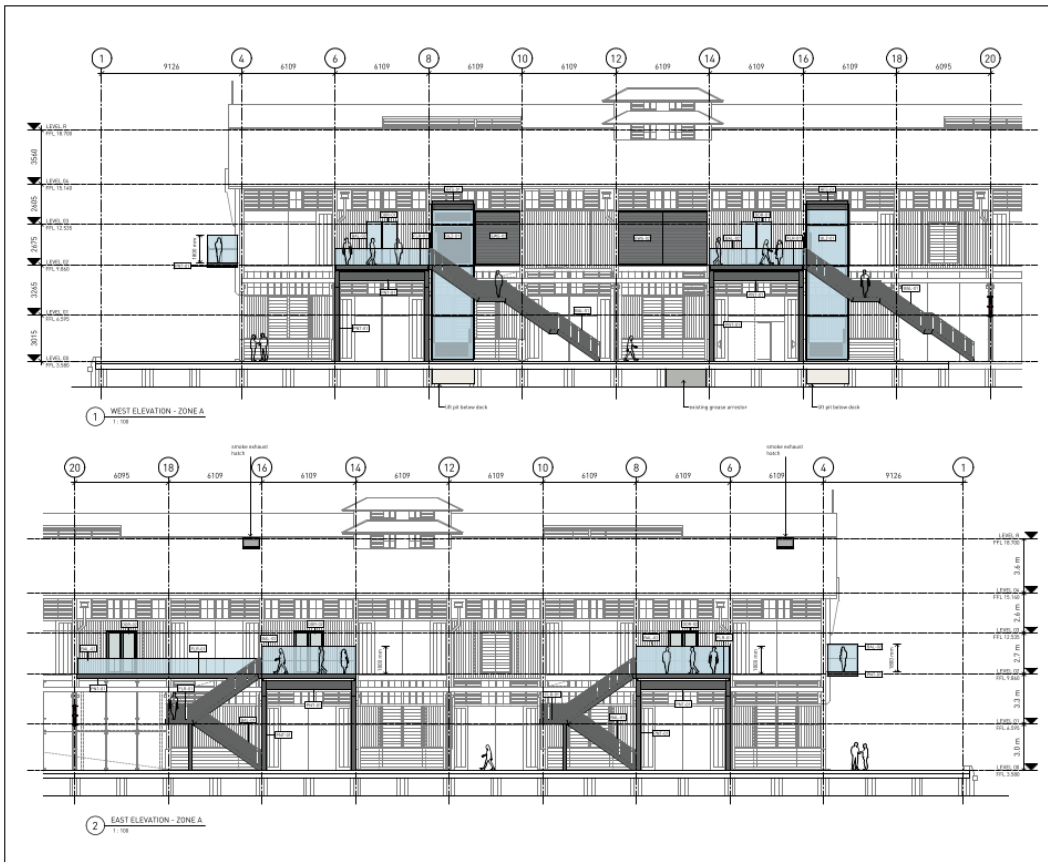


Figure 17: Lift and gantry close-up

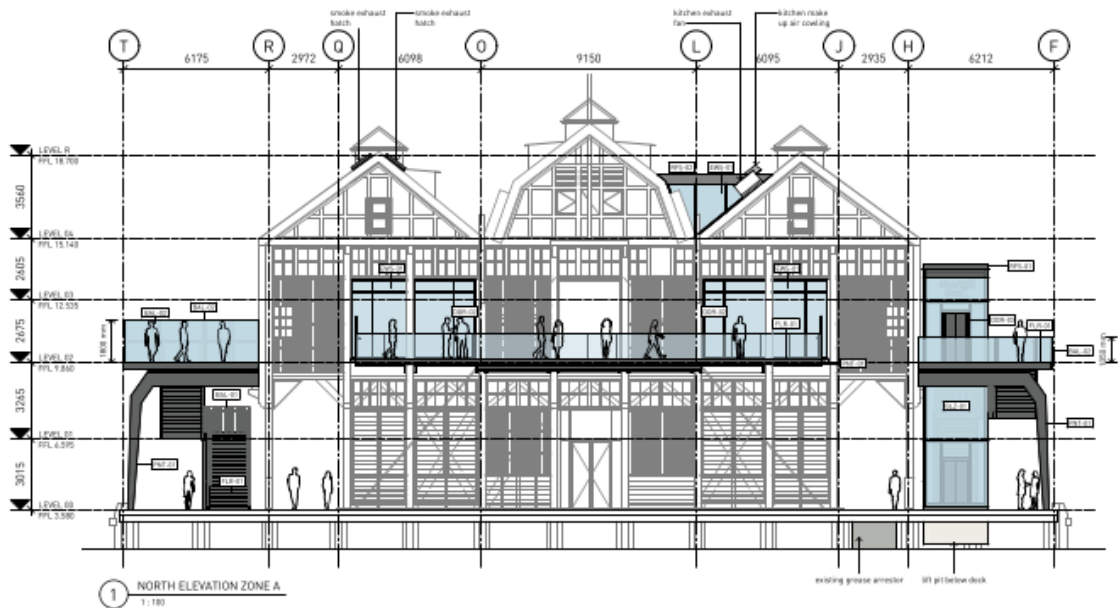


Figure 18: Northern Elevation close-up with proposed balcony

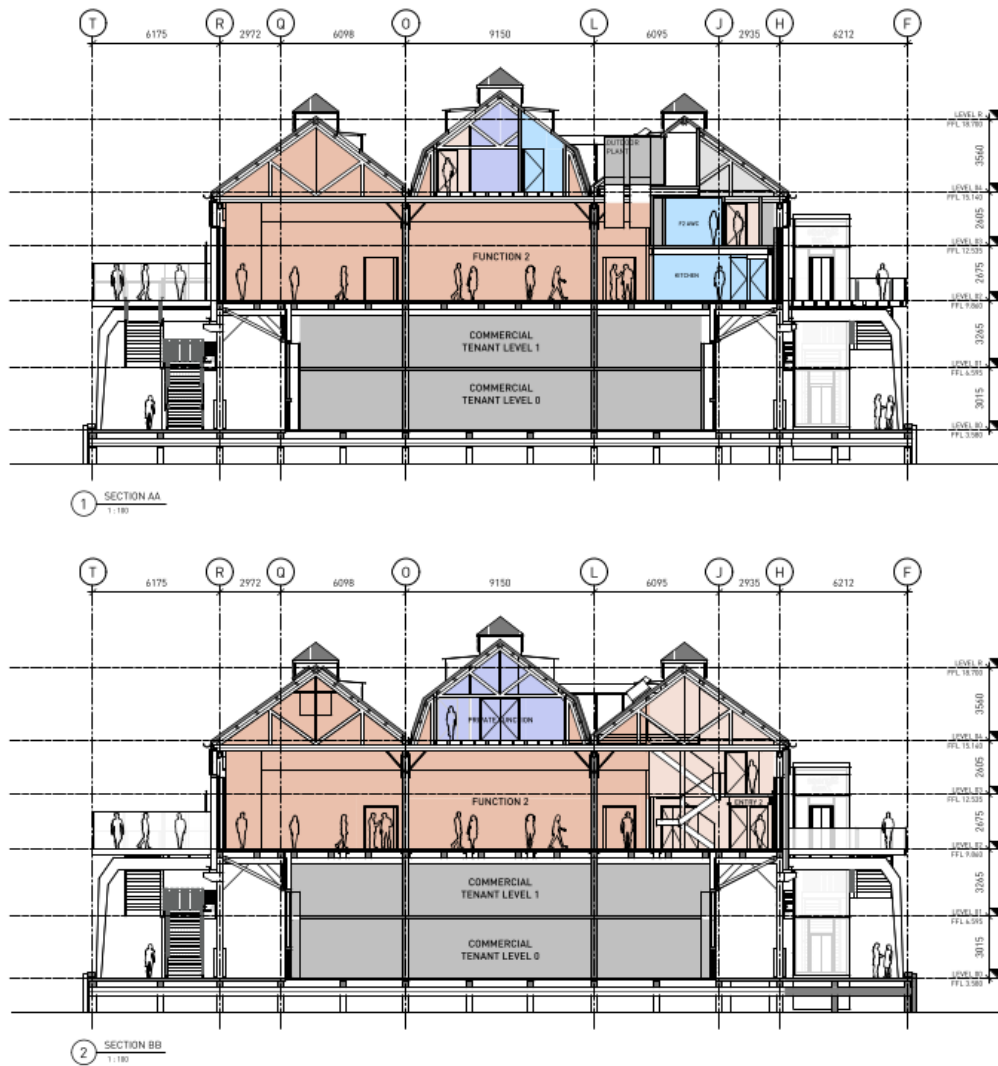


Figure 19: Sections

Assessment

19. The proposed development has been assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Heritage Act 1977

20. The subject site forms part of the Walsh Bay Wharves Precinct (SHR Item No. 00559), which is listed on the State Heritage Register under the Heritage Act 1977. The site comprises Piers 8/9, being the westernmost finger wharf within the Walsh Bay precinct.

21. The Walsh Bay Wharves Precinct is recognised as a heritage item of State significance, representing one of the most intact examples of an early twentieth-century maritime structure in Australia and internationally. Piers 8/9 are identified within the heritage documentation as the earliest, largest and most intact of the Walsh Bay finger wharves and retain substantial original fabric, including the timber structural system, industrial archaeological features and significant internal volumes associated with the operation of the wool export trade.
22. A Conservation Management Plan (CMP) for Piers 8/9 was prepared by Tropman and Tropman Architects in 1999 as part of the adaptive reuse of the building for commercial purposes. While the document predates subsequent approvals and alterations to the building, it remains the primary conservation management document for the site and establishes the recognised framework for understanding significance, assessing impacts and managing future change. The CMP identifies levels of significance throughout the building and contains conservation policies directed towards the retention, interpretation and ongoing adaptive reuse of the wharf structure.
23. The CMP identifies the principal heritage values of Piers 8/9 as including the overall form and roofscape, the timber post-and-beam structural system, large internal spaces and volumes, original external fabric and significant industrial archaeological features, including the travelling gantry rails, wool bale chutes, overhead crane and remains of the derrick crane. Relevant CMP policies seek to conserve the industrial character of the place, retain significant fabric and industrial artefacts in situ, maintain significant views and landmark qualities, conserve the building's spatial characteristics and facilitate compatible adaptive reuse through sympathetic and, where possible, reversible interventions.
24. A Heritage Impact Statement (HIS) prepared by Curio Projects accompanies the application and assesses the proposal against the heritage significance of the Walsh Bay Wharves Precinct, the CMP and the principles of the Burra Charter. The HIS concludes that the proposed business events and function centre represents a compatible adaptive reuse outcome, that the proposal would have an acceptable and generally minor impact on the heritage significance of the item, and that it would facilitate the ongoing conservation, activation and public appreciation of the heritage place
25. As Integrated Development requiring approval under the Heritage Act 1977, a copy of the application was referred to the City's heritage specialist (as the delegate of the Heritage Council of NSW) in accordance with Section 42 of the Environmental Planning and Assessment Regulation 2021. Following the completion of the notification period, the City's Heritage Specialist was advised of the 53 submissions that were received.
26. On 17 August 2026 the City's Heritage Specialist issued the General Terms of Approval subject to recommended conditions which are included in the recommended conditions of consent. See further details under the sub-heading Heritage in the 'Discussion' section below.

State Environmental Planning Policies

State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021 – Chapter 5 Walsh Bay

27. Chapter 5 of SEPP (Eastern Harbour City) 2021 seeks to facilitate the adaptive re-use of heritage wharf structures in Walsh Bay while conserving the area's heritage significance, maritime character and harbour setting. The chapter also ensures development supports public access, transport integration, traffic management, view preservation, and compatibility with surrounding residential and port-related activities.
28. Chapter 5 sets out development assessment criteria for two zones, being Zone 1—Walsh Bay Conservation Zone and Zone 2—Walsh Bay Waterway Zone. The subject site sits entirely within Zone 1.

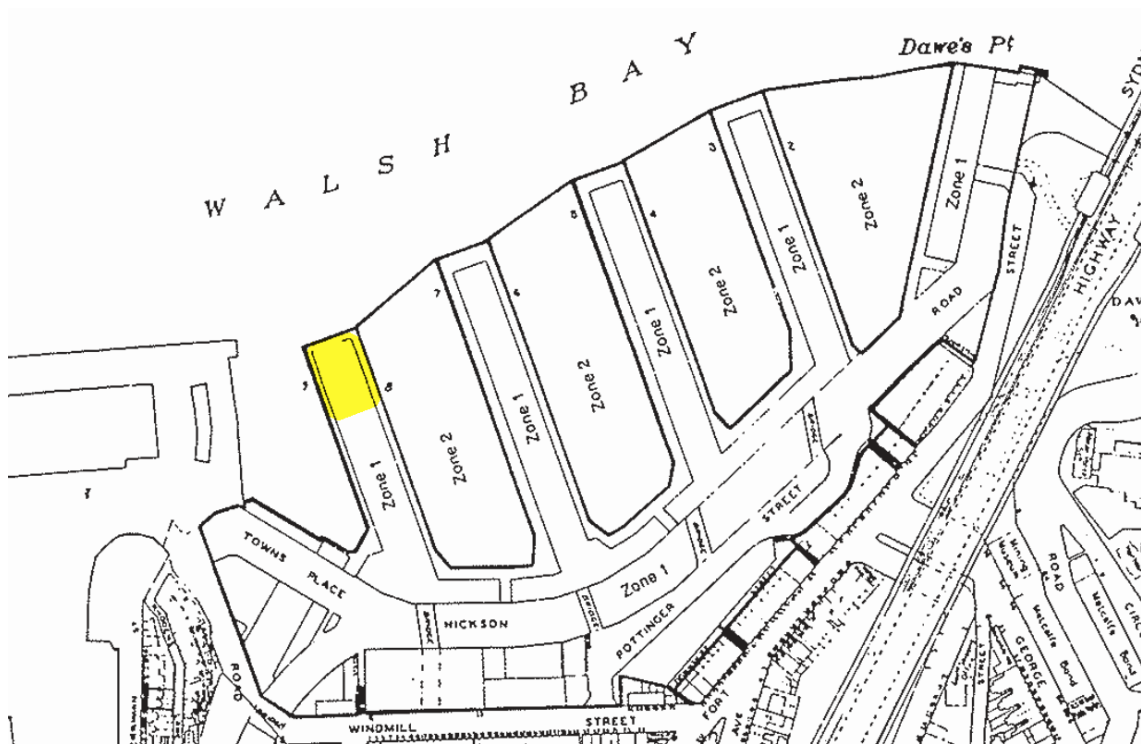


Figure 20: Zones 1 and 2 Walsh Bay with the site highlighted in yellow (SREP 16 Walsh Bay)

29. The objectives of Zone 1 are to support the adaptive re-use of existing wharf structures while ensuring development respects the area's heritage significance, scale, built form and material character. Development must also complement the economic role of the Sydney CBD and Sydney Cove precincts and protect the amenity and function of adjoining residential areas.
30. Development permitted with consent is any item which is not classified as one of the following:
 - bus depots, bus stations, car repair stations, gas holders, generating works, helipads, heliports, industries (other than home industries and light industries), institutions, junk yards, liquid fuel depots, marinas, mines, roadside stalls, road transport terminals, sawmills.

31. The application proposes a commercial land use, which is defined within the SEPP as a business use. A business use is not prohibited and accordingly the proposed use is permissible with consent.
32. Clause 5.11 of Chapter 5 stipulates that a person must not demolish or alter a building or work within the Conservation Zone without consent of the consent authority. The proposal seeks to demolish parts of the building and alter other parts of the building. Accordingly, the consent authority is required to take into consideration how the development would affect the heritage significance of the Walsh Bay Conservation Zone. A referral has been made to the City of Sydney's Heritage Specialist which is detailed within this report.
33. In accordance with Clause 5.14 Matters for consideration, in determining development applications within Walsh Bay, Council has considered relevant heritage requirements, strategic planning documents, urban design guidance, public access, transport integration, archaeological considerations, and traffic impacts. Assessment has also considered that the development supports the ongoing operation of key cultural and transport-related uses while protecting the amenity and function of surrounding areas.
34. Clause 5.15 applies to commercial development. The two elements of this section are:
 - Commercial development may make up no more than 30% of the total floor area of Zone 1, and
 - The consent authority must consider the likely traffic impacts generated by the development and whether these would have an adverse impact on the local and arterial road network.
35. The premises is currently operating as a commercial land use (office) and is proposed to retain its commercial land use which will not alter the total percent of commercial development in the precinct. Further, the existing site contains a mezzanine level which is proposed to be removed. The proposed development will therefore result in less commercial total floor area within the zone than existing.
36. The application is accompanied by a traffic report which identifies the site's proximity to the Barangaroo Metro station, three (3) commercial car parks as well as bus and cycling facilities as the primary means by which patrons will attend events at the venue. The report concludes that additional journeys to the venue are not expected to exceed the capacity of Hickson Road which currently operates at less than half its maximum capacity.
37. The proposal is consistent with the objectives and complies with the controls contained within Chapter 5 of SEPP (Eastern Harbour City) 2021.

State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land

38. The aim of SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land is to ensure that a change of land use will not increase the risk to health, particularly in circumstances where a more sensitive land use is proposed.
39. No change of land use is proposed through this application. The site is considered suitable for the proposed use in its existing state, satisfying the aims of the SEPP.

State Environmental Planning Policy (Industry and Employment) 2021 – Chapter 3**Advertising and signage**

40. The aim of SEPP (Industry and Employment) 2021 – Chapter 3 Advertising and Signage is to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish.
41. The proposed signage consists of wayfinding signage through alterations to existing signage and installation of one (1) new wayfinding sign, as well as two (2) new business identification signs to be installed on the southern elevations of the proposed lift cores.
42. The proposed signage has been considered against the objectives of the policy and an assessment against the provisions within the assessment criteria set out in Schedule 5 is provided in the table below.

Provision	Compliance	Comment
1. Character of the area	Yes	The signage is compatible with the existing signage within the Walsh Bay precinct, being subservient to the structures and minimal in size and prevalence.
2. Special areas	Yes	The signage does not detract from the visual qualities of the Walsh Bay precinct.
3. Views and vistas	Yes	The signage does not obstruct from or dominate views of the Walsh Bay precinct or Sydney Harbour.
4. Streetscape, setting or landscape	Yes	The proposed signage is of an appropriate scale and composition for the locality.
5. Site and building	Yes	The proposed signage is of an appropriate scale and composition for the Walsh Bay precinct and Piers 8/9.
6. Associated devices and logos	Yes	Not applicable.
7. Illumination	Yes	The signage is not proposed to be illuminated.
8. Safety	Yes	The proposed signage will not reduce the safety for pedestrians, cyclists or vehicles on public roads or areas.

43. The proposed signage is consistent with the objectives of SEPP (Industry and Employment) 2021 – Chapter 3 Advertising and Signage as set out in Clause 3.1 and satisfies the assessment criteria specified in Schedule 5.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 (Vegetation in Non Rural Areas)

44. The proposal does not include the clearing of vegetation in a non-rural area and as such is consistent with the aims of this SEPP.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6 Water Catchments

45. The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SEPP. The SEPP requires the Sydney Harbour Catchment Planning Principles to be considered in the carrying out of development within the catchment.
46. The site is within the Sydney Harbour Catchment and drains into Sydney Harbour. The site is located in the Foreshores Waterways Area. As such the SEPP requires that matters relating to water quality and quantity, aquatic ecology, flooding and recreation and public access be considered (Clauses 6.6 to 6.9).
47. The development is considered to satisfy the relevant matters for consideration and is therefore consistent with SEPP (Biodiversity and Conservation) 2021.

Development Control Plans

Sydney Development Control Plan 2012

48. An assessment of the proposed development against the relevant provisions within the Sydney Development Control Plan 2012 is provided in the following sections.

Section 3 – General Provisions

Provision	Compliance	Comment
3.9 Heritage	Yes	The application is accompanied by a HIS and is supported by the Piers 8/9 CMP. The submitted documentation assesses the significance of the State Heritage Register listed Walsh Bay Wharves Precinct, considers the impact of the proposed works on significant fabric, spaces and industrial character, and evaluates the proposal against the relevant conservation policies contained within the CMP. The proposal is supported from a heritage perspective as it facilitates the

Provision	Compliance	Comment
		conservation and interpretation of the significant heritage fabric and spatial qualities of the wharf. The removal of the internal fit-out will reinstate the openness, scale and industrial character of the original interiors, while retaining significant timber structural elements and evidence of the building's maritime history. The proposed use will also enhance public access and appreciation of the wharf in a manner not possible since shipping operations ceased. The new external additions, including lifts, gantries and stairs, are acceptable as contemporary, lightweight and visually recessive elements that are sympathetic to the established character of the Walsh Bay Arts Precinct. They complement and do not detract from the heritage significance or distinctive maritime character of the wharf precinct. Further discussion is provided below.
3.11 Transport and Parking	Partial compliance	The application proposes 27 staff bicycle parking spaces and 12 visitor bicycle parking spaces with street-level access. While the visitor bicycle parking provision does not fully satisfy the SDCP requirements for 66 visitor and staff bicycle parking spaces, Council's Transport Planner considers the shortfall acceptable having regard to the heritage constraints of the State-listed wharf structure, the adaptive reuse of an existing building, and the inability to readily provide additional facilities without impacting significant heritage fabric. A condition is recommended requiring bicycle parking demand to be monitored and additional visitor bicycle parking spaces provided if demonstrated to be necessary. The submitted Traffic Report estimates that approximately 30% of patrons will arrive by private vehicle, generating demand for approximately 113 parking spaces. The report identifies three nearby public parking stations within approximately five minutes' walking distance of the site, with a combined

Provision	Compliance	Comment
		capacity of almost 700 spaces. The report further estimates that approximately 35% of patrons will arrive by taxi or rideshare services, with the remaining 40% arriving by public transport, walking or cycling. Council's Transport Planner reviewed the submitted information and considered the proposed mode share assumptions reasonable and the transport impacts acceptable. The proposal is considered satisfactory from a transport and parking perspective
3.12 Accessible Design	Yes	The proposal incorporates accessibility upgrades including lift access to Levels 2, 3 and 4, providing equitable access to all publicly accessible areas of the business events and function centre. The submitted BCA Compliance Capability Statement confirms that the development can achieve compliance with the relevant accessibility requirements of the NCC. The proposal is considered to provide an appropriate level of accessibility for people with mobility impairments within the constraints of the heritage-listed building.
3.13 Social and Environmental Responsibilities	Yes	The proposal incorporates appropriate CPTED measures including controlled access arrangements, CCTV surveillance, security personnel, active management of patron behaviour and a detailed POM for patron dispersal and incident management. The venue will operate as a managed facility rather than an uncontrolled entertainment venue and is considered to provide an acceptable level of safety and security.
3.14 Waste	Yes	The application is accompanied by information that satisfactorily addresses all waste-related matters raised during the assessment, including collection frequency, waste storage infrastructure, bulky waste storage and waste transfer arrangements. The development incorporates adequate waste storage facilities, compliant transfer paths and a

Provision	Compliance	Comment
		dedicated bulky waste storage area, ensuring waste can be managed efficiently and in accordance with Council's requirements and guidelines.
3.15 Late Night Trading Management	Yes	The application is accompanied by a POM which details specific policies and procedures aimed at reducing impacts on surrounding sensitive receptors. The POM has been reviewed by Council's Health and Building Unit who found it acceptable. Further discussion is provided below.
3.16 Signage and Advertising	Yes	The proposal includes premises identification on two directory boards already present on site, directional signage along the east and west elevations of the structure (updates to existing and one new sign on the western elevation), and two venue identification signs affixed to the western gantry lift cores. The design of the signage is in keeping with the character of the area, does not obstruct windows or views and represents a suitable planning outcome.

Discussion

Heritage

49. The proposal involves both the adaptive reuse of the northern portion of Piers 8/9 as a business events and function centre and a series of associated building works required to facilitate contemporary access, egress and building services. Key works include the removal of the existing commercial office fit-out, construction of new external lifts, stairs and gantries, a new northern balcony, internal fit-out works, and associated accessibility, fire safety and servicing upgrades. The works have been assessed having regard to the heritage significance of the Walsh Bay Wharves Precinct and the conservation policies contained within the Piers 8/9 CMP.
50. A significant heritage benefit of the proposal is the removal of the existing c.2018 office fit-out, which has substantially obscured the original scale and spatial qualities of the wharf building. The removal of this alteration will reveal significant timber structural elements, retain industrial archaeological fabric and restore the openness, scale and character of the original wharf interiors. In this regard, the proposal results in a more legible expression of the building's significance and better reflects its historic function and industrial character than the existing office configuration.

51. The proposal introduces several contemporary external elements including lifts, stairs and gantries to meet modern accessibility, circulation and fire safety requirements as well as a balcony on the northern elevation. While these works alter the external presentation of the wharf, the heritage assessment concludes that they have been designed as lightweight and visually recessive additions that can be clearly distinguished from the historic fabric. The additions adopt an approach consistent with more recent interventions elsewhere within the Walsh Bay precinct and are considered sympathetic to the established character of the wharves without diminishing the significance of the original building form, timber structure or maritime character.
52. The proposal represents a compatible adaptive reuse outcome that supports the ongoing conservation and activation of a State heritage item. The business events and function centre use does not necessitate substantial removal of significant heritage fabric and will provide broader public access to, and appreciation of, a part of the wharf that has historically operated as a private commercial tenancy. Council's Heritage Specialist notes that the proposal will allow the wharf to be opened to the public at a scale not possible since maritime operations ceased, thereby contributing to the long-term viability and conservation of the heritage item.
53. The proposal achieves an appropriate balance between heritage conservation and contemporary functional requirements. The works retain and reveal the key heritage values of Piers 8/9, including its significant internal volumes, timber structural system and industrial character, while introducing carefully designed new infrastructure necessary to support continued occupation and viable long-term use of the building.
54. The proposal is considered consistent with the conservation objectives for the Walsh Bay Wharves Precinct and will not result in an unacceptable impact on its State heritage significance.

Late Night Management

55. The site is in a Local Centre Area, and the proposed premises is identified as a Category A premises.
56. The hours recommended by the DCP and the proposed hours are as follow:

		DCP	Proposed
Indoor	Base	9.00am to 10.00pm	9.00am – 10.00pm Monday to Sunday
	Extended	9.00am to 12.00am (midnight)	7.00am – 9.00am Monday to Sunday And 10.00pm to 12.00am (midnight) Thursday to Sunday
Outdoor	Base	9.00am to 10.00pm	9.00am to 10.00pm Monday to Sunday

		DCP	Proposed
	Extended	9.00am to 10.00pm	7.00am to 9.00am Monday to Sunday

57. The proposal exceeds the base and extended hours. There are four elements of operational hours proposed being Indoors, the Eastern Gantry, the Western Gantry and the Northern Balcony. To mitigate noise generated from the use, these elements will be subject to separate operational hours. The hours are as follows:
- (a) Indoors:
 - (i) Monday to Wednesday (7.00am - 11.00pm) (outside extended hours in the morning)
 - (ii) Thursday to Saturday (7.00am - 12.00am midnight) (outside extended hours in the morning)
 - (iii) Sunday (7.00am to 11.00pm) (outside extended hours in the morning)
 - (b) Eastern Gantry:
 - (i) Monday to Sunday (9.00am to 9.00pm) (inside base hours)
 - (c) Western Gantry:
 - (i) Same operational hours as Indoors, as these areas will facilitate entrance and exit of the premises. (outside extended hours in the morning)
 - (d) Northern Balcony:
 - (i) Monday to Sunday (7.00am - 10.00pm) (outside extended hours in the morning)
58. The proposal includes operational hours outside of the DCP extended hours in the morning, being between 7.00am and 9.00am Monday to Sunday. This is considered acceptable subject to the closure of the Eastern Gantry during these early morning hours, as well as a restriction on the type of events which can be held in the morning, being limited to low-noise-generation functions such as conferences and meetings. The accompanying POM requests use of the Eastern Gantries from 7.00am to 9.00am, however this is not considered a reasonable outcome due to the proximity of nearby residential receptors and is proposed to be prohibited within the recommended conditions of consent.
59. The proposal also includes nightly operational hours outside the base hours envisaged in the DCP, being 10.00pm to 11.00pm Monday to Wednesday and 10.00pm to 12.00am midnight Thursday to Saturday. This is considered acceptable noting that the Eastern Gantries will close from 9.00pm and the northern balcony will be closed from 10.00pm, reducing noise exposure to nearby residential receptors when building openings on relevant elevations will be closed.
60. The extended morning and evening hours are recommended to be subject to a 2-year trial period.

61. An acceptable POM has been submitted. The POM includes specific controls requiring the closure of external areas at prescribed times, management of patron dispersal through the western side of the wharf, deployment of security personnel and RSA marshals, patron amenity announcements, restrictions on external congregation and detailed noise management procedures designed to protect nearby residential receivers. It also incorporates procedures for incident management, complaints resolution and ongoing monitoring of venue operations, providing Council with an appropriate mechanism to address any unforeseen operational impacts.
62. The venue, in accordance with the POM will operate as a managed, pre-booked facility rather than an uncontrolled entertainment venue, with operational controls tailored to the mixed-use and heritage-sensitive context of Walsh Bay. Subject to compliance with the POM and the recommended conditions of consent, the proposed venue is considered capable of operating without causing unreasonable adverse impacts on surrounding residents or the wider precinct.

Acoustic Amenity

63. The application is accompanied by an Acoustic and Vibration Assessment prepared by Renzo Tonin & Associates, together with an Addendum Acoustic Assessment and a detailed POM. The assessment identifies nearby residential receivers at 6 Towns Place, 21-21A Hickson Road and adjoining residential development within the Walsh Bay precinct, and evaluates noise associated with venue operations, amplified music, patron activity, patron dispersal, rideshare and taxi pick-up activity, servicing and waste collection.
64. The acoustic assessment concludes that the proposed business events function centre can comply with the relevant City of Sydney entertainment noise criteria, subject to the implementation of acoustic treatments and operational management measures. These measures include:
 - Closure of the eastern gantries at 9.00pm and cessation of use of the northern balcony and remaining external patron areas by 10.00pm;
 - Closure of eastern and northern façade openings during late evening operations;
 - Restrictions on internal music levels, including maximum sound levels for background and DJ music;
 - Patron entry and exit via Pier 9 only (western elevation), with active management of patron behaviour, dispersal and congregation;
 - Deployment of security personnel and RSA marshals during events, particularly for larger functions;
 - Signage and patron announcements requiring guests to minimise noise and respect nearby residents;
 - Restrictions on deliveries, waste handling and external glass disposal during sensitive evening and late-night periods; and
 - Implementation of acoustic upgrades and operational controls identified within the acoustic assessment and POM.

65. The acoustic report provides 2 options for attenuation of the existing building envelop. The first option is based on music limited to 90dB(A) internally which would only require 6.38mm laminated glass with acoustic seals. The second option is based on music limited to 95dB(A) internally. This would require the new access doors to the gantries and northern balcony comprising of double glazed systems consisting of 10.38mm laminated glass, a 12mm air gap, and 6.38mm thick laminated glass within commercial frames, fitted with acoustic seals or equivalent. It is recommended that a condition of consent specify that the acoustic treatment be carried out as per Option 2. This will future proof the use, catering for all types of functions (including weddings etc) and ensure that the highest and best acoustic treatment is carried out so as to preserve the amenity for neighbouring sensitive receivers.
66. The condition requiring compliance with the acoustic report's recommendations is also to include further detailed plans and sectional detail as to how the new acoustic treatment to the existing windows and floors will be executed in a manner that is sensitive from a heritage perspective.
67. In response to concerns regarding patron dispersal and rideshare activity, the applicant submitted a supplementary acoustic assessment which modelled a maximum-capacity event of 750 patrons. The assessment found that noise associated with patron departures, potential patron congregation at the base of the lifts and Towns Place, rideshare and taxi pick-ups, servicing activities and waste collection would comply with the nominated acoustic criteria, provided the POM and staffing measures are implemented. The assessment concludes that the proposal can accommodate maximum-capacity events without resulting in unacceptable acoustic impacts to the nearest residential receivers.
68. With the recommended operational management measures and the proposed two-year trial period, the proposed use is considered capable of operating with an acceptable level of acoustic impact and without causing unreasonable adverse amenity impacts to surrounding residential properties. The trial period will also provide Council with an opportunity to review the actual operation of the venue and address any unforeseen acoustic impacts should they arise.

Privacy

69. The nearest residential apartments within Piers 6/7 are located approximately 64 metres from the proposed venue across Walsh Bay to the east. While the pier buildings are separated by approximately 70 metres, the proposed eastern gantries reduce the minimum separation distance to 63.8 metres. The proposed northern balcony would maintain a separation distance of approximately 73.7 metres from the western elevation of Piers 6/7.
70. While there is no prescribed planning standard for separation between residential and commercial development in this context, the distance substantially exceeds the visual privacy benchmarks contained within the NSW Apartment Design Guide and provides a significant degree of physical and visual separation. Restrictions on access to the Eastern Gantries after 9.00pm all days of the week and the Northern Balcony from 10.00pm all days of the week further reduce the potential impacts from overlooking. The proposal is not considered to result in unreasonable overlooking or privacy impacts.

Consultation

Internal referrals

71. The application was discussed with Council's:
- (a) City Access and Transport Unit
 - (b) Cleansing and Waste Unit
 - (c) Construction and Building
 - (d) Environmental Health (Food and Noise) Unit
 - (e) Heritage Unit
 - (f) Licenced Premises and Late-Night Trading Unit
72. The above advised that the proposal is acceptable subject to conditions. Where appropriate, these conditions are included in the Recommended Conditions of Consent, shown at Attachment A to the subject report.

External referrals

NSW Police

73. The application was referred to NSW Police for comment.
74. A response was received raising no objections to the proposed development subject to the imposition of conditions of consent relating to surveillance cameras and a POM

Advertising and notification

75. The application, being an integrated development, was notified for 28 days and 59 submissions were received. The application attracted 56 submissions by way of objection (53 were received during the exhibition period). The application has also attracted 3 submissions in support.
76. The submissions raised the following issues:
- Issue: Noise (Acoustic) Impacts
- Concerns were raised relating to the application's potential to generate unreasonable noise impacts on nearby residents, including amplified music, entertainment activities, patron arrival and dispersal, outdoor congregation, use of gantries and balconies, vehicle movements, rideshare activity, door slamming, loading activities, servicing operations and noise transmission across the harbour environment, particularly during late evening and night-time periods.

Response: The application was accompanied by an Acoustic Assessment which assessed entertainment noise emissions against the City of Sydney's entertainment noise criteria under Sydney DCP 2012. The assessment included background noise monitoring, identification of nearby residential receivers and acoustic modelling of internal venue operations, outdoor patron areas, and the proposed operating hours.

The report concluded that the venue could comply with the relevant acoustic criteria, subject to the implementation of recommended acoustic treatments and operational management measures. These measures include closure of the gantries and northern balcony after 10:00pm, closure of associated access doors after 10:00pm, limits on amplified music levels, acoustic upgrades to windows and doors, sound limiting devices, patron management measures and restrictions on late-night waste and servicing activities.

An addendum acoustic assessment was submitted which specifically considered patron dispersal, patron congregation, rideshare and taxi activity, servicing operations and waste collection. The addendum concluded that noise associated with patron dispersal, congregation, taxi and rideshare movements, servicing activities and waste collection would comply with the nominated acoustic criteria at the nearest residential receivers, including during the late-night departure period, subject to implementation of the Plan of Management and recommended acoustic controls.

Council's Environmental Health Unit reviewed the Acoustic Assessment and raised no objection to the proposal subject to appropriate conditions of consent.

Acoustic impacts can be appropriately managed through the recommended acoustic treatments, operational controls and consent conditions requiring ongoing compliance with the City's noise criteria.

- Issue: Sleep Disturbance

Concerns were raised that late-night operation of the venue, particularly patron dispersal between 11:00pm and midnight and associated vehicle activity, could result in sleep disturbance and adverse impacts on the health and wellbeing of nearby residents, including shift workers and families with children.

Response: The Acoustic Assessment and subsequent addendum assessed venue operations during the late evening period. Subject to compliance with the recommended conditions of consent and implementation of the approved Plan of Management, the acoustic assessments conclude that noise levels associated with the development can be maintained within the applicable acoustic criteria during night-time operations and are therefore considered acceptable.

- Issue: Acoustic Assessment Methodology

Concerns were raised regarding the adequacy of the submitted Acoustic Assessment, including assumptions adopted within modelling, the treatment of patron dispersal noise, reliance on management measures, background noise monitoring methodology, the absence of maximum noise level assessment, and the lack of independent peer review and post-occupation testing.

Response: The submitted Acoustic Assessment was reviewed by Council's Environmental Health Officer, who accepted the methodology and findings of the report and raised no objection to the proposal subject to conditions of consent. Following concerns regarding late-night patron activity, the applicant submitted an addendum acoustic assessment which specifically considered patron dispersal, congregation, rideshare and taxi activity, servicing operations and waste collection during the late evening period. The addendum concluded that these activities would comply with the nominated acoustic criteria subject to implementation of the recommended acoustic controls and Plan of Management.

- Issue: Traffic Impacts

Concerns were raised relating to the application's potential to increase traffic volumes within Hickson Road, Towns Place and the wider Walsh Bay precinct, including the impacts of patron arrivals and departures, rideshare vehicles, taxis, coaches, service vehicles and concurrent precinct events.

Response: The submitted Traffic Report concludes that the anticipated transport demand generated by the venue can be accommodated within the surrounding road network and nearby public parking facilities. Council's Transport Planner reviewed the report and raised no objection to the proposal, subject to conditions of consent, concluding that the proposed mode share assumptions and transport management measures are acceptable and that the proposal will not result in unreasonable traffic or transport impacts on the surrounding locality.

- Issue: Parking Demand

Concerns were raised relating to increased demand for on-street and public parking, the adequacy of available parking supply, reliance on existing parking studies, and potential impacts on residents, visitors and existing businesses.

Response: The submitted Traffic Report estimates a parking demand of approximately 113 spaces and identifies three existing public parking stations within a five-minute walk of the site with a combined capacity of almost 700 spaces. Council's Transport Planner reviewed the report and concluded that sufficient parking capacity exists within the locality to accommodate the proposal, and that the anticipated reliance on public parking, public transport, walking, cycling, taxis and rideshare services is acceptable having regard to the site's CBD fringe location and accessibility. It is noted that the site is within a 5-minute walk from the Barangaroo Metro station.

- Issue: Pick-up and Drop-off Arrangements

Concerns were raised regarding the adequacy of taxi, rideshare, coach and private vehicle pick-up and drop-off arrangements, including queuing, double parking, kerbside capacity, vehicle idling and traffic conflict points.

Response: The submitted Traffic Report and Plan of Management direct patrons to existing public transport services, nearby public parking stations and designated taxi and rideshare pick-up locations within the locality. Following review of the proposal and supporting information, Council's Transport Planner was satisfied that the proposed transport arrangements, including taxi and rideshare activity, can be accommodated within the existing transport network and raised no objection to the proposal subject to conditions of consent.

- Issue: Pedestrian Safety

Concerns were raised regarding pedestrian safety associated with large numbers of patrons arriving and dispersing through Towns Place, Hickson Road and shared wharf access areas, including interactions with vehicles, cyclists, runners, visitors and the fishing community.

Response: The proposal does not alter the existing pedestrian access arrangements to the site. The site is located within an established inner-city precinct that is well serviced by pedestrian infrastructure, including footpaths, pedestrian crossings and connections to surrounding streets, and is within walking distance of Barangaroo Metro Station and other public transport services. Having regard to the submitted transport assessment and the existing urban context of the site, the proposal is not expected to result in unacceptable impacts on pedestrian safety.

- Issue: Road Closures and Special Events

Concerns were raised regarding the absence of contingency arrangements for operation during road closures, major public events, precinct festivals, Vivid Sydney, marathon events and other circumstances that may restrict access to Walsh Bay and Barangaroo.

Response: The potential for temporary road closures and access restrictions associated with major events is an existing characteristic of the Walsh Bay and Barangaroo precincts. The management of bookings, guest arrivals and departures during such events is an operational matter for the venue operator.

- Issue: Residential Amenity

Concerns were raised that the proposal would adversely impact the amenity, liveability, peace and quiet enjoyment of nearby residential properties through a combination of noise, traffic, crowd activity, servicing, lighting and late-night operations.

Response: The application has been assessed having regard to potential amenity impacts associated with venue operations, including noise, traffic, patron activity, servicing and late-night trading. The proposal is supported by acoustic, traffic and waste management assessments and a comprehensive Plan of Management, all of which conclude that the use can operate with an acceptable level of impact on surrounding residential properties subject to the recommended operational controls and conditions of consent. The recommended two-year trial period for the extended operating hours will also provide Council with an opportunity to monitor the actual operation of the venue and review any unforeseen amenity impacts that may arise.

- Issue: Privacy and Overlooking

Concerns were raised regarding potential overlooking from the proposed gantries, external stairs, lifts and northern balcony, including direct sightlines into nearby residential apartments, balconies, living areas and bedrooms.

Response: Having regard to the substantial separation distances between the proposal and the nearest residential buildings, which exceed approximately 63.8 metres across Walsh Bay, together with the intervening harbour waters and the mixed-use context of the precinct, the proposal is not considered to result in unreasonable overlooking or loss of privacy to nearby residential properties. The privacy impacts associated with the proposal are therefore considered acceptable.

- Issue: Views

Concerns were raised regarding potential impacts on existing harbour views and visual outlook resulting from the proposed northern balcony and associated structures.

Response: The proposed northern balcony and associated structures have been assessed having regard to their heritage, visual and amenity impacts. The balcony is a lightweight addition to an existing wharf building and, having regard to its limited scale relative to the overall building, is not considered to result in a material loss of harbour views or an unreasonable impact on the visual outlook currently enjoyed from surrounding properties. The impact on existing views is therefore considered acceptable in the circumstances of the case.

- Issue: Waste Management

Concerns were raised regarding waste generation associated with a venue of the proposed scale, including storage capacity, waste handling arrangements, bottle disposal, collection frequency and operational waste management procedures.

Response: The proposal is supported by an Operational Waste Management Plan and was reviewed by Council's Cleansing and Waste Unit, which raised no objection following the submission of additional information confirming that appropriate waste storage infrastructure, bulky waste storage, collection arrangements and waste transfer paths can be accommodated on site. Subject to the recommended conditions of consent and implementation of the approved waste management measures, the proposal is considered capable of managing waste generated by the venue without unreasonable impacts on the surrounding area.

- Issue: Waste Collection and Servicing Hours

Concerns were raised relating to the potential for waste collection, glass disposal and servicing activities to occur during late-night or early-morning periods, resulting in adverse amenity impacts on nearby residents.

Response: The submitted Plan of Management and acoustic assessment include restrictions on waste handling and glass disposal during sensitive evening periods, and Council's Cleansing and Waste Unit was satisfied that the proposed waste collection and servicing arrangements are acceptable subject to conditions of consent.

- Issue: Deliveries and Commercial Servicing

Concerns were raised regarding the scale and frequency of deliveries, catering operations, loading activities, contractor access, linen services, maintenance operations and other commercial servicing associated with the venue.

Response: The proposal is supported by servicing, waste management and traffic documentation which demonstrates that loading, servicing and waste collection activities can be accommodated within the existing operational arrangements for the site. Council's Transport Planner and Cleansing and Waste Unit reviewed the proposal and raised no objection following the submission of additional information, concluding that the proposed servicing, loading and waste management arrangements are acceptable subject to conditions of consent.

- Issue: Odour Emissions

Concerns were raised regarding the potential for odour impacts associated with waste storage, grease traps, commercial kitchen operations, plant equipment, exhaust systems and sewer infrastructure.

Response: The proposal is supported by waste management, servicing and building services documentation which demonstrates that waste storage, collection, kitchen operations and associated infrastructure can be accommodated within the site. Appropriate waste storage facilities, collection arrangements and servicing areas have been reviewed by Council's Cleansing and Waste Unit, while detailed design of plant, mechanical ventilation and associated services will be subject to further assessment through the construction certification process and separate heritage approvals where required. Subject to conditions of consent, the proposal is not expected to result in unreasonable odour impacts on surrounding properties.

- Issue: Smoking Impacts

Concerns were raised regarding exposure to cigarette smoke from patrons using external areas, smoke drift into nearby apartments, cigarette butt disposal and the effectiveness of smoking controls.

Response: The Plan of Management includes restrictions on smoking and vaping, designates specific smoking areas, prohibits smoking on the eastern gantries, and provides for active monitoring of external areas by venue staff and security personnel. Signage, patron management measures and post-event inspections are also proposed to minimise impacts on surrounding properties and to discourage littering, including cigarette butt disposal. Subject to compliance with the approved Plan of Management and conditions of consent, the potential impacts associated with smoking are considered capable of being appropriately managed.

- Issue: Litter and Harbour Pollution

Concerns were raised regarding litter generation, disposal of cigarette butts, waste entering the harbour, and the management of refuse generated by venue operation.

Response: The proposal is supported by an Operational Waste Management Plan which includes measures for waste storage, collection, servicing and ongoing management of refuse generated by the venue. Conditions of consent will require waste to be appropriately contained and managed on site, and patrons will be subject to venue management measures including supervision, signage and post-event inspections of surrounding public areas. While individual instances of littering cannot be entirely prevented, the proposed waste management and operational controls are considered sufficient to appropriately manage waste generated by the use.

- Issue: Safety and Security

Concerns were raised regarding the potential for antisocial behaviour, intoxication, alcohol-related impacts, patron misconduct, public safety issues and the adequacy of security arrangements associated with a venue of this scale.

Response: The proposed venue will operate in accordance with a Plan of Management which includes detailed controls relating to security, RSA compliance, patron behaviour, incident management, CCTV surveillance, staff supervision and the orderly dispersal of patrons. The Plan requires appropriately trained security personnel and RSA marshals to be present during events, provides procedures for managing intoxicated and disorderly patrons, and includes measures to minimise congregation and anti-social behaviour in surrounding public areas. Subject to compliance with the Plan of Management and the recommended conditions of consent, the proposal is considered capable of operating without resulting in unreasonable public safety, security or anti-social behaviour impacts.

- Issue: Crime and Antisocial Behaviour

Concerns were raised regarding the potential increase in hooning, disorderly conduct, drug use, property damage, public nuisance and other antisocial behaviour in the surrounding area.

Response: The proposal will operate in accordance with a Plan of Management that includes security personnel, RSA marshals, CCTV surveillance, incident reporting procedures, patron management measures and ongoing liaison with Police and relevant authorities. While the development cannot control the actions of all individuals in the broader public domain, the proposed operational controls are considered reasonable and appropriate to minimise the likelihood of venue-related anti-social behaviour and to respond to incidents should they occur.

- Issue: Emergency Services Access

Concerns were raised regarding the ability of emergency services to access the precinct, including implications of traffic congestion, crowd movements and the constrained access environment.

Response: The proposal does not alter the existing vehicular access arrangements within the precinct. Emergency services would continue to access the site and surrounding area via the existing road and access network. As no changes are proposed to the established access arrangements, the application is not considered to adversely affect emergency service access.

- Issue: Fire Safety

Concerns were raised regarding unresolved fire engineering matters, evacuation arrangements, hydrant coverage, occupant capacity calculations, fire resistance of heritage structures and emergency egress arrangements.

Response: A BCA Compliance Capability Statement and preliminary fire safety engineering review were submitted with the application. While several departures from the Deemed-to-Satisfy provisions of the National Construction Code were identified, the reports conclude that these matters are capable of being addressed through performance-based fire engineering solutions during the detailed design and Construction Certificate stages. Council's Building Surveyor reviewed the proposal and raised no objection, noting that the development can comply with the Building Code of Australia and that all relevant fire safety and structural capacity matters will be required to be resolved as part of the Construction Certificate process prior to the issue of an Occupation Certificate.

- Issue: Accessibility

Concerns were raised regarding unresolved accessibility issues, compliance with relevant standards, accessible circulation paths, accessible toilets and compliance with disability access requirements.

Response: The proposal incorporates accessibility upgrades including lift access to all publicly accessible levels, accessible paths of travel and accessible sanitary facilities. The submitted BCA Compliance Capability Statement confirms that the development can achieve compliance with the relevant accessibility requirements of the National Construction Code, subject to detailed design development and construction certification. Accordingly, the proposal is considered capable of providing an appropriate level of accessibility within the constraints of the heritage-listed building.

- Issue: Heritage Impacts

Concerns were raised regarding the potential impact of the proposal on the heritage significance of the Walsh Bay Wharves Precinct, including alterations to the building fabric, setting, character, architectural integrity and contribution to the significance of the precinct.

Response: The proposal has been assessed through a Heritage Impact Statement and against the conservation policies contained within the Piers 8/9 Conservation Management Plan. While the proposal includes new lifts, stairs, gantries and other contemporary interventions, these works have been designed as lightweight and visually recessive additions that minimise impacts on significant fabric and remain subordinate to the heritage building. The proposal also facilitates the removal of later office fit-outs, reinstates the legibility of significant internal volumes and timber structural elements, and supports the ongoing conservation and adaptive reuse of the State Heritage Register listed wharf. Accordingly, the proposal is not considered to result in an unacceptable impact on the heritage significance of the Walsh Bay Wharves Precinct.

- Issue: Northern Balcony

Concerns were raised regarding the appropriateness of the proposed northern balcony, including its visual prominence, lack of precedent within the precinct, heritage impacts, privacy impacts and contribution to noise impacts.

Response: The northern balcony was assessed as part of the submitted Heritage Impact Statement and reviewed by Council's Heritage Specialist, who concluded that the proposal would not result in an unacceptable impact on the heritage significance of the Walsh Bay Wharves Precinct. While the balcony introduces a new external element to the northern elevation, it forms part of a broader suite of contemporary interventions required to facilitate the adaptive reuse of the building and has been designed to remain subordinate to the dominant scale, form and character of the wharf. The proposal has also been subject to detailed assessment in relation to privacy and acoustic impacts, with operational controls incorporated into the Plan of Management, including restrictions on balcony use after 10.00pm. On balance, the balcony is considered an acceptable component of the adaptive reuse proposal and does not warrant refusal of the application.

- Issue: Gantries, Stairs and Lift Structures

Concerns were raised regarding the impact of new external gantries, staircases and lift structures on heritage significance, visual amenity, privacy, noise generation and the character of the precinct.

Response: Council's Heritage Specialist concluded that these elements are acceptable as contemporary, lightweight and visually recessive additions that are sympathetic to the heritage significance of the wharf and consistent with similar interventions elsewhere within the Walsh Bay precinct, while acoustic and operational controls are recommended to manage potential amenity impacts.

- Issue: Heritage Precinct Character

Concerns were raised that the proposal may erode the established residential, cultural, arts and heritage character of Walsh Bay and alter the balance between residential and commercial land uses.

Response: The proposal involves the adaptive reuse of an existing State heritage listed building and will retain the significant heritage fabric, scale and character of Piers 8/9 while facilitating its ongoing activation and conservation. The proposal is considered compatible with the mixed-use nature of the Walsh Bay precinct and is not expected to unreasonably alter the existing balance of residential, cultural, commercial and public uses in the locality.

- Issue: Cumulative Impacts

Concerns were raised that the application does not adequately assess cumulative impacts when considered alongside existing and approved venues, including the Cutaway, Sydney Theatre Company, Roslyn Packer Theatre, Sydney Dance Company, restaurants, bars and other entertainment uses within Walsh Bay and Barangaroo.

Response: While the surrounding precinct contains a range of existing cultural, entertainment and hospitality uses, each development application must be assessed on its own merits having regard to the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979. In this regard, the application has been assessed against the existing characteristics of the site and surrounding area, including acoustic, traffic, servicing, waste management and amenity considerations. The submitted technical assessments demonstrate that the proposal can operate within acceptable parameters having regard to the established context of the Walsh Bay and Barangaroo precincts.

- Issue: Scale, Capacity and Intensity of Use

Concerns were raised that the proposed 750-person capacity represents an excessive intensification of use that is inconsistent with the site's context and may exceed the capacity of local infrastructure and surrounding residential areas.

Response: The proposed patron capacity has been assessed having regard to the nature of the use, the operational characteristics of the venue and the capacity of the surrounding infrastructure. The application is supported by traffic, acoustic, waste management and operational documentation which demonstrate that the proposed use can be accommodated within the existing transport, servicing and utility infrastructure without requiring upgrades or creating unreasonable impacts on surrounding residential development. Council's specialist officers reviewed the proposal and raised no objection subject to conditions of consent, indicating that the scale of the venue is capable of being appropriately managed within its Walsh Bay context.

- Issue: Land Use Compatibility

Concerns were raised regarding whether a large-scale business events and function centre is compatible with the surrounding residential environment and the broader planning objectives of the Walsh Bay precinct.

Response: The proposed use is considered compatible with the mixed-use character of Walsh Bay and is supported by acoustic, traffic and operational management measures which demonstrate that the venue can operate without unreasonable impacts on surrounding residential development, while contributing to the ongoing activation and adaptive reuse of the precinct.

- Issue: Impacts on Existing Businesses and Precinct Operations

Concerns were raised regarding the relationship of the proposal with existing commercial operators, arts and cultural venues, visitor attractions and event venues, including potential competition and operational conflicts.

Response: Matters relating to commercial competition are not planning considerations Council can consider under section 4.15 of the Environmental Planning and Assessment Act 1979 and therefore cannot be afforded weight in the assessment of the application. The assessment has instead considered the land use compatibility, amenity, traffic, heritage and operational impacts of the proposal, and the use is considered compatible with the mixed-use character and existing activities within the Walsh Bay precinct.

- Issue: Structural and Infrastructure Impacts

Concerns were raised regarding increased loading, wear and deterioration of wharf infrastructure, boardwalks, heritage structures and precinct services arising from venue operations, traffic and servicing activities.

Response: The proposal involves the adaptive reuse of an existing tenancy within Pier 8/9 and does not rely on substantial new transport or servicing infrastructure. The submitted Traffic Report and servicing information demonstrate that patron, servicing and waste management demands can be accommodated within the existing precinct infrastructure, while the heritage assessment concludes that the proposal will support the ongoing conservation and viable use of the heritage item.

- Issue: Plant and Mechanical Equipment

Concerns were raised regarding the location, visibility, noise and operational impacts of plant rooms, mechanical equipment, exhaust systems and rooftop infrastructure.

Response: The proposal includes new mechanical services and associated plant required to support the operation of the venue. The location and design of plant equipment, exhaust systems and associated infrastructure have been assessed from heritage, acoustic and operational perspectives, with detailed design and installation to be subject to further assessment during the construction certification process and any required heritage approvals. The submitted acoustic assessment concludes that mechanical plant can operate in compliance with the relevant noise criteria, and subject to the recommended conditions of consent, the proposal is not expected to result in unreasonable visual, acoustic or operational impacts on surrounding properties

- Issue: Construction Impacts

Concerns were raised regarding construction activities associated with the development, including heavy vehicle access, construction noise, disruption to residents, impacts on heritage fabric and impacts on local access arrangements.

Response: Any approved development is subject to standard conditions of consent relating to construction hours, construction traffic management, noise and vibration, heritage protection and site management, together with compliance with relevant State Government requirements. Subject to these requirements, construction-related impacts are considered capable of being appropriately managed and do not warrant refusal of the application.

- Issue: Plan of Management and Enforcement

Concerns were raised regarding the adequacy, transparency and enforceability of the proposed Plan of Management, including noise controls, patron management, complaints handling, monitoring arrangements, reporting requirements and Council's ability to enforce compliance.

Response: The submitted Plan of Management contains detailed and enforceable provisions relating to venue operations, noise management, patron dispersal, security, complaints handling, incident reporting and ongoing operational monitoring. Compliance with the Plan of Management can be enforced through conditions of consent, with a dedicated complaints management process and procedures for reviewing and amending management practices where issues are identified. In addition, Council is recommending a two-year trial period for the extended operating hours, which will provide an opportunity to monitor the actual operation of the venue and assess whether the management measures are effective in maintaining acceptable amenity outcomes. Subject to compliance with the Plan of Management and the recommended conditions of consent, the operational impacts of the proposal are considered capable of being appropriately managed.

- Issue: Monitoring and Review Mechanisms

Concerns were raised regarding the absence of independent review, auditing, compliance monitoring, acoustic verification, complaint escalation procedures and mechanisms for responding to adverse operational impacts.

Response: The proposed development will be subject to ongoing compliance monitoring through the enforcement of conditions of consent and the operational requirements of the approved Plan of Management. Council is recommending a two-year trial period for the extended operating hours to enable the actual operation of the venue to be monitored and reviewed should adverse impacts arise. The Plan of Management also contains procedures for complaint investigation, incident recording and the implementation of corrective action where operational issues are identified.

- Issue: Operating Hours

Concerns were raised regarding the proposed trading hours and the appropriateness of operation until midnight, particularly having regard to nearby residential uses and the potential for late-night disturbance.

Response: The proposal's operating hours have been assessed in conjunction with the acoustic report and Plan of Management, and are considered acceptable subject to the recommended operational controls and a two-year trial period for the extended trading hours, which will enable Council to monitor the venue's performance and any impacts on surrounding residential amenity.

- Issue: Event Frequency and Patron Management

Concerns were raised regarding the number of events that may occur, patron turnover rates, event scheduling, staggered departures and the management of large numbers of patrons within the precinct.

Response: The Plan of Management includes detailed procedures for event scheduling, patron supervision, staggered event completion times, managed patron dispersal and the deployment of security personnel and RSA marshals for larger events. These measures are intended to ensure that large patron numbers can be accommodated in an orderly manner and minimise crowding, congregation and amenity impacts within the Walsh Bay precinct.

Relevant legislation

- 77. Environmental Planning and Assessment Act 1979.
- 78. Heritage Act 1977.

Conclusion

- 79. The assessment of this application has raised several key issues relating to heritage impacts, residential amenity, noise, traffic and parking, patron management, waste management and the suitability of a large-scale business events and function centre within the Walsh Bay precinct. These matters have been considered through the submitted Heritage Impact Statement, Conservation Management Plan, Acoustic Assessment, Traffic Report, Operational Waste Management Plan and Plan of Management, together with detailed reviews undertaken by Council's Heritage Specialist, Transport and Waste officers.
- 80. The proposal involves the adaptive reuse of a State heritage listed building and has been designed to retain and reveal significant heritage fabric while facilitating a viable ongoing use of the wharf. Council's Heritage Specialist concluded that the proposal is acceptable from a heritage perspective subject to conditions of consent.
- 81. The potential impacts associated with noise, patron activity, security, waste management and late-night operation have been addressed through a comprehensive Plan of Management containing detailed and enforceable operational controls. Traffic, parking and servicing impacts have also been assessed and are considered capable of being accommodated within the existing transport and servicing infrastructure.
- 82. While a significant number of submissions were received raising concerns regarding amenity, privacy, traffic, heritage and operational impacts, the application documentation and specialist assessments demonstrate that these matters can be appropriately managed through the proposed design, operational measures and conditions of consent. The recommended two-year trial period for the extended operating hours will provide Council with an opportunity to monitor the actual operation of the venue and review its ongoing suitability should unforeseen impacts arise.
- 83. Having regard to the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979, the proposed development is considered to achieve an acceptable planning outcome and is suitable for the site. Subject to the recommended conditions of consent, the application is recommended for approval.

ANDREW THOMAS

Executive Manager Planning and Development

Warren Geyer, Senior Planner

Attachment A

Recommended conditions of consent
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SCHEDULE 1

GENERAL CONDITIONS

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2026/626 dated 2 July 2026 and the following drawings prepared by Sissons:

Drawing Number	Drawing Name	Date
DA0010	SITE PLAN LOCATION	07/08/26
DA0310	DEMOLITION PLAN - LEVEL 00/01	07/08/26
DA0312	DEMOLITION PLAN - LEVEL 02/03	07/08/26
DA0314	DEMOLITION PLAN - LEVEL 04/ ROOF	07/08/26
DA0315	DEMOLITION ELEVATIONS	07/08/26
DA0410	GFA PLANS	07/08/26
DA1010	GA PLAN – LEVEL 00/01	07/08/26
DA1012	GA PLAN – LEVEL 02/03	07/08/26
DA1014	GA PLAN – LEVEL 04 / ROOF	07/08/26
DA1020A	ZONE A PLAN – LEVEL 00	07/08/26
DA1020B	ZONE B PLAN – LEVEL 00	07/08/26
DA1021A	ZONE A PLAN – LEVEL 01	07/08/26
DA1022A	ZONE A PLAN – LEVEL 02	07/08/26
DA1022B	ZONE B PLAN – LEVEL 02	07/08/26
DA1023A	ZONE A PLAN – LEVEL 03	07/08/26
DA1024A	ZONE A PLAN – LEVEL 04	07/08/26
DA1025A	ZONE A PLAN – ROOF	07/08/26
DA1300	GA ELEVATIONS 01	07/08/26
DA1310	ZONE ELEVATIONS 01	07/08/26
DA1311	ZONE ELEVATIONS 02	07/08/26
DA1312	ZONE ELEVATIONS 03	20/08/26

Drawing Number	Drawing Name	Date
DA1410	ZONE SECTIONS 01	07/08/26
DA5801	WAYFINDING SIGNAGE STRATEGY	20/08/26
DA5802	WAYFINDING SIGNAGE DETAIL ELEVATIONS	20/08/26

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(2) COMPLIANCE WITH APPROVAL GRANTED UNDER THE HERITAGE ACT 1977

The development must be carried out in accordance with the General Terms of Approval issued by the City of Sydney on 17 August 2026.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(3) REPAIRS AND WORKS FOR MAKING GOOD

All new repairs and works for making good of existing building fabric are to be carried out on a like for like basis and match the existing in terms of materials, colours, finishes, sizes, profile and properties.

Reason

To ensure repairs and works for making good are appropriate.

(4) EXTERNAL LIGHTING

A separate development application is required to be lodged and approved prior to any external floodlighting or illumination of the building or site landscaping.

Reason

To clarify that consent has not been granted for the external floodlighting or illumination of the development.

(5) SIGNS - SEPARATE DA REQUIRED

A separate development application for any proposed signs additional to those approved as part of this consent (other than exempt or complying signs) must be submitted to and approved by Council prior to the erection or display of any such signs.

Reason

To require separate consent to be obtained for any additional signs.

(6) WASTE AND RECYCLING MANAGEMENT - GENERAL

The proposal must comply with the relevant provisions of the Sydney Development Control Plan 2012 and Council's *Guidelines for Waste Management in New Developments 2018*, which requires facilities to promote the safe and efficient storage, separation, collection and handling of waste to maximise resource recovery.

Reason

To ensure that waste and recycling is appropriately managed throughout all phases of the development.

(7) SIGNS AT EGRESS

The following signs must be provided and maintained within the site at the point(s) of vehicle egress:

- (a) Compelling drivers to stop before proceeding onto the public way
- (b) Compelling drivers to "Give Way to Pedestrians" before crossing the footway; or compelling drivers to "Give Way to Pedestrians and Bicycles" before crossing a footway on an existing or identified shared path route.

Reason

To ensure the safety of surrounding pedestrians and cyclists.

(8) VEHICLE ACCESS

All vehicles are to enter and depart the site travelling in a forward direction.

Reason

To increase pedestrian safety at the site access.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

(9) APPROVED ACOUSTIC REPORT

The Renzo Tonin & Associates dated 22 June 2026, ref TM784-03F02 and revision no. 8, titled Pier 8/9, 23 Hickson Road Millers Point DA Acoustic Assessment for Function Centre along with the 'Addendum letter to acoustic report (R3) dated 11 August 2026 ref TM784-05F01 is approved and all recommendations within these documents are to be incorporated into the proposal. New acoustic glazing is to be based upon internal music up to 95dB(A) as per specifications contained under section 6.2.2 of the 22 June 2026 Acoustic Report.

In this regard, appropriate sectional and plan detail on all new acoustic treatment to the existing windows and floors shall be submitted to the satisfaction of Council's Area Planning Manager / Manager of Heritage and Urban Design, prior to the issue of the relevant Construction Certificate.

Where there is a conflict between the approved acoustic report and this development consent, this consent prevails.

Reason

To ensure appropriate acoustic mitigation measures are employed and that any potential impact on significant building fabric is appropriately managed.

(10) COMPLIANCE WITH THE ACOUSTIC REPORT PRIOR TO CONSTRUCTION CERTIFICATE

Prior to the issue of a relevant construction certificate, the Certifier must ensure the following:

- (a) A suitably qualified acoustic consultant must be appointed in accordance with the definition noted in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.
- (b) The consultant is required to review the relevant building plans, specifications, and associated documentation, and must:
 - (i) Verify that the construction plans, drawings, and construction methodology for the development are consistent with the approved acoustic report and comply with all relevant conditions and documentation of this consent.
 - (ii) Resolve any non-compliances through amended construction plans, drawings, and construction methodology as necessary.
 - (iii) Ensure that all requirements under this clause are completed to the written satisfaction of the Certifier.
- (c) Following completion of the above tasks, the consultant must provide written notification to the Certifier outlining any identified non-compliances.

Reason

To ensure detailed construction and fit plans comply with the relevant standards in the approved acoustic report.

(11) PARKING DESIGN

The design, layout, signage, line marking, lighting and physical controls of any off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the Registered Certifier prior to any Construction Certificate being issued.

Reason

To ensure parking facilities are designed in accordance with the Australian Standards.

(12) ALLOCATION OF PARKING

The number of car parking spaces to be provided for the development must comply with the table below. Details confirming the parking numbers must be submitted to the satisfaction of the Registered Certifier prior to the issue of any Construction Certificate.

Car Parking Type	Number
Small rigid vehicle loading dock	1
Total	1

Reason

To ensure the allocation of parking is in accordance with the Council's LEP and DCP.

(13) BICYCLE PARKING AND END OF TRIP FACILITIES

- (a) The minimum number of bicycle parking spaces and end of trip facilities to be provided within the site boundary for the development must comply with the table below.

Bicycle Parking Type	Number	Requirements
Function centre staff / employee	27	Spaces must be Class 2 bicycle facilities
Visitor / Customer	12	Spaces must be Class 3 bicycle rails
End of Trip Facility Type	Number	
Showers with change area	4	Separate male and female

All bicycle parking spaces and end of trip facility must be provided on private land. The public domain cannot be used to satisfy this condition.

Notes:

- (i) If a basement storage area on title that is large enough to store a bike and is no smaller than a class 1 bike locker this can be counted as a space.
- (b) The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 Parking Facilities Part 3: Bicycle Parking Facilities. The details must be submitted to and approved by the Registered Certifier confirming prior to and form part of the Construction Certificate being issued.

Reason

To ensure the allocation of bicycle parking onsite that is in accordance with Australian Standards and the Council's DCP.

(14) BUILDING WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE – HERITAGE BUILDINGS OR BUILDINGS WITHIN CONSERVATION AREA

Any building works required to ensure compliance with the NCC (previously known as BCA) or new building standards not specified in the submitted/approved plan must not damage existing fabric and building features. If such upgrading works have impact or potentially have impact on existing fabric and features, details of the works must be submitted and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to issue of any Construction Certificate.

Reason

To ensure an appropriate heritage outcome.

(15) CONSTRUCTION TRAFFIC STANDARD REQUIREMENTS

The City of Sydney's Standard Requirements for Construction Traffic Management must be complied with at all times during any demolition and/or construction works.

Reason

To ensure that the impacts of construction traffic are appropriately managed.

Note: This condition does not require the preparation or approval of a Construction Traffic Management Plan. Instead, it requires compliance with the standard construction traffic behaviours set out in the document entitled City of Sydney Council Standard Requirements for Construction Traffic Management Plan, as published on the City's website.

(16) PREPARATION OF CONSTRUCTION AND FIT OUT PLANS FOR FOOD AND DRINK PREMISES

- (a) Prior to the issue of any Construction Certificate, detailed plans of all food and beverage preparation, serving and storage areas (including for perishable stock, waste, chemicals and personal belongings) must be prepared by a suitably qualified person in accordance with the following and submitted to and approved by Council:
 - (i) Food Standards Code (Australia) and Food Safety Standard 3.2.3 – Food Premises and Equipment.
 - (ii) Food Act 2003 and Food Regulation 2025.
 - (iii) Australian Standard 4674 - 2004 – Design, Construction and Fit-out of Food Premises.
 - (iv) Plumbing Code of Australia and Australian Standard/New Zealand Standard AS/NZS 3500 series on Plumbing and Drainage.
 - (v) Sydney Water commercial trade wastewater requirements for food premises, and
 - (vi) Any relevant Water Services Association of Australia codes of practice guidelines, policies and requirements.

Note: Codes, standards, regulations and requirement listed above must refer to editions in force on the date of determination.

Reason

To ensure detailed construction and fit out plans are submitted which comply with the relevant standards prior to the issue of any Construction Certificate.

(17) MECHANICAL VENTILATION

- (a) The premises must be ventilated in accordance with the *Building Code of Australia* and AS1668.1 and AS1668.2 - *The Use of Ventilation and Air-conditioning in Buildings - Mechanical Ventilation in Buildings*.

- (b) Details of any mechanical ventilation and/or air conditioning system complying with *AS1668.1 and AS1668.2 - The Use of Ventilation and Air-conditioning in Buildings - Mechanical Ventilation in Buildings*, the *Building Code of Australia* and relevant Australian Standards must be prepared and certified in accordance with Clause A5.2(1)(e) of the *Building Code of Australia*, to the satisfaction of the Registered Certifier prior to the issue of any Construction Certificate.
- (c) Prior to issue of any Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A5.2(1)(e) of the *Building Code of Australia*, must be submitted to the Principal Certifier.

Reason

To ensure the ventilation complies with relevant standards.

(18) WASTE AND RECYCLING MANAGEMENT – COMMERCIAL

The Operational Waste Management Plan dated 11 July 2026 & TRIM reference 2026/371759 with the 'additional information - waste areas' prepared by Sissons dated August 2026 & TRIM reference 2026/463156 accompanying the Development Application has been approved by this consent responsive to architectural plans Rev B and dated 7 August 2026. Should the architectural plans be updated, an updated Operational Waste Management Plan is to be submitted to Council's City Cleansing & Resource Recovery Unit and approved by Council's

Reason

To document agreed waste management facilities and arrangements and ensure good waste management outcomes.

(19) WASTE INFRASTRUCTURE – COMMERCIAL

- (a) Prior to the issue of **Construction Certificate**, detailed plans, and specifications for the construction of waste management facilities must be submitted for review by Council's City Cleansing & Resource Recovery Unit and approved by Council's Area Planning Manager. The waste management facilities to be provided are to be responsive to Council's controls, policies, and guidelines, including but not limited to:
 - (i) Waste and recycling stream(s) storage area(s) to be designed and constructed in accordance with Reference D of *Council's Guidelines for Waste Management in New Developments*. Floors to be waterproofed across all intersections that extend a minimum of 1200mm high on the walls.

Reason

To allow for the safe and hygienic storage and collection of waste and recycling from the use of the building.

DURING BUILDING WORK

(20) HOURS OF WORK AND NOISE – OUTSIDE CBD

The hours of construction and work on the development must be as follows:

- (a) All work, including building/demolition and excavation work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.30am and 5.30pm on Mondays to Fridays, inclusive, and 7.30am and 3.30pm on Saturdays, with safety inspections being permitted at 7.00am on work days, and no work must be carried out on Sundays or public holidays.
- (b) All work, including demolition, excavation and building work must comply with the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- (c) Notwithstanding the above, the use of a crane for special operations, including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on-street use of mobile cranes outside of above hours can occur, subject to a separate application being submitted to and approved by Council under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993.

Note: Works may be undertaken outside of hours, where it is required to avoid the loss of life, damage to property, to prevent environmental harm and/or to avoid structural damage to the building. Written approval must be given by the Construction Regulation Team, prior to works proceeding.

The *City of Sydney Code of Practice for Construction Hours/Noise 1992* allows extended working hours subject to the approval of an application in accordance with the Code and under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Note: Refer also to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the surrounding area.

(21) LOADING AND UNLOADING DURING CONSTRUCTION

The following requirements apply:

- (a) All loading and unloading associated with construction activity must be accommodated on site, where possible.
- (b) If, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.

- (c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- (d) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate application under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993 must be submitted to and approved by Council.

Note: Refer also to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the public domain.

(22) NO OBSTRUCTION OF PUBLIC WAY

Unless otherwise approved by Council, the public way must not be obstructed by any materials, vehicles, waste receptacles, skip-bins or the like. Non-compliance with this requirement may result in the issue of a notice by Council to stop all work on the site.

Note: Refer to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the public domain.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

(23) VERIFICATION OF ACOUSTIC REPORT PRIOR TO OCCUPATION CERTIFICATE

Prior to the issue of any occupation certificate, the Certifier must ensure the following:

- (a) A suitably qualified acoustic consultant must be appointed in accordance with the definition noted in the City of Sydney - Environmental Noise Technical Requirements, dated October 2025.
- (b) The consultant must inspect and review the completed development and ensure that:
 - (i) The final building work is assessed for compliance with the relevant acoustic Construction Certificate(s), the approved acoustic report, and all applicable noise-related conditions and documentation of this consent.
 - (ii) Any non-compliances identified under (i) above are documented in writing, with specific reference to the relevant acoustic criteria, and must include a scope of work necessary to rectify the issues and achieve compliance.
 - (iii) All requirements under this clause are completed to the written satisfaction of the Certifier.
- (c) Following completion of item (b), the consultant must notify the Certifier in writing of any identified non-compliances.

Reason

To ensure the development complies with construction and fit out plans and the relevant standards in the approved acoustic report.

(24) AMPLIFIED SOUND AND THE INSTALLATION, SETUP, TESTING AND CALIBRATION OF LIMITER/S, PRIOR TO AN OCCUPATION CERTIFICATE

Prior to the issue of an Occupation Certificate, a sound limiter must be installed to control amplified sound at the premises in accordance with Requirement 2, *AMPLIFIED SOUND AND THE INSTALLATION, SETUP, TESTING AND CALIBRATION OF LIMITER/S, PRIOR TO AN OCCUPATION CERTIFICATE*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025 and any relevant requirements in the approved acoustic report.

A suitably qualified acoustic consultant is to provide a sound limiter verification report to the satisfaction of the Certifier stating that the development complies with the requirements.

Reason

To protect the acoustic amenity of surrounding properties.

(25) WASTE AND RECYCLING COLLECTION CONTRACT - COMMERCIAL

Prior to the issue of an **Occupation Certificate** or commencement of the use, whichever is earlier, the building owner/tenant is to enter into a contract with a licensed waste service provider for the removal of all waste and recycling stream(s). A copy of the commercial waste and recycling contract and invoices are to be made available upon request by an authorised Council officer at any time.

Reason

To ensure arrangements are in place to manage commercial waste without reliance on public place or residential waste bins.

(26) WASTE AND RECYCLING MANAGEMENT - COMMERCIAL

Prior to the issue of an Occupation Certificate, the Principal Certifier is to ensure all waste management, collection, loading and supporting infrastructure is provided in accordance with the stamped plans, approved Operational Waste Management Plan and specifications approved at the Construction Certificate.

Reason

To ensure all on-site infrastructure has been provided to support scheduled collections responsive to the Council endorsed OWMP and requirements of the Guidelines for waste management in new developments 2018.

(27) NOTIFICATION OF CONDUCT OF FOOD BUSINESS

- (a) Prior to the issue of an Occupation Certificate, Council must be notified of the food business in accordance with the NSW Food Act 2003 and the Australia New Zealand Food Standards Code – 3.2.2 – Food Safety Practices and General Requirements.

Reason

To enable Council to ensure compliance with the consent when the business is operating.

OCCUPATION AND ONGOING USE

(28) TRADING HOURS - SENSITIVE USES

The trading hours are regulated as follows:

- (a) The permitted trading hours are restricted to the following:

Indoor	
Monday – Wednesday	9.00am – 10.00pm
Thursday – Saturday	9.00am – 10.00pm
Sunday	9.00am – 10.00pm

Outdoor	
Eastern Gantries	9.00am – 9.00pm
Western Gantries	9.00am – 10.00pm
Northern Balcony	9.00am – 10.00pm

- (b) Notwithstanding (a) above, the premises may also trade subject to a 2-year trial period operating from the date of the issue of the occupation certificate notice between:

Indoor	
Monday – Wednesday	7.00am – 9.00am and 10.00pm – 11.00pm
Thursday – Saturday	7.00am – 9.00am and 10.00pm – 12am (midnight)
Sunday	7.00am – 9.00am and 10.00pm – 11.00pm

Outdoor	
Eastern Gantries	Nil
Western Gantries	7.00am – 9.00am
Northern Balcony	7.00am – 9.00am

- (c) Should the operator seek to continue the extended operating hours outlined in (b) above, an application must be lodged with Council at least 30 days before the end of the trial period. Council's consideration of a proposed continuation and/or extension of the hours permitted by the trial will be based on, among other things, the performance of the operator in relation to the compliance with development consent conditions, any substantiated complaints received and any views expressed by NSW Police and Liquor & Gaming.

Reason

To ensure the premises trades within the approved trading hours.

(29) MAXIMUM CAPACITY OF PERSONS

- (a) The maximum number of persons (including staff, patrons and performers) permitted in the premises at any one time is 805 persons, with a maximum patron/visitor capacity of 750 persons.
- (b) The manager is responsible for ensuring that the number of persons in the premises does not exceed that specified above.
- (c) A sign in letters not less than 25mm in height must be fixed at the main entry point to the premises stating the maximum number of persons, as specified in the development consent, that are permitted in the premises.

Reason

To ensure the premises can safely accommodate patrons, staff and performers and safeguard the amenity of the surrounding neighbourhood.

(30) PLAN OF MANAGEMENT

An amended Plan of Management must be submitted and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to issue of any Construction Certificate. This Plan of Management must incorporate the operational hours listed within this determination notice, as well as include this determination notice as an appendix. The amended Plan of Management must be consistent with the submitted Plan of Management prepared by Beam Planning dated 11.08.2026 in all other matters. In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management.

The Plan of Management can only be amended through the submission of a Section 4.55 modification application.

Reason

To ensure all parties are aware of the approved supporting documentation that applies to the development.

(31) SURVEILLANCE CAMERAS

- (a) CCTV surveillance cameras must be strategically installed, operated and maintained throughout the premises with coverage to:
 - (i) All entrance/s and exits used by the public including a 10m radius of these entrance/s and exits;
 - (ii) all areas within the premise occupied by the public (excluding toilets).
- (b) All CCTV recording equipment and cameras must be of high-grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras.
- (c) CCTV recordings must be retained for 28 days before being re-used, destroyed or deleted. Time and date must be automatically recorded. The CCTV recording equipment must be capable of reproducing a digital copy.
- (d) All CCTV recording devices and cameras must be checked to ensure the equipment is operating correctly.
- (e) When the premises is operating there must be at least one staff member present at the premises who is authorised to access the CCTV system and able to immediately review recordings and produce copies.

Reason

To ensure the safety and security of staff, patrons and the surrounding neighbourhood is adequately monitored and maintained.

(32) COPIES OF CONSENTS AND MANAGEMENT PLANS

A copy of the current development consent(s) for the operation of the licensed premises, and the Plan of Management must be kept on-site and made available to Authorised Officers.

Reason

To ensure all relevant approved documents are available on-site upon request.

(33) SECURITY – LICENSED PREMISES

Security is to be provided at any time and in any manner specified in the approved Plan of Management.

Reason

To ensure the safety and security of staff, patrons and the surrounding neighbourhood is adequately monitored and maintained.

(34) NOISE FROM ENTERTAINMENT ACTIVITIES

During ongoing use of the premises, the cumulative emission of noise from any entertainment activities must comply with Requirement 3, *NOISE FROM ENTERTAINMENT ACTIVITIES*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(35) COMMERCIAL AND INDUSTRIAL DEVELOPMENT NOISE

During ongoing use of the premises, the cumulative emission of noise from commercial and industrial activities must comply with Requirement 4 – *NOISE FROM COMMERCIAL AND INDUSTRIAL ACTIVITIES*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(36) AMPLIFIED SOUND AND THE UPKEEP AND OPERATION OF LIMITER/S

Following commencement of the use, the upkeep and operation of the sound limiter, and provision of amplified sound at the premise must comply with Requirement 1 - *AMPLIFIED SOUND AND THE UPKEEP AND OPERATION OF LIMITERS/S*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(37) GLASS CRUSHER

No glass bottles or other glass waste are to be disposed of in external waste or recycling bins between 12:00 midnight and 7:00 am.

Reason

To safeguard the amenity of the surrounding neighbourhood.

(38) ON SITE LOADING AREAS AND OPERATION

All loading and unloading operations associated with servicing the site must be carried out within the confines of the site, at all times and must not obstruct other properties/units or the public way.

At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.

Reason

To maintain the orderly operation of vehicle parking areas and to ensure the public domain is kept free from physical obstructions.

(39) TRANSPORT ACCESS GUIDE

A Transport Access Guide must be implemented and maintained by the operators of the premises and be made available to staff, clients, customers and visitors at all times.

The following information shall be submitted to and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to the issue of an Occupation Certificate for the site/use:

- (a) A Transport Access Guide detailing sustainable transport options to access the site including public transport, cycling and walking or a combination of these modes.
- (b) Communication methods by which the Transport Access Guide will be made available to staff, clients, customers and visitors.

Reason

To ensure that sustainable transport options are considered and communicated effectively.

(40) LOADING DOCK MANAGEMENT PLAN

A Loading Dock Management Plan is to be prepared for distribution to relevant tenants outlining how the loading dock will be managed and used by all relevant tenants. The Plan must include, but is not limited to, management of deliveries to ensure vehicles are not waiting on public streets to enter the site.

The plan is to be prepared and submitted to and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to issue of an Occupation Certificate.

Once approved, this management plan is to be provided to all relevant tenants and external users of the loading area.

Reason

To ensure that the loading dock is appropriately managed.

(41) SCHEDULED COLLECTIONS – COMMERCIAL

- (a) Commercial waste collection arrangement(s) are to be conducted in accordance with the approved Operational Waste Management Plan, Council's *Guidelines for Waste Management in New Developments*, the City of Sydney's DCP, the developments Conditions of Consent and Local Approvals Policy for *Managing Waste in Public Places*.
- (b) In accordance with the approved waste management plan, waste and recycling stream(s) bins must not be placed on the street for collection. The waste contractor must wheel the bins from the waste storage area of the property to the waste collection vehicle upon arrival and return them to the waste storage area following collection. Unimpeded access must be provided to the waste and recycling storage area(s) at all times.
- (c) Unobstructed access is to be provided for waste collection vehicles to set down within 10m of the waste storage and collection area(s) during zone collection times on collection days.

- (d) The collection of waste and recycling stream(s) is to only occur during designated zone collection times outlined within the Local Approvals Policy for *Managing Waste in Public Places* to minimise impacts to residential amenity (6am – 10pm Monday to Friday and 8am – 10pm weekends).

Reason

To minimise the impacts on amenity and safety caused by the presentation and collection of commercial waste.

(42) ONGOING WASTE MANAGEMENT – COMMERCIAL

- (a) The ongoing use of development/tenancy must be in accordance with the approved Operational Waste Management Plan, Council's *Guidelines for Waste Management in New Developments*, the City of Sydney's DCP, and the developments Conditions of Consent.
- (b) All general waste and recycling materials emanating from the premises must be stored in the designated waste storage area(s), must not be stored outside the premises (including the public domain) at any time.
- (c) All waste and recycling stream(s) storage area(s) are to only be used for the purposes of storing waste and recycling from the premises in accordance with the original consent and approved Operational Waste Management Plan and not be converted to a different use.
- (d) Scheduled collections and waste management arrangements of the development/tenancy is the responsibility of the business owner or property manager and are to be conducted in accordance with the stamped plans, approved Operational Waste Management Plan and this consent. These arrangements include:
 - (i) arranging an adequate number of bins and the servicing regime matched to the needs of the premises.
 - (ii) actively managing waste streams and supporting infrastructure to ensure bins are not overflowing, damaged or leaking and lids are fully closed at all times.
 - (iii) routine cleaning and maintenance of waste storage area(s) to inhibit the permeation of odour and prevent litter and pests.
 - (iv) the installation and maintenance of all education signage for the respective waste stream(s) as requested by the City of Sydney.
- (e) Contracts (or agreements) with cleaners, building managers and tenants must clearly outline the waste management and collection arrangements, identifying clear roles and responsibilities outlined within the approved Operational Waste Management Plan.

Reason

To promote good waste management arrangements and minimise the impacts on amenity and safety caused by the presentation and collection of commercial waste.

(43) SEPARATION, STORAGE AND COLLECTION OF FOOD ORGANICS, RECYCLING AND WASTE DURING ONGOING USE OF FOOD PREMISES

During ongoing use of the premises:

- (a) an adequate number of bins must be provided on the premises for the storage of all waste generated (including separate bins for general waste, recycling and food organics).
- (b) all waste, recyclable materials and food organics generated from the premises must be stored wholly within any approved storage area and must not be stored outside the premises (including any public place) at any time.
- (c) arrangements must be implemented for the separation of recyclable materials, food organics and general waste.
- (d) any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests.
- (e) liquid waste shall be stored within a building or in a covered and bunded area in appropriate containers.
- (f) as council does not provide commercial garbage, recyclable materials or food organics waste collection services:
 - (i) a contract must be entered into with a licensed contractor to provide these services for the premises; and
 - (ii) a copy of the contract must be kept on premises and provided to relevant authorities including council officers on request.

Reason

To ensure proper handling of waste, garbage, food organics and recyclable materials generated during operation of the premises.

SCHEDULE 2

HERITAGE COUNCIL OF NSW - GENERAL TERMS OF APPROVAL

INTEGRATED DEVELOPMENT APPLICATION IDA - D/2026/626

Site: 23 Hickson Road, Millers Point - (Pier 8/9), SHR No. 00559

Proposal: Alterations and additions to Tenancy B, located at the northern end of the Piers 8/9 across Levels 2 to 4, for a business events and function centre.

APPROVED DEVELOPMENT

(1) Development must be in accordance with:

(a) Architectural drawings prepared by Sissons as listed in the table below:

Drawing Number	Drawing Name	Date
DA0010	SITE PLAN LOCATION	07/08/26
DA0310	DEMOLITION PLAN - LEVEL 00/01	07/08/26
DA0312	DEMOLITION PLAN - LEVEL 02/03	07/08/26
DA0314	DEMOLITION PLAN - LEVEL 04/ ROOF	07/08/26
DA0315	DEMOLITION ELEVATIONS	07/08/26
DA0410	GFA PLANS	07/08/26
DA1010	GA PLAN – LEVEL 00/01	07/08/26
DA1012	GA PLAN – LEVEL 02/03	07/08/26
DA1014	GA PLAN – LEVEL 04 / ROOF	07/08/26
DA1020A	ZONE A PLAN – LEVEL 00	07/08/26
DA1020B	ZONE B PLAN – LEVEL 00	07/08/26
DA1021A	ZONE A PLAN – LEVEL 01	07/08/26
DA1022A	ZONE A PLAN – LEVEL 02	07/08/26
DA1022B	ZONE B PLAN – LEVEL 02	07/08/26
DA1023A	ZONE A PLAN – LEVEL 03	07/08/26
DA1024A	ZONE A PLAN – LEVEL 04	07/08/26
DA1025A	ZONE A PLAN – ROOF	07/08/26

Drawing Number	Drawing Name	Date
DA1300	GA ELEVATIONS 01	07/08/26
DA1310	ZONE ELEVATIONS 01	07/08/26
DA1311	ZONE ELEVATIONS 02	07/08/26
DA1312	ZONE ELEVATIONS 03	20/08/26
DA1410	ZONE SECTIONS 01	07/08/26
DA5801	WAYFINDING SIGNAGE STRATEGY	20/08/26
DA5802	WAYFINDING SIGNAGE DETAIL ELEVATIONS	20/08/26

- (b) Documentation titled Additional Information, Piers 8 and 9, prepared by Sissons for Marham dated August 2026.
- (c) Heritage Impact Statement, Proposed Business Events and Function Centre, Piers 819, Walsh Bay, prepared by Curio Projects, dated June 2026.

EXCEPT AS AMENDED by the following conditions of this approval:

GENERAL HERITAGE

- (2) The works are to be carried out in such a manner that minimises demolition, alterations and new penetrations / fixings to the significant fabric of Pier B/9.
- (3) The new external elements, including the egress stairs, gantry, lifts and the northern balcony are to be designed to be clearly distinguishable as contemporary additions that are visually subordinate to the heritage fabric and are attached in such a way as to minimise penetrations.
- (4) The design and installation of any internal secondary steel structural framing is to be carefully coordinated to minimise physical impact on significant fabric, avoid removal of original structural elements and ensure reversibility where feasible.
- (5) Where new floor penetrations are required for the installation of hydraulic and waste services, heritage floorboards are to be carefully removed, documented, tagged and securely stored on site for future re-use.
- (6) New services are to be installed with minimal impact on heritage fabric and significant spaces. Fixings to significant fabric are to be installed using low impactful fixings, such as clamps and tension rods, to minimise any damage to significant fabric.
- (7) All significant industrial archaeological items within the subject tenancy, including the gantry rails, wool bale chutes, overhead crane and remains of the Derrick Crane are to be retained in-situ and conserved as part of the proposed works.

Reason: To give guidance on the treatment of significant fabric and spaces.

SPECIALIST TRADESPERSONS

- (8) All work to, or affecting, significant fabric shall be carried out by suitably qualified trades persons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

HERITAGE CONSULTANT

- (9) A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SITE PROTECTION

- (10) Significant built elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric is not damaged or removed.

Reason: To ensure significant fabric is protected during construction.

HERITAGE INTERPRETATION PLAN

(11)

- (a) An interpretation plan must be prepared in accordance with Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005) and submitted for approval to the Heritage Council of NSW (or delegate) prior to the issue of a Construction Certificate.
- (b) The interpretation plan must detail how the industrial heritage associations of Pier 8/9 be provided for the public and the users of the venue. The interpretation is to highlight the site's history as a wool-handling wharf and its significance as part of the Walsh Bay Wharves Precinct. It is to make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.
- (c) The approved interpretation plan must be implemented prior to the issue of an occupation certificate

Reason: Interpretation is an important part of every proposal for works at heritage places.

PHOTOGRAPHIC ARCHIVAL RECORDING

- (12)** A photographic archival recording of those parts of the site where works are proposed must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the Department of Climate Change, Energy, the Environment and Water publication "Guidelines for preparing recordings of heritage items as a condition of consent (2025)." The digital copy of the archival record must be provided to the City of Sydney prior to the issue of an Occupation Certificate.

Reason: To capture the condition and appearance of the place prior to, and during modification of the site which impacts significant fabric.

COMPLIANCE

- (13)** If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

SECTION 60 APPLICATION

- (14)** An application under section 60 of the Heritage Act 1977 must be submitted to the City of Sydney, via its website, and approved by the delegate of the Heritage Council of NSW prior to work commencing.

Reason: To meet legislative requirements.

ADVICE

Section 148 of the Heritage Act 1977 (the Act) allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

Attachment B

Acoustic report plus addendum

PIER 8/9, 23 HICKSON ROAD, MILLERS POINT

DA Acoustic Assessment for Function Centre

22 June 2026

Markham Real Estate Partners Pty Limited ATF M7 Property Trust

TM784-03F02 Pier 8-9, 23 Hickson Rd, Millers Point - DA Acoustic Assessment For Function Centre (r8)

Document details

Detail	Reference
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Prepared for:	Markham Real Estate Partners Pty Limited ATF M7 Property Trust
Address:	Level 2, Pier 8/9, 23 Hickson Road, Millers Point NSW 2000
Attention:	Cameron Habler

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Important Disclaimers:

The work presented in this document was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian/New Zealand Standard AS/NZS ISO 9001.

This document is issued subject to review and authorisation by the suitably qualified and experienced person named in the last column above. If no name appears, this document shall be considered as preliminary or draft only and no reliance shall be placed upon it other than for information to be verified later.

This document is prepared for the particular requirements of our Client referred to above in the 'Document details' which are based on a specific brief with limitations as agreed to with the Client. It is not intended for and should not be relied upon by a third party and no responsibility is undertaken to any third party without prior consent provided by Renzo Tonin & Associates. The information herein should not be reproduced, presented, or reviewed except in full. Prior to passing on to a third party, the Client is to fully inform the third party of the specific brief and limitations associated with the commission.

In preparing this report, we have relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the Client and/or from other sources. Except as otherwise stated in the report, we have not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate, or incomplete then it is possible that our observations and conclusions as expressed in this report may change.

We have derived data in this report from information sourced from the Client (if any) and/or available in the public domain at the time or times outlined in this report. The passage of time, manifestation of latent conditions or impacts of future events may require further examination and re-evaluation of the data, findings, observations and conclusions expressed in this report.

We have prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

The information contained herein is for the purpose of acoustics only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics engineering including and not limited to structural integrity, fire rating, architectural buildability and fit-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.

External cladding: No claims are made and no liability is accepted in respect of any external wall and/or roof systems (eg facade / cladding materials, insulation etc) that are: (a) not compliant with or do not conform to any relevant non-acoustic legislation, regulation, standard, instructions or Building Codes; or (b) installed, applied, specified or utilised in such a manner that is not compliant with or does not conform to any relevant non-acoustic legislation, regulation, standard, instructions or Building Codes.

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1 Introduction

This Noise Assessment Report is submitted to the City of Sydney Council (Council) on behalf of Markham Real Estate Partners Pty Limited ATF M7 Property Trust (Markham) (the Applicant), to support a Development Application (DA) for the use of Tenancy B, located at the northern end of Piers 8/9, 23 Hickson Road, Millers Point (the site), across Levels 2 to 4 for the purposes of a business events and function centre premises.

Specifically, the proposed development comprises:

- Use of Tenancy B for a business events and function centre premises;
- Base building works including:
 - o Demolition of existing external fire egress stairs and internal commercial office fit-out across Levels 2 to 4;
 - o Construction of new fire egress stairs and gantries on either side of the pier to support safe access and egress;
 - o Installation of new lifts on the western side of the pier to improve vertical access to the tenancy;
 - o Construction of a new balcony to the northern façade of the pier;
- Internal alterations and fit-out works across Levels 2 to 4 to accommodate the proposed events and function centre use, including the following:
 - o Two (2) function spaces, that are connected via a soft wall to allow for one (1) large space if required;
 - o Kitchen and bar area, with back-of-house facilities accessible from both function spaces;
 - o Private function room on Level 4;
 - o Office and administration rooms, office amenities and storage space;
 - o Bathroom amenities;
- Associated building works and services upgrades required to support the proposed use.

The business events and function centre premises will have a maximum capacity of 750 people.

For a detailed description of the proposed development, refer to the Statement of Environmental Effects (SEE) prepared by Beam Planning, and the Architectural Drawings prepared by Sissons.

1.1 The Site

The site is located at Piers 8/9, 23 Hickson Road, Millers Point within the City of Sydney Local Government Area (LGA). It is legally identified as Lot 8 in DP1018716.

Pier 8/9 consists of a three-storey building set on a post and beam structure, with an interior that has been creatively repurposed for various activities, such as commercial office space and a restaurant / function space. The pier has an external, concrete apron and a timber support structure with a triple, pitched corrugated metal roof.

The site is identified as part of the *Walsh Bay Wharves Precinct* (SHR item no. 00559), listed on the State Heritage Register as in item of significance under the *Heritage Act 1977*.

In addition, the suburbs of Millers Point and Dawes Point are located within the Millers Point Heritage Conservation Area, encompassing various local and state heritage-listed assets as identified by the *Sydney Local Environmental Plan 2012*. An aerial image of the site is shown below.

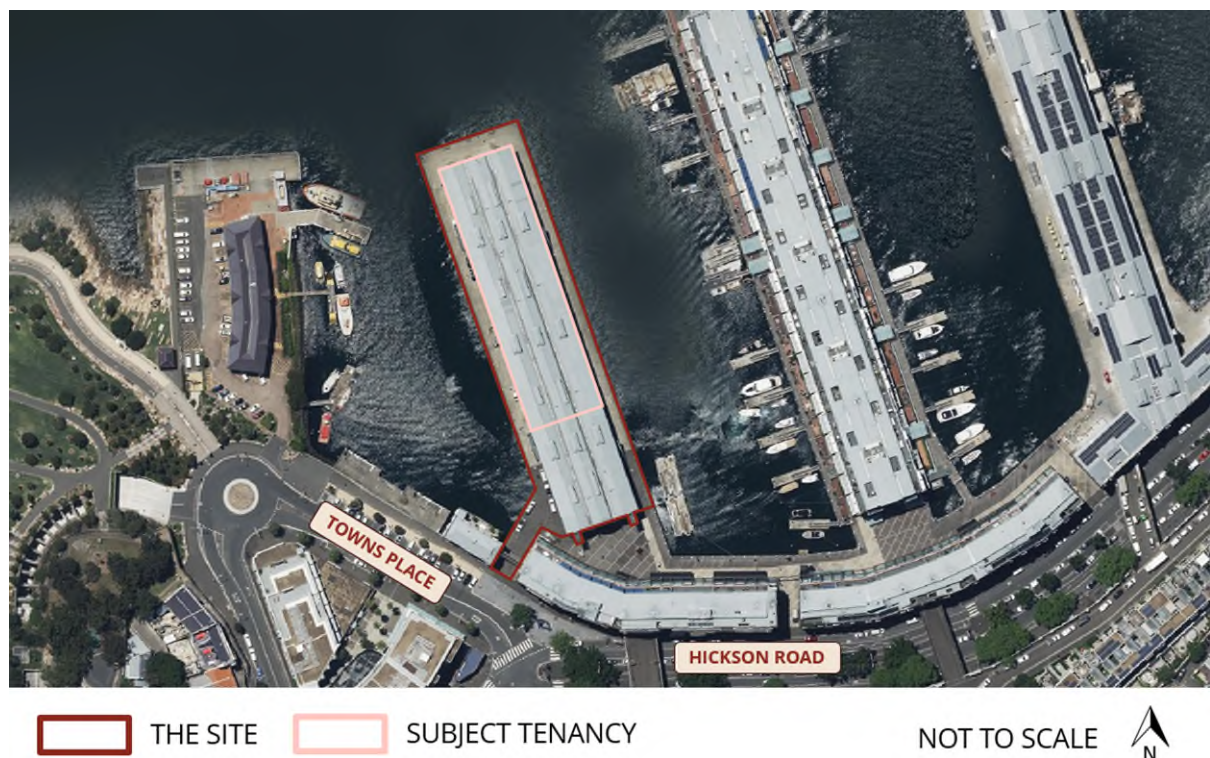


Figure 1-1: Aerial image of the site

1.2 Acoustic Assessment

The assessment has been prepared to evaluate potential noise breakout against the City of Sydney Council's entertainment noise criteria, as set out in the amended City of Sydney Development Control Plan (DCP) 2012, Section 3.18. These requirements are more stringent than the standard acoustic criteria typically applied by Liquor & Gaming NSW. Meeting the DCP criteria will also ensure compliance with Liquor & Gaming NSW acoustic requirements.

The goal of this study is to determine the allowable operating noise levels within the internal spaces of the development while complying with DCP requirements.

This assessment utilises the following acoustic data:

- Background noise survey data conducted at the site location by Renzo Tonin & Associates (RTA) between 22/10/2025 to 04/11/2025 as part of acoustic reporting for the propose redevelopment of the site.
- Noise breakout test of the existing building on site 30th March 2026 for the purpose of determining the building shell performance to determine the sound transmission performance of the existing building shell, which is proposed to remain unchanged during the use of the site.

This report is based on the preliminary architectural drawing set prepared by Sissons dated 20/04/2026.

Appendix A contains a glossary of acoustic terms used in this report.

2 Site Description and Surrounding Sensitive Land Uses

The subject site involves the proposed change of use of an existing commercial tenancy located in the northern section of Level 2 at Pier 8/9, Walsh Bay Wharf, Millers Point, to a function centre operating under a liquor licence. The location of the subject site is illustrated in Figure 2-1.

The northern section of Level 2 at Pier 8/9 is currently configured as office space and will be repurposed into a function centre to support events and hospitality uses. The project includes the construction of four gantries, with two located on each side of the pier, to improve connectivity and circulation. New lifts and stairways will be installed to provide safe and efficient access to the function centre via the gantries.

2.1 Proposed Operating Hours

The proposed operating hours for the function centre are as follows:

Internal Areas:

- Monday to Wednesday – 7:00am to 11:00pm
- Thursday to Saturday – 7:00am to 12:00am
- Sunday – 7:00am to 11:00pm

Outdoor Areas:

- Gantries - Monday to Sunday – 7:00am to 10:00pm
- Northern Balcony - Monday to Sunday – 7:00am to 10:00pm

2.2 Surrounding Sensitive Receivers

Pier 8/9 is occupied by commercial tenancies. Other receivers surrounding the project site include a mix of restaurants, retail outlets and residential properties.

The potentially nearest affected residential receivers are the waterfront apartments located approx. 70m to the east, in the "The Pier" residential building at 19 Hickson Road, Dawes Point (pier 6/7), and the upper-level apartments (level 1 and above) located in the mixed-use development at 21-21A Hickson Road, Dawes Point, approx. 100m to the south. The surrounding sensitive receivers considered in this assessment are summarised below.

Table 2-1: Surrounding sensitive receivers

ID	Address	Description
R1	19 Hickson Road, Dawes Point (Walsh Bay Pier 6/7)	"The Pier" six-storey residential apartment building
R2	6 Towns Pl, Millers Point	Double-storey residential apartment building
R3	21-21A Hickson Road, Dawes Point (Walsh Bay Shore 8/9)	6-storey mixed-use building with ground level commercial/retail tenancies and upper-level apartments (assumed from level 1)
R4	17-17A Hickson Road, Dawes Point (Walsh Bay Shore 6/7)	6-storey mixed-use building with ground level commercial/retail tenancies and upper-level apartments (assumed from level 1)

Figure 2-1 illustrates the subject site, surrounds and noise monitoring locations.

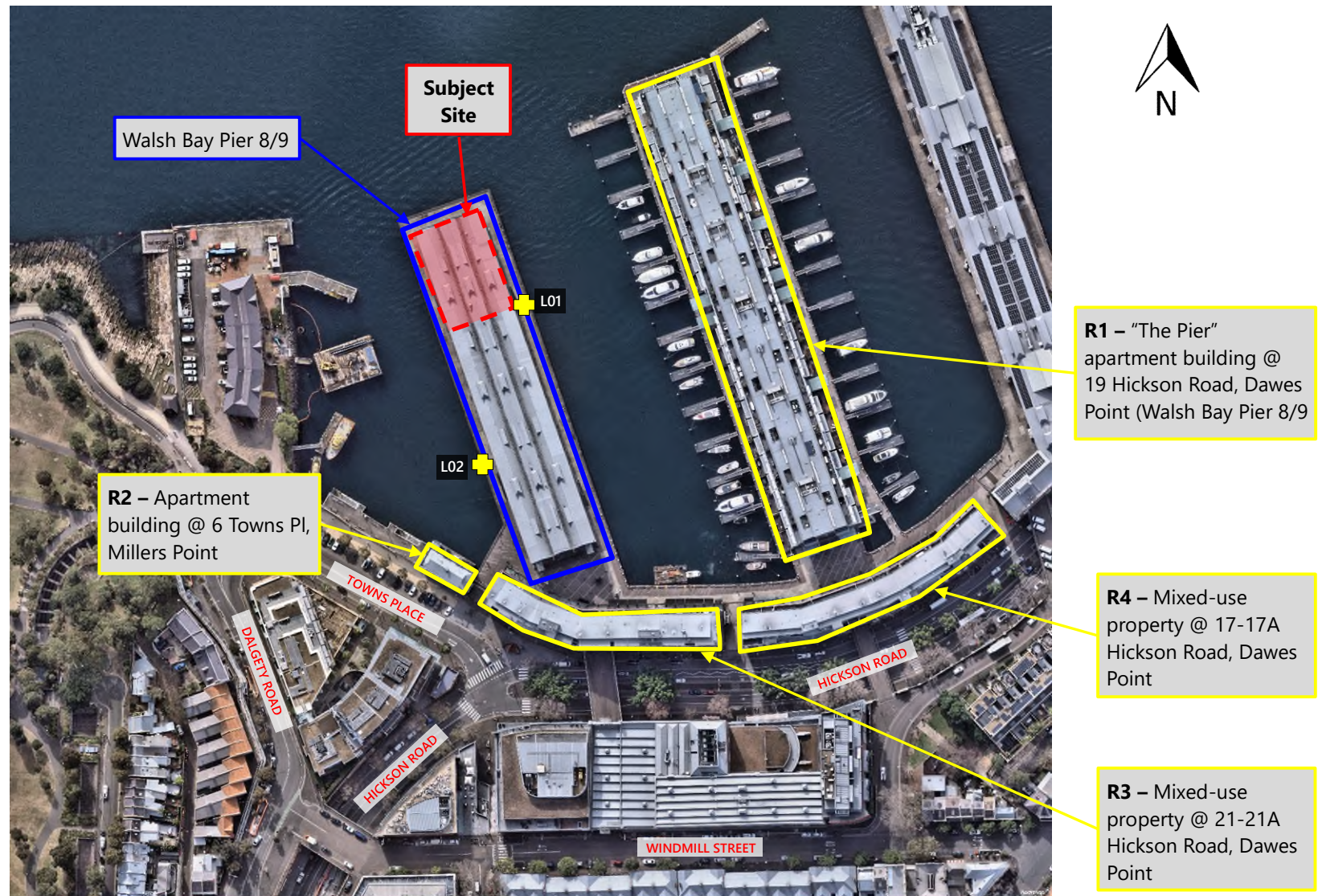


Figure 2-1: Locations of subject site, surrounding noise sensitive properties and noise surveys (source: Nearmap Limited)

3 Existing Noise Environment

The noise environment of an area varies over time. The NSW Environmental Protection Authority’s (EPA) Noise Policy for Industry (NPfI) outlines standard time periods over which the background and ambient noise levels are to be determined, which are as follows:

- Day: 07:00-18:00 Monday to Saturday and 08:00-18:00 Sundays & Public Holidays
- Evening: 18:00-22:00 Monday to Sunday & Public Holidays
- Night: 22:00-07:00 Monday to Saturday and 22:00-08:00 Sundays & Public Holidays

The noise monitors record noise levels on a continuous basis and stores data every fifteen minutes. The noise logger was calibrated before and after measurements and no significant deviation in calibration was noted. The noise monitoring equipment used here complies with Australian Standard 1259.2-1990 “Acoustics - Sound Level Meters” and is designated as Type 1 instruments suitable for field use.

The graphical recorded output from the long-term noise monitoring is included in Appendices B and C.

3.1 Background/Ambient noise levels

Background noise survey was conducted at the site location by Renzo Tonin & Associates (RTA) between 22/10/2025 to 04/11/2025 The results of the background noise survey are presented below.

Table 3-1: Representative Rating Background and Ambient Noise Levels

Location/Date of Noise Survey	Logging Data Representative of:	Noise Survey Results			
		Day (7am-6pm)	Evening (6pm-10pm)	Late Evening (10pm-12am)	Night (10pm-7am)
Location L01 – Facing East, Pier 8-9, Walsh Bay Wharf, Millers Point 22/10 to 04/11/2025	R1 and R4	49dB(A)L ₉₀ and 58dB(A)L _{eq} (Period)	50dB(A)L ₉₀ and 55dB(A)L _{eq} (Period)	44dB(A)L ₉₀ and 50dB(A)L _{eq} (Period)	41dB(A)L ₉₀ and 52dB(A)L _{eq} (Period)
Location L02 – Facing West, Pier 8-9, Walsh Bay Wharf, Millers Point 22/10 to 04/11/2025	R2 and R3	50dB(A)L ₉₀ and 57dB(A)L _{eq} (Period)	47dB(A)L ₉₀ and 56dB(A)L _{eq} (Period)	43dB(A)L ₉₀ and 55dB(A)L _{eq} (Period)	39dB(A)L ₉₀ and 52dB(A)L _{eq} (Period)

The measured background noise spectra are presented below:

Table 3-2: Measured Background Noise Spectra dB(Z) L₉₀, 15min

Description / Representative of:	Time of Day	Overall dB(A)	Octave band centre frequency – Hz, dB(Z)								
			31.5	63	125	250	500	1k	2k	4k	8k
Location L01 – Facing East, Pier 8-9, Walsh Bay Wharf, Millers Point	7am-6pm	49	57	55	53	49	46	44	39	31	20
	6pm-10pm	50	55	53	51	49	47	47	40	30	20
	10pm-12am	44	49	48	46	44	41	40	34	25	17
	12am-7am	41	48	45	44	41	39	37	31	23	17
Location L02 – Facing West, Pier 8-9, Walsh Bay Wharf, Millers Point	7am-6pm	50	57	55	53	49	47	45	41	32	22
	6pm-10pm	47	53	53	51	47	45	43	38	29	19
	10pm-12am	43	50	50	49	44	41	39	33	24	18
	12am-7am	39	48	47	46	41	36	34	30	21	17

4 Noise Emission Criteria

4.1 Noise Emission Criteria

The proposed function centre must comply with the City of Sydney's Entertainment Sound Management controls (Sydney DCP 2012 Section 3.18, updated June 2025). These controls set strict octave-band noise limits to protect nearby residences (sensitive receivers).

All criteria in the DCP are expressed as unweighted 15-minute equivalent continuous sound levels ($L_{Zeq,15min}$) in each octave band from 31.5 Hz to 8 kHz, reflecting the prominence of low-frequency content in entertainment noise.

The relevant DCP requirements are:

- **External Noise Emission** (noise to building façade/property boundary of nearby development):
 - o From 7:00 am to midnight, the entertainment noise level at the nearest residential property boundary at 1.5m above the ground must not exceed 5dB above the background (RBL) in any octave band.
 - o From midnight to 7:00 am, entertainment noise at the nearest residential property boundary at 1.5m above must not exceed the background (RBL) in each octave band.
- **Internal Noise Intrusion** (noise to internal areas of nearby development):
 - o Inside habitable rooms of the nearest residences, entertainment noise must not exceed the pre-existing background noise level in any octave band between 7:00 am and midnight, and
 - o Must be at least 12dB below the background (or at/below the threshold of audibility) from midnight to 7:00 am.

4.2 External Noise Emissions Goals

Note:

- The DCP does not specify whether the internal noise level criteria are to be achieved with windows open or closed. For the purposes of this assessment, it has been assumed that the criteria apply to residence with windows open, representing the more stringent condition.
- The critical noise receiving locations are the top floor windows of nearby development. Noise at 1.5m above ground level (the external noise criteria location) is significantly shielded. Noise emissions to the top floor windows of nearby development is critical.

If the intention is to achieve the internal noise criteria, windows open) it is necessary to meet the BG+0 (before midnight goal)/BG-12 (post-midnight goal) externally at the window of the nearest residence.

If compliance is achieved at this location, compliant noise levels will also be achieved inside, regardless of whether the windows are open or closed.

Adopting the above, noise emission goals become as detailed below. As the proposed operating hours for the function centre does not go beyond 12:00 am, the criteria for midnight operations do not apply to the site.

Table 4-1: Entertainment Noise Emission Goals

Description	Time Period	Overall dB(A)	Octave band Centre Frequency – Hz, dB(Z) L ₁₀ (15 min)								
			31.5	63	125	250	500	1k	2k	4k	8k
L01 – Facing East, Pier 8-9, Walsh Bay Wharf, Millers Point											
Representative of Receiver R1 and R4											
Noise Emission Goals	7am-6pm (49BG+0dB)	49	57	55	53	49	46	44	39	31	20
	6pm-10pm (50BG+0dB)	50	55	53	51	49	47	47	40	30	20
	10pm to 12am (44BG+0dB)	44	49	48	46	44	41	40	34	25	17
L02 – Facing West, Pier 8-9, Walsh Bay Wharf, Millers Point											
Representative of Receiver R2 and R3											
Noise Emission Goals	7am-6pm (50BG+0dB)	50	57	55	53	49	47	45	41	32	22
	6pm-10pm (47BG+0dB)	47	53	53	51	47	45	43	38	29	19
	10pm to 12am (43BG+0dB)	43	50	50	49	44	41	39	33	24	18

4.3 Commercial Receivers

Both the City of Sydney's Entertainment Sound Management controls and the Sydney DCP 2012 Section 3.18, updated June 2025 do not address noise from entertainment venues to commercial receivers. However, City of Sydney have regularly addressed internal noise to commercial receivers in standard consent conditions for entertainment venues.

This condition states:

Despite clause (a), between 7:00am and 12:00 midnight, the LAeq, 15-minute noise level from the use must not exceed the greater of the following inside any habitable room of residential or tourist accommodation, or at any time within an affected commercial premises:

(i) The existing internal LA90, 15-minute level (from external sources, excluding the entertainment use) in any octave band (31.5 Hz to 8 kHz); or

(ii) If the LZ90, 15-minute level in any octave band is below the hearing threshold curve (Tf) from Table 1 of ISO 226:2003, the lowest audible level (Lp) from the Tf curve in that band becomes the criterion for that octave's LZeq, 15-minute noise level.

The criteria listed above has been set as a noise goal for the separation of the proposed tenancy from the Office Tenancy below, however, the Heritage restrictions on the building may limit the installation of acoustic treatments. A noise assessment is presented in Section 5, below.

5 Noise Emission Assessment

5.1 External Noise Emission to Residential Receivers

Noise emissions from the proposed use have been assessed to ensure the amenity of nearby residents is not adversely affected, particularly during the most noise-sensitive late evening period. Key assumptions, and predicted noise levels at the nearest residential receiver are detailed below.

5.1.1 Noise prediction methodology

Modelling and assessment of airborne noise impacts from the subject site were undertaken using 3D noise modelling software, CadnaA (Version 2025 MR1), in accordance with ISO 9613-1996. The model incorporated noise sources, receiver locations, topographical features, and proposed noise mitigation measures.

Noise modelling algorithms were used to calculate the contribution of each noise source at identified sensitive receiver locations and to predict overall noise levels from the site under typical worst-case operational scenarios.

5.1.2 Assumed Noise Source

- Noise (patron vocal and music) breakout from internal areas through the proposed new Gentries and Northern Balcony access doors.
- Noise (patron vocal and music) breakout through the existing fixed windows facing residential receivers.
- Noise (patron vocal and music) breakout through the existing site roof.
- As the proposed venue also plans to feature patrons in the proposed 4 Gentries and the existing Northern Balcony, noise emission predictions have been assessed based on number of patrons occupied the space.
- Patrons will enter and exit the venue to the surrounding transportation network and parking via Pier 9.

5.1.3 Assumed Building Envelope

The following has been adopted with respect to the acoustic performance of the building envelope:

Table 5-1: Building envelope acoustic performance

Proposed new construction elements	Acoustic rating R_w assumed	Indicative construction
New Gantry and Northern Balcony access doors	R_w 32	6.38mm thick laminated glass with acoustic seals with automatic door closers.

Proposed new construction elements	Acoustic rating R_w assumed	Indicative construction
Gantry and balcony screening (1.8m high to the east and west)	R_w 32	6.38mm thick laminated glass with no gaps between panels.
Existing Windows	R_w 27	4mm thick monolithic glass.
Existing Metal Pitched Roof	R_w 40	largely exposed profiled metal sheet roofing (Colourbond or similar).

5.1.4 Noise Emission Scenarios and Predictions

The following scenarios have been assessed below:

5.1.4.1 Scenario 1 – operations up to 10:00pm:

- Proposed gantries and northern balcony access doors may remain open for operations up to 10:00pm. Operations on gantries and northern balcony to cease after 10:00pm.
- Background music is to be played over the speaker system at a level of 65dB(A) L_{eq} at a distance of 2m. The resulting total internal noise level (patron vocal noise plus background music) is assumed as outlined below.

Table 5-2: Assumed Source Noise Levels – Internal Noise Level up to 10:00pm

Obtained from	Applicable noise source	Overall dB(A)	Octave band centre frequency - Hz (dBZ)								
			31.5	63	125	250	500	1k	2k	4k	8k
Data Library	Internal Noise Level for proposed function centre (patron and background music) up to 10pm (Reverberant L _p L _{eq} , 15min)^	82	84	84	89	80	77	78	73	67	64

Note: [^]Spatial L_p considered occurring at each facade element for the purpose of external noise predictions.

- For the worst-case scenario in outdoor areas, it has been assumed that there will be 20 patrons (raised voice, one in two speaking) per gantry, and 40 patrons (raised voice, one in two speaking) within the northern balcony.
- The assumed noise levels for outdoor patrons are set out below:

Table 5-3: Assumed Source Noise Levels

Obtained from	Applicable noise source	Overall dB(A)	Octave band centre frequency - Hz (dBZ)								
			31.5	63	125	250	500	1k	2k	4k	8k
Data Library	Sound Power level Per Patron in Outdoor Area (raised voice, 1 in 2 speaking) (L _w L _{eq} , 15min)	77	62	66	76	71	75	73	68	61	52

- The predicted noise levels at the residential receivers are as follows:

Table 5-4: Noise Predictions for Scenario 1 - operation up to 10:00pm

Receiver	Description	Noise Level Emissions to Hampstead Road – dBL ₁₀									
		31.5	63	125	250	500	1k	2k	4k	8k	A-wt
R1	Predicted noise levels	52	46	49	42	43	42	36	28	17	45
	Noise goals (7am - 6pm)	57	55	53	49	46	44	39	31	20	49
	Noise goals (6pm - 10pm)	55	53	51	49	47	47	40	30	20	50
	Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
R2	Predicted noise levels	48	43	45	36	37	36	30	21	10	40
	Noise goals (7am - 6pm)	57	55	53	49	47	45	41	32	22	50
	Noise goals (6pm - 10pm)	53	53	51	47	45	43	38	29	19	47
	Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
R3	Predicted noise levels	46	41	44	34	36	34	28	20	7	38
	Noise goals (7am - 6pm)	57	55	53	49	47	45	41	32	22	50
	Noise goals (6pm - 10pm)	53	53	51	47	45	43	38	29	19	47
	Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
R4	Predicted noise levels	45	39	42	32	32	31	25	16	1	35
	Noise goals (7am - 6pm)	57	55	53	49	46	44	39	31	20	49
	Noise goals (6pm - 10pm)	55	53	51	49	47	47	40	30	20	50
	Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Noise emissions for operations between 7am and 10pm is compliant provided that the recommendations in Section 6 are adopted.

5.1.4.2 Scenario 2 – operations between 10:00pm and 12:00am:

- Operations on gantries and northern balcony to cease after 10:00pm and all the access doors to be closed.
- As the proposed venue will include live or DJ music. The resulting total internal noise level (patron vocal noise plus DJ music) is assumed as outlined below.

Table 5-5: Assumed Source Noise Levels – Internal Noise Level between 10:00pm and 12:00am

Obtained from	Applicable noise source	Overall dB(A)	Octave band centre frequency - Hz (dBZ)								
			31.5	63	125	250	500	1k	2k	4k	8k
Data Library	Internal Noise Level for proposed function centre (patron and DJ music) between 10pm and 12am (Reverberant L_p $L_{eq, 15min}$)^	90*	67	91	92	88	86	87	81	74	65

Note: ^Spatial L_p considered occurring at each facade element for the purpose of external noise predictions.

* The assumed internal noise level for DJ music has been limited to 90 dB(A) for the purposes of compliance assessment.

- The predicted noise levels at the residential receivers are as follows:

Table 5-6: Noise Predictions for Scenario 2 - operation between 10:00pm and 12:00am

Receiver	Description	Noise Level Emissions to Hampstead Road – dBL ₁₀									
		31.5	63	125	250	500	1k	2k	4k	8k	A-wt
R1	Predicted noise levels	35	48	44	33	26	25	21	4	0	33
	Noise goals (6pm - 10pm)	49	48	46	44	41	40	34	25	17	44
	Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
R2	Predicted noise levels	30	46	43	30	23	19	14	0	0	30
	Noise goals (6pm - 10pm)	50	50	49	44	41	39	33	24	18	43
	Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
R3	Predicted noise levels	30	45	41	29	20	19	13	0	0	28
	Noise goals (6pm - 10pm)	50	50	49	44	41	39	33	24	18	43
	Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
R4	Predicted noise levels	28	42	39	27	19	17	13	0	0	26
	Noise goals (6pm - 10pm)	49	48	46	44	41	40	34	25	17	44
	Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Noise emissions for operations between 10pm and 12am midnight is compliant provided that the recommendations in Section 6 are adopted.

Internal noise levels may be increased from 90dB(A) to 95dB(A) with the inclusion of additional façade treatments recommended in Section 6.

5.2 Internal Noise Emission to Commercial Receiver

A noise assessment has been undertaken to determine the existing acoustic performance of the floor partition separating the proposed function centre and the office partition below and predict internal noise levels from the operation of the function space.

It is noted that higher noise events within the function space are likely to occur after typical and reasonable office hours

5.2.1 Measured Performance of the existing floor partition

Acoustic testing has been undertaken to determine both the airborne and impact acoustic performance of the existing floor system.

The summary of test results are presented below with the test reports included in APPENDIX D:

Table 5-7: Existing performance of floor system

Partition	Measured Airborne Rating (DnT,w)	Measured Impact Rating (L'nT,w)
Floor separating proposed function centre (Lot 2) from office tenancy (Lot 3) below	51	56

Sound Insulation Rating DnT,w is a measure of the noise reduction property of the partition, a higher rating implying a higher sound reduction performance

LnT,w refers to Weighted Standardised Impact Sound Pressure Level. A lower rating implies a higher impact sound reduction performance

5.2.2 Internal Noise Goals

In addition, the measured background noise level in the Lot 3 office tenancy during the testing period are summarised below along with the internal noise goals within the tenancy.

Table 5-8: Internal Ambient Noise Levels and Internal Noise Goals

Description	Time Period	Overall dB(A)	Octave band Centre Frequency – Hz, dB(Z)								
			31.5	63	125	250	500	1k	2k	4k	8k
Lot 3 office tenancy Background Noise Levels L ₉₀ , dB	9pm	44	18	27	38	41	44	40	34	29	24
Lot 3 office tenancy Noise Goals L ₁₀ , dB		47	21	30	41	44	47	43	37	32	27

5.2.3 Predicted Internal Levels (no treatment)

Based on the predicted noise levels presented above for scenario 1 and 2, and the current acoustic performance of the floor, the following internal noise level in the Lot 3 office tenancy are predicted:

MARKHAM REAL ESTATE PARTNERS PTY LIMITED ATF M7
PROPERTY TRUST
TM784-03F02 PIER 8-9, 23 HICKSON RD, MILLERS POINT - DA
ACOUSTIC ASSESSMENT FOR FUNCTION CENTRE (R8)

PIER 8/9, 23 HICKSON ROAD, MILLERS POINT
DA ACOUSTIC ASSESSMENT FOR FUNCTION CENTRE

Scenario	Description	Internal Noise Predictions to Lot 3 Office tenancy – dBL ₁₀									A-wt
		31.5	63	125	250	500	1k	2k	4k	8k	
Scenario 1 – Internal noise level 82dB(A) –	Predicted noise levels	33	53	53	40	29	23	14	3	0	39
	Noise goals	21	30	41	44	47	43	37	32	27	47
	Complies?	No*	No*	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Scenario 2 – Internal noise level 90dB(A)	Predicted noise levels	36	60	56	48	38	32	22	10	1	44
	Noise goals (6pm - 10pm)	21	30	41	44	47	43	37	32	27	47
	Complies?	No*	No*	No	No	Yes	Yes	Yes	Yes	Yes	Yes

* Transmission loss of the floor system have been predicted below 100Hz

The set noise goals are generally exceeded in the lower frequencies, which is a reflection on lower acoustic performances of timber joist structures, typical in heritage buildings. It is noted that the overall predicted noise levels are lower than the overall background noise level + 3dB.

It is highly unlikely that Scenario 2 (expected between 10pm and 12am) will impact the office space, and as such, the design recommendations have been based on Scenario 1 (prior to 10pm). In principle recommendations for the separating floor system are recommended in Section 6, below.

6 Recommendations/Noise management

The following acoustic treatments/management controls are to be implemented to ensure compliant noise emissions:

6.1 Operational management

- The access doors to the gantries and northern balcony to be kept closed after 10:00pm.
- Operations on gantries and northern balcony to cease after 10:00pm.
- Music noise level to be limited to 65dB(A)_{L_{eq}, 15min} at a distance of 2m from any speaker, within the function centre between 7:00am and 10:00pm.
- DJ Music noise level to be limited to 90dB(A)_{L_{eq}, 15min} within the function centre between 10:00pm and 12:00am. This limit is based on the façade assumptions presented in Section 5.1.3 and 6.2.1. This level may be increased to 95dB(A) with additional façade treatments installed as specified in Section 6.2.2.
- Music levels may be increased to 90dB(A) prior to 10pm provided the eastern gantry and northern balcony doors are closed. The western gantry may remain opened until 10pm.
- Management to prevent noisy (shouting)/anti-social behaviour outside the premises after leaving the site. Patrons are to enter and exit the premises via Pier 9.
- Minimum of one staff/security member to ensure that entry door remain closed.
- Proposed Function Centre to cease use at 12am.
- No disposal of glass in external areas after midnight.
- No queueing outside and no garbage removal in external areas after midnight.

6.2 Building envelope

6.2.1 Building envelope (with music limited to 90dB(A) internally)

- New access doors to the gantries and northern balcony should comprise 6.38 mm thick laminated glass within timber frames, fitted with acoustic seals or equivalent.
- Existing fixed windows should be upgraded with acoustic seals.
- Management should install signage reminding patrons to be considerate when leaving the site, given the proximity to nearby residential receivers.

6.2.2 Building envelope (with music limited to 95dB(A) internally)

- New access doors to the gantries and northern balcony should comprise of double glazed systems consisting of 10.38mm laminated glass, a 12mm air gap, and 6.38 mm thick laminated glass within commercial frames, fitted with acoustic seals or equivalent.
- Existing fixed windows should be upgraded with a secondary window (similar to Aneeta sashless windows behind existing heritage windows) and acoustic seals.
- Acoustic façade options, including sound blocking acoustic curtains may be incorporated into the internal side of the façade in lieu of upgraded external walls.
- Speakers are to be vibration isolated.
- Management should install signage reminding patrons to be considerate when leaving the site, given the proximity to nearby residential receivers.

6.3 Separating floor system and internal treatments

Acoustic treatments to the existing floor system may be limited by the heritage requirements for the building, particularly from the underside, where there are exposed joists. As a result, recommendations are made to increase acoustic performance from above the substrate only:

- Addition of mass to the current floor system via FC sheeting or Plywood on timber battens and rubber underlay over the existing floor system (carpet removed);
- Installation of an isolated dance floor;
- Consideration for carpeted flooring to the border of the function room;
- The use of absorptive treatments to absorb sound within the function rooms;
- The inclusion of absorptive treatments to available wall and ceiling surfaces within the function rooms.
- Speakers are to be vibration isolated and are not to be floor mounted
- The use of sound limiters to limit bass frequencies below 125 Hz.

7 Conclusion

Renzo Tonin & Associates has completed an acoustic assessment to support the Development Application for the commercial tenancy at Pier 8-9, Walsh Bay Wharf, Millers Point to operate as a Business Events and Function Centre with a liquor licence.

Provided that the recommendations in Section 6 of this report are adopted, the site is capable of complying with relevant acoustic criteria.

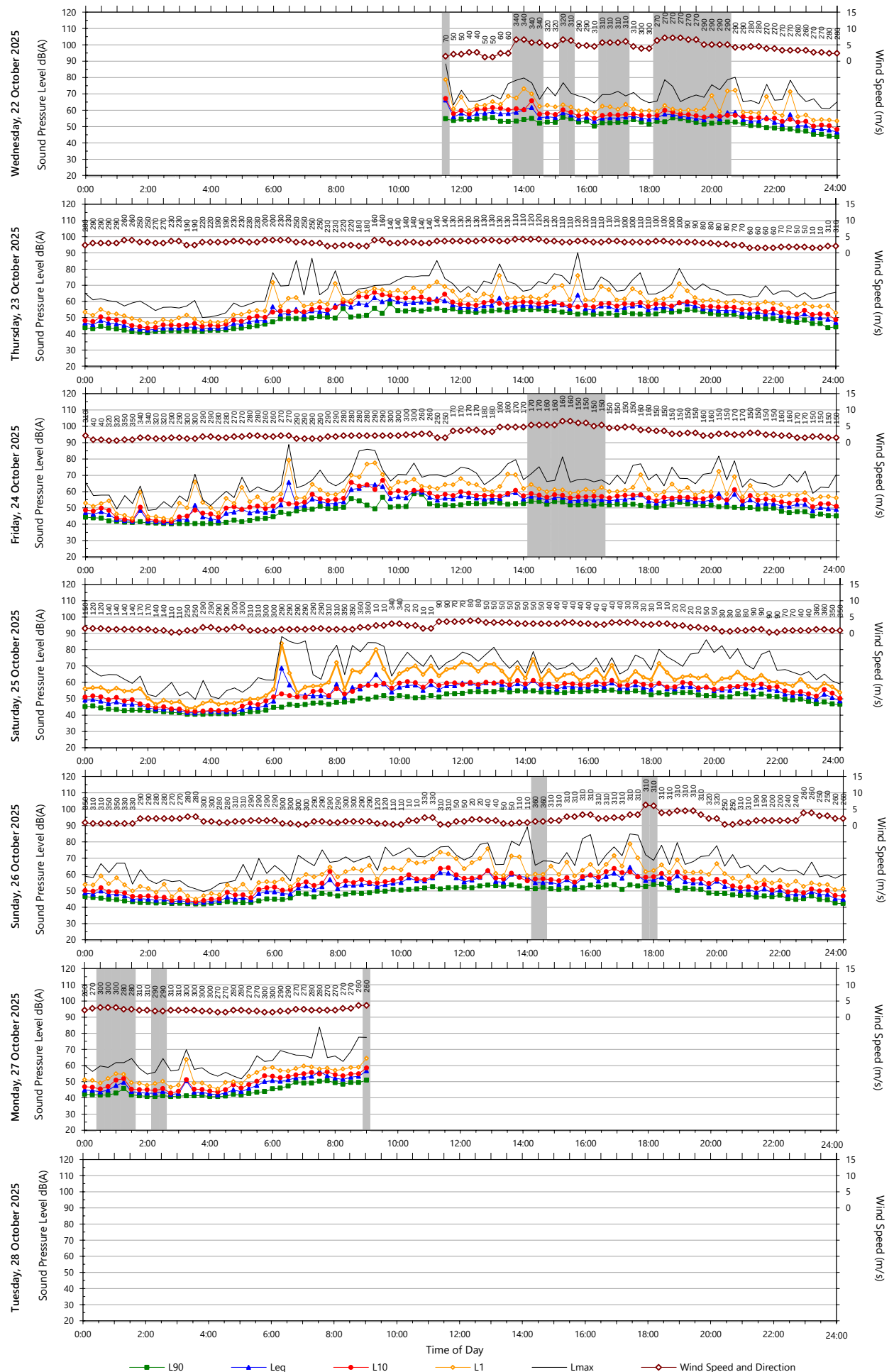
APPENDIX A Glossary of terminology

The following is a brief description of the technical terms used to describe noise to assist in understanding the technical issues presented.

Adverse weather	Weather effects that enhance noise (that is, wind and temperature inversions) that occur at a site for a significant period of time (that is, wind occurring more than 30% of the time in any assessment period in any season and/or temperature inversions occurring more than 30% of the nights in winter).																																								
Ambient noise	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.																																								
Assessment period	The period in a day over which assessments are made.																																								
Assessment Point	A point at which noise measurements are taken or estimated.																																								
Background noise	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level (see below).																																								
Decibel [dB]	The units that sound is measured in. The following are examples of the decibel readings of common sounds in our daytime environment: <table><tr><td rowspan="2">threshold of hearing</td><td>0 dB</td><td>The faintest sound we can hear</td></tr><tr><td>10 dB</td><td>Human breathing</td></tr><tr><td rowspan="2">almost silent</td><td>20 dB</td><td></td></tr><tr><td>30 dB</td><td>Quiet bedroom or in a quiet national park location</td></tr><tr><td rowspan="2">generally quiet</td><td>40 dB</td><td>Library</td></tr><tr><td>50 dB</td><td>Typical office space or ambience in the city at night</td></tr><tr><td rowspan="2">moderately loud</td><td>60 dB</td><td>CBD mall at lunch time</td></tr><tr><td>70 dB</td><td>The sound of a car passing on the street</td></tr><tr><td rowspan="2">loud</td><td>80 dB</td><td>Loud music played at home</td></tr><tr><td>90 dB</td><td>The sound of a truck passing on the street</td></tr><tr><td rowspan="2">very loud</td><td>100 dB</td><td>Indoor rock band concert</td></tr><tr><td>110 dB</td><td>Operating a chainsaw or jackhammer</td></tr><tr><td rowspan="2">extremely loud</td><td>120 dB</td><td>Jet plane take-off at 100m away</td></tr><tr><td>130 dB</td><td></td></tr><tr><td>threshold of pain</td><td>140 dB</td><td>Military jet take-off at 25m away</td></tr></table>			threshold of hearing	0 dB	The faintest sound we can hear	10 dB	Human breathing	almost silent	20 dB		30 dB	Quiet bedroom or in a quiet national park location	generally quiet	40 dB	Library	50 dB	Typical office space or ambience in the city at night	moderately loud	60 dB	CBD mall at lunch time	70 dB	The sound of a car passing on the street	loud	80 dB	Loud music played at home	90 dB	The sound of a truck passing on the street	very loud	100 dB	Indoor rock band concert	110 dB	Operating a chainsaw or jackhammer	extremely loud	120 dB	Jet plane take-off at 100m away	130 dB		threshold of pain	140 dB	Military jet take-off at 25m away
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extremely loud	120 dB	Jet plane take-off at 100m away																																							
	130 dB																																								
threshold of pain	140 dB	Military jet take-off at 25m away																																							
dB(A)	A-weighted decibels. The A- weighting noise filter simulates the response of the human ear at relatively low levels, where the ear is not as effective in hearing low frequency sounds as it is in hearing high frequency sounds. That is, low frequency sounds of the same dB level are not heard as loud as high frequency sounds. The sound level meter replicates the human response of the ear by using an electronic filter which is called the "A" filter. A sound level measured with this filter switched on is denoted as dB(A). Practically all noise is measured using the A filter.																																								
dB(C)	C-weighted decibels. The C-weighting noise filter simulates the response of the human ear at relatively high levels, where the human ear is nearly equally effective at hearing from mid-low frequency (63Hz) to mid-high frequency (4kHz), but is less effective outside these frequencies.																																								

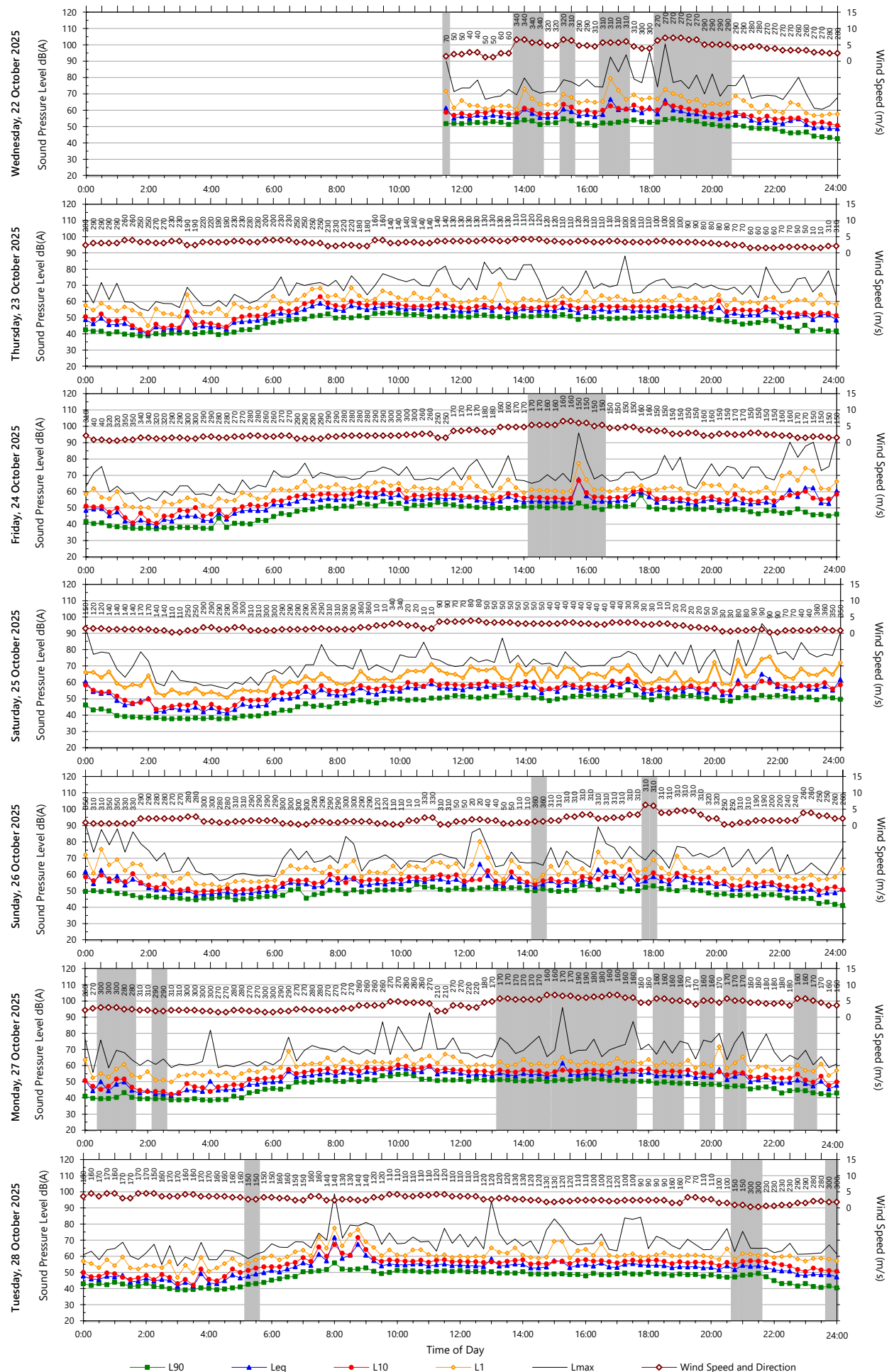
Frequency	Frequency is synonymous to pitch. Sounds have a pitch which is peculiar to the nature of the sound generator. For example, the sound of a tiny bell has a high pitch and the sound of a bass drum has a low pitch. Frequency or pitch can be measured on a scale in units of Hertz or Hz.
Impulsive noise	Having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent noise	The level suddenly drops to that of the background noise several times during the period of observation. The time during which the noise remains at levels different from that of the ambient is one second or more.
L _{Max}	The maximum sound pressure level measured over a given period.
L _{Min}	The minimum sound pressure level measured over a given period.
L ₁	The sound pressure level that is exceeded for 1% of the time for which the given sound is measured.
L ₁₀	The sound pressure level that is exceeded for 10% of the time for which the given sound is measured.
L ₉₀	The level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
L _{eq}	The "equivalent noise level" is the summation of noise events and integrated over a selected period of time.
Reflection	Sound wave changed in direction of propagation due to a solid object obscuring its path.
SEL	Sound Exposure Level (SEL) is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain L _{eq} sound levels over any period of time and can be used for predicting noise at various locations.
Sound	A fluctuation of air pressure which is propagated as a wave through air.
Sound absorption	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound level meter	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound pressure level	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound power level	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise	Containing a prominent frequency and characterised by a definite pitch.

APPENDIX B Long term noise monitoring results



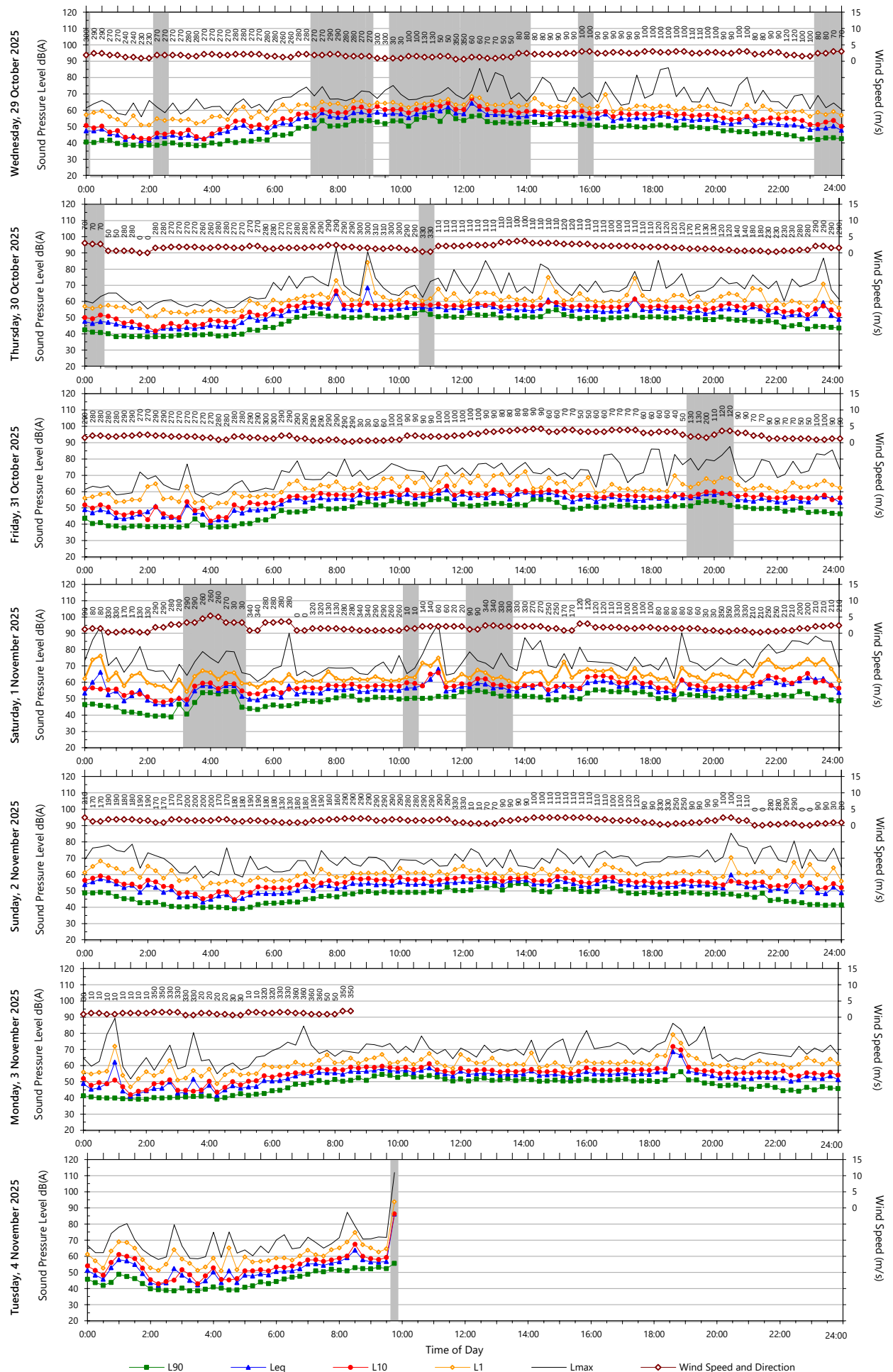
Data File: 2025-10-22_SLM_000_123_Rpt_Report.txt

Template: QTE-26 Logger Graphs Program (r45)



Data File: 2025-10-22_SLM_000_123_Rpt_Report.txt

Template: QTE-26 Logger Graphs Program (r45)

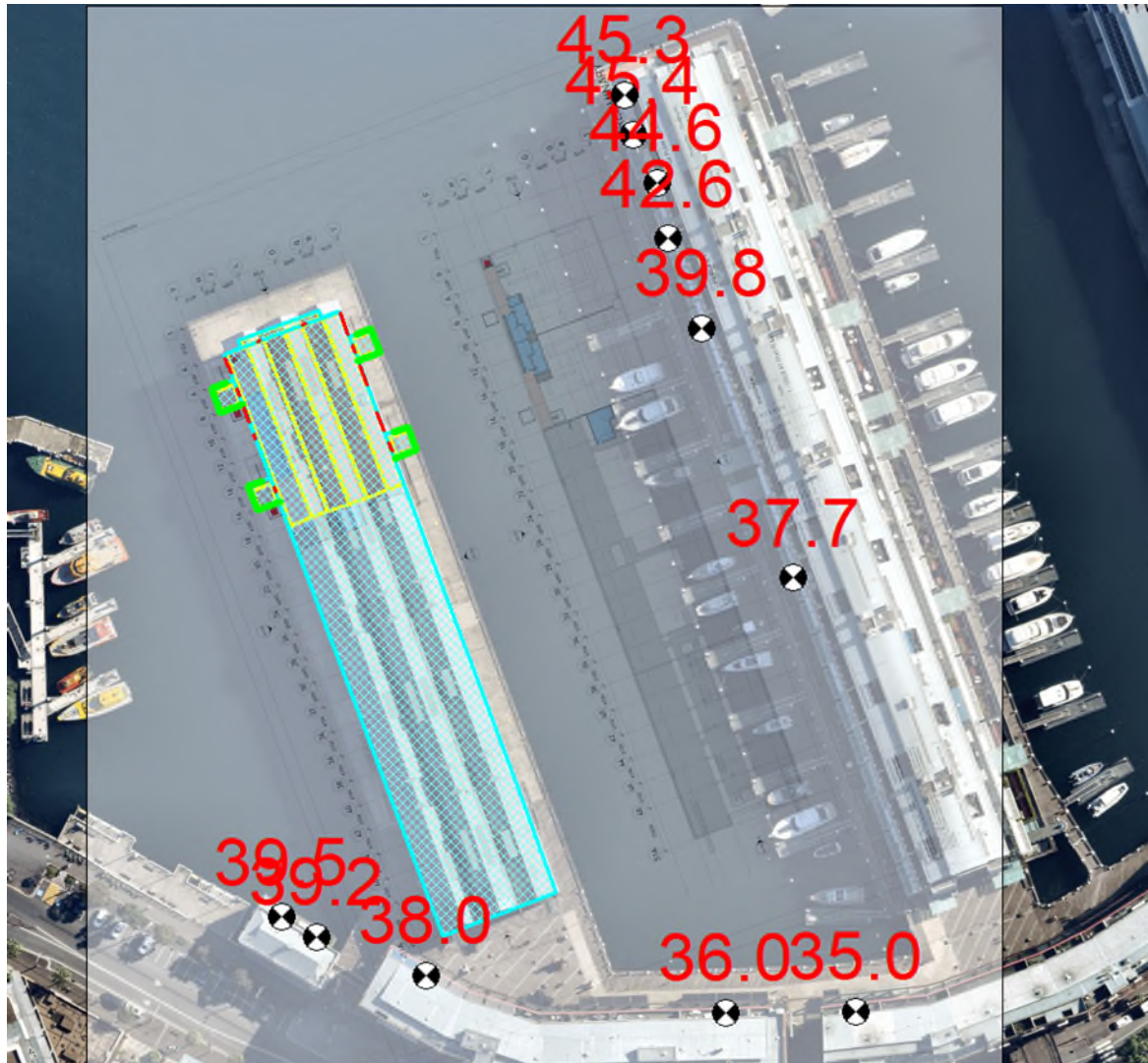


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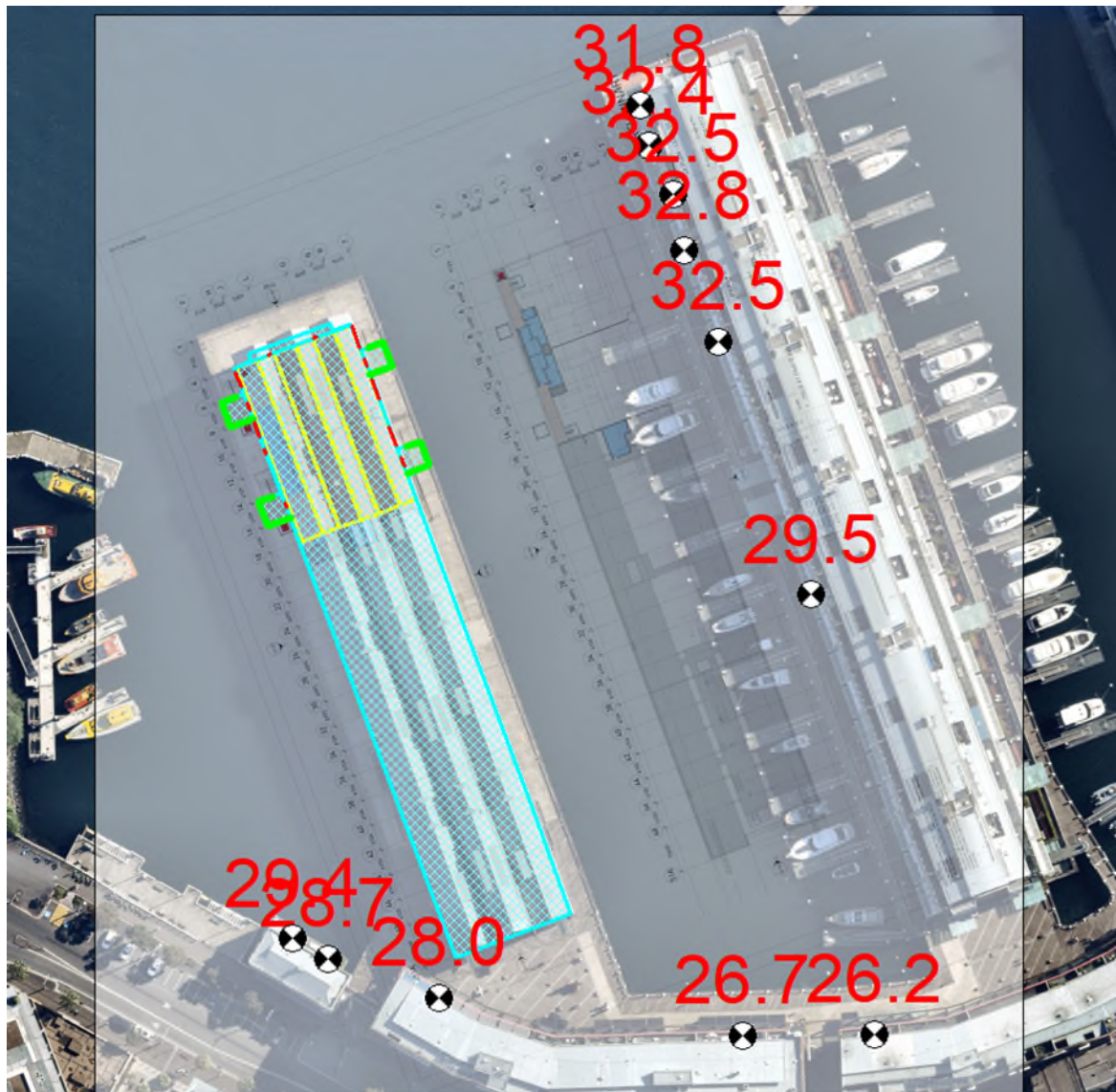
Template: QTE-26 Logger Graphs Program (r45)

APPENDIX C CadnaA modeling results

Scenario 1 – operations up to 10:00pm:



Scenario 2 – operations between 10:00pm and 12:00am:



APPENDIX D Acoustic performance of existing floor system

Standardized impact sound pressure levels in accordance with ISO 16283-2
Field measurements of impact sound insulation of floors using the tapping machine

Client: Markham

Date of test: 15/06/2026

Location: Piers 8 & 9, 23a Hickson Road, Millers Point

Northern Tenancy Impact Test Report

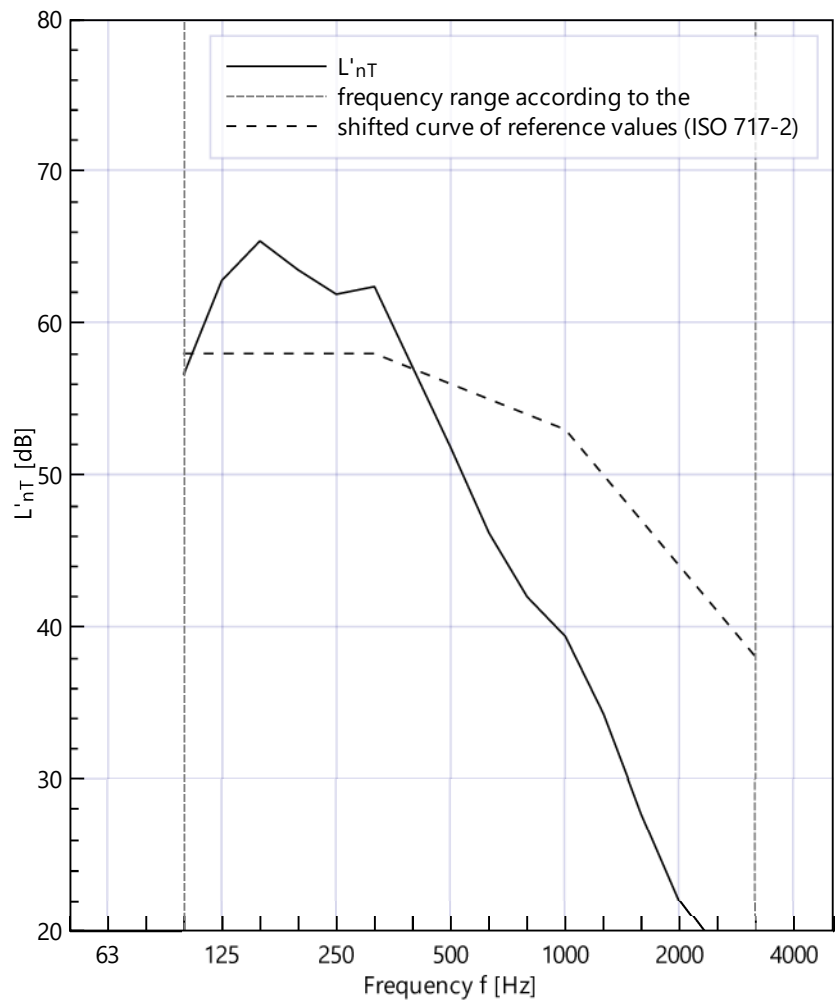
Sound Level Meter: A3A-00528-D1 (M2230: 11255)

Transmission direction: Vertical

Source room volume: L02

Receiving room volume: 2556.00 m³ (L01)

Frequency f Hz	L' _{nT} 1/3 octave dB
50	---
63	---
80	---
100	56.6
125	62.8
160	65.4
200	63.5
250	61.9
315	62.4
400	57.1
500	51.8
630	46.2
800	42.0
1000	39.4
1250	34.3
1600	27.7
2000	22.0
2500	19.0
3150	14.9
4000	12.4
5000	≤ 10.0



≤: 1.3 dB correction applied,
value at the limit of measurement

Rating in accordance with ISO 717-2:

L'_{nT,w}(C_i) = 56 (0) dB

C_{i,50-2500} = --- dB

Evaluation based on field measurement using results obtained by an engineering method.

Report No.: TM784-03

Name: Griffin Rogers

Date: 16/06/2026

Signature:

Standardized level difference in accordance with ISO 16283-1
Field measurements of airborne sound insulation between rooms

Client: Markham

Date of test:

15/06/2026

Location: Piers 8 & 9, 23a Hickson Road, Millers Point

Northern Tenancy Airborne Floor Test Report

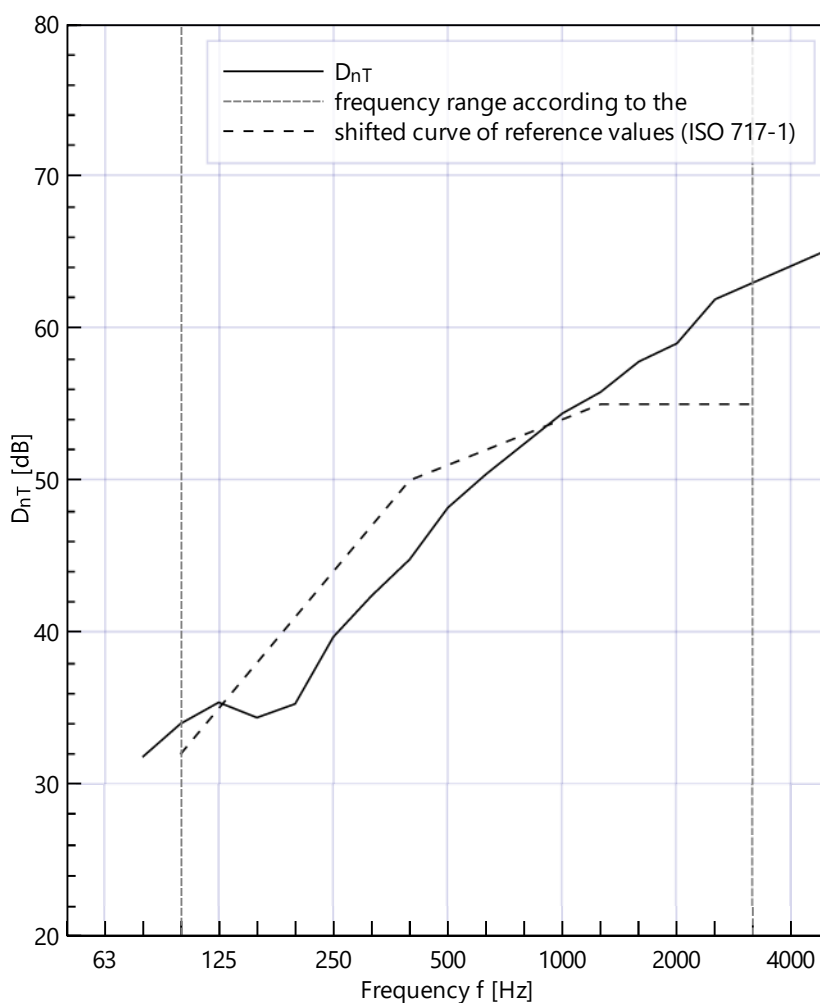
Sound Level Meter: A3A-00528-D1 (M2230: 11255)

Area of common partition: 836.00 m² (Vertical)

Source room volume: 2556.00 m³ (L01)

Receiving room volume: 2556.00 m³ (L02)

Frequency f Hz	D _{nT} 1/3 octave dB
50	---
63	---
80	31.8
100	34.0
125	35.4
160	34.4
200	35.3
250	39.7
315	42.4
400	44.8
500	48.2
630	50.4
800	52.4
1000	54.4
1250	55.8
1600	57.8
2000	≥ 59.0
2500	61.9
3150	≥ 63.0
4000	≥ 64.1
5000	≥ 65.2



≥: 1.3 dB correction applied,
value at the limit of measurement

Rating in accordance with ISO 717-1:

$D_{nT,w}(C;C_{tr}) = 51$ (-2; -6) dB

$C_{50-3150} = ---$ dB;

$C_{50-5000} = ---$ dB;

$C_{100-5000} = -1$ dB

$C_{tr,50-3150} = ---$ dB;

$C_{tr,50-5000} = ---$ dB;

$C_{tr,100-5000} = -6$ dB

Evaluation based on field measurement using results obtained by an engineering method.

Report No.: TM784-01

Name: Griffin Rogers

Date: 16/06/2026

Signature:

11 August 2026

TM784-05F01 addendum letter to acoustic report (r3)

Markham Real Estate Partners Pty Ltd ATF M7 Property Trust

Harry Kimpton

H.Kimpton@Markham.com.au

From: Rebecca Corbett [Rebecca.Corbett@renzotonin.com.au]

Pier 8/9 Hickson Road, Millers Point - Addendum Letter to DA report

1 Introduction

This addendum provides additional information to the acoustic report prepared for Development Application of the proposed Function Centre for Pier 8 & 9 at 23 Hickson Road, Millers Point (Development Application D/2026/626). [Report reference: TM784-03F02 Pier 8-9, 23 Hickson Rd, Millers Point - DA Acoustic Assessment For Function Centre (r8), dated 22/5/2026]

City of Sydney Council have requested the following additional information relating to acoustics and noise.

- **Acoustic Report:** The acoustic report should be updated to assess patron dispersal, patron congregation, rideshare and taxi activity, vehicle door slams, servicing activity and waste collection operations where these activities have the potential to affect nearby residential receivers.

Additional modelling based on the information provided by the proposed plan of management and data provided by the operator has been undertaken.

2 Patron dispersal and congregation

Expected typical and maximum patron dispersal numbers have been provided by the proposed operator of the venue. A plan of management has been prepared to address patron dispersal and congregation. The dispersment data is based on data collected over years operating similar function venues and is therefore considered the most reliable data for use for assessment.

This information has identified:

- For large events (up to 750 persons), 3 security guards will be located along the wharf (at ground lifts, mid pier, and at the boom gate at Towns Place). In addition, 2 RSA Marshalls will be located at the venue exit.
- For typical events (up to 400 persons), 2 security guards will be located at the ground lifts and boom gate at Towns Place. In addition, 2 RSA Marshalls will be located at the venue exit.

The security guards positioned along the wharf to ensure patrons disperse quickly and quietly, along with 2 RSA Marshalls. In addition, signage will be located along the wharf imploring patrons to consider neighbours as they are departing.

Given the presence of security personnel and RSA Marshalls, along with the plan of management, the following source noise levels are assumed.

Table 1: Assumed Source Noise Levels

Obtained from	Applicable noise source	Overall dB(A)	Octave band centre frequency - Hz (dBZ)								
			31.5	63	125	250	500	1k	2k	4k	8k
Data Library	Sound Power level Per Person (casual voice, 1 in 2 speaking) (L_w L_{eq} 15min)	64	59	60	59	61	62	64	62	50	48

Given patrons are to depart the premises via Pier 9 only, the worst affected receivers as a result of patron departures are:

- 6 Towns Place, Millers Point; and
- 21-21A Hickson Road, Dawes Point

Both are located at the end of the pier, either side of the Towns Place boom gate.

Given the adjoining paths and roads are not privately owned and are accessible to the public, it is not reasonable to apply the same criteria as noise emission from an enclosed function venue to that of persons walking and talking on public streets. As such a criteria of 'background + 5dB' would be considered more appropriate to apply to dispersing patrons.

A 'background + 5dB' criteria is used to assess noise intrusiveness, with EPA's Noise Policy for Industry and Noise Guide for Local Councils both adopting the criteria to assess noise intrusion.

An assessment of patron noise as they disperse for a function of 750 guests, starting at 6.30pm and ending at 12am has been undertaken with the results presented below:

Table 2: breakdown of expected dispersal and predicted noise levels

Patron Departure times	Number of Guests Departing in period	Guests per passing through in a 15 minute Interval	Predicted noise levels at 6 Towns Place, LAeq, 15 min	Predicted noise levels at 21-21A Hickson Road, LAeq, 15 min	Proposed criteria at facade (Background + 5dB), LAeq, 15 min	Complies?
By 10.30pm	75	38	38	38	48	Yes
10:30pm – 11pm	225	113	43	43	48	Yes
11pm – 11.30pm	263	132	43	43	48	Yes
11.30pm – 12am	188	94	42	42	48	Yes

Broadband analysis

Guest departing data provided by venue operator based on operation of venues of similar size, use and capacity

It is noted that the plan of management nominates that events will end 15 minutes before the allocated time, allowing the venue to be empty by the finishing time. Eg, the event will conclude at 11.45pm for the venue to be empty by midnight. Guests are expected to be continually moving during their dispersal. The modelling accounts for this movement and does not assume that patrons will be stationary and in one location for an entire 15 minute assessment period.

Based on the predictions above and the implementation of the plan of management, noise levels from patrons departing the venue can be adequately controlled.

Whilst the purpose of the plan of management and placement of security guards at placements along the pier is intended to prevent guests congregating outside the venue and move guests along, modelling has been undertaken in two locations where congregation of groups has the potential to occur. These are at the bottom of the western lift/ gantry, and along Towns Place as guests wait for their taxis or ride shares to arrive.

An assessment of guests congregating in these locations has been undertaken with result presented below. It has been assumed that up to 50% of guests leaving within these periods shown could congregate at the bottom of the western lift/ gantry and up to 35% of guests leaving within these periods could congregate on Towns Place at the pier entry (which is equivalent to the identified percentage of people leaving the venue likely to catch taxis or ride shares). It is assumed that the group remains congregated for the entire 15minute period, which is considered a conservative approach.

Table 3: breakdown of expected congregation and predicted noise levels

Patron Departure times	Number of Guests Departing in period	Guests congregating in a 15 minute Interval	Predicted noise levels at 6 Towns Place, LAeq, 15 min	Predicted noise levels at 21-21A Hickson Road, LAeq, 15 min	Proposed criteria at facade (Background + 5dB), LAeq, 15 min	Complies?
At Lift Base (Pier 9)						
By 10.30pm	75	38	32	28	48	Yes
10:30pm – 11pm	225	113	37	33	48	Yes
11pm – 11.30pm	263	132	37	33	48	Yes
11.30pm – 12am	188	94	36	32	48	Yes
Town Place (at Pier entry)						
By 10.30pm	75	26	40	40	48	Yes
10:30pm – 11pm	225	80	48	48	48	Yes
11pm – 11.30pm	263	92	48	48	48	Yes
11.30pm – 12am	188	66	47	47	48	Yes

Broadband analysis

Guest departing data provided by venue operator based on operation of venues of similar size, use and capacity

3 Rideshare and taxi activity

Section 3 of the Transport Assessment for the site identifies the forecast travel demand for different modes of transport during major functions. Based on the predicted modes of transport for a typical major function (750 persons) that ends by midnight, the following number of Taxi/ Ride share movements are predicted.

Table 4: Ride Share/ Taxi movements

Patron Departure times	Number of vehicle movements via Taxi or Ride Share per 15 minute interval
By 10.30pm	7
10:30pm – 11pm	20
11pm – 11.30pm	23
11.30pm – 12am	16

Other than the vehicle movement along the road, the main source of noise from Taxi and Ride share use is the doors closing on the vehicle. The following maximum noise levels have been used for this

assessment. Data is based on traditional petrol vehicles with standard opening doors. It is noted that a larger portion of taxis and ride shares are now electric or hybrid vehicles, generating significantly less road noise and may also incorporate soft closing doors.

A taxi zone is located on the opposite side of Hickson Road, however, for the purpose of assessment, it has been assumed that taxi and ride share pick ups are at the closest point to the pier entrance.

Car door slams in the quiet of night can produce noticeable transient noise. The sound power levels generated by taxi and ride share activities are presented in the following table.

Table 5: Carpark noise emission sound power levels

Activity	Metric	Sound power level, dB(A) re. 1pW per 15-minute
Vehicle moving (10km/h)	Passby L_w	45
Door Slam (1 per vehicle)	$L_w + 10\log(t)$	60

Noise generated by ride share and taxi pick ups includes vehicle doors closing and vehicles moving. To assess this noise, the $L_{Aeq\ 15\text{-minute}}$ noise level at the nearest affected residential premises was determined for each relevant time period based on the number of vehicle movements expected to occur during that period. For the purpose of this assessment.

Criteria for taxi and ride share pick ups and movements have been assessed to a 'background + 5dB' criteria.

Predicted noise levels from the activities presented above:

Table 6: Predicted noise levels from taxi/ ride share activities

Patron Departure times	Taxi/ ride share movements per 15 min period	Predicted noise levels at 6 Towns Place	Predicted noise levels at 21-21A Hickson Road	Proposed criteria at facade (Background + 5dB)	Complies?
By 10.30pm	7	37	37	48	Yes
10:30pm – 11pm	20	41	41	48	Yes
11pm – 11.30pm	23	42	42	48	Yes
11.30pm – 12am	16	40	40	48	Yes

Broadband analysis

Based on the predictions above noise levels from patrons departing the venue in taxis and ride shares will comply with the nominated acoustic criteria.

4 Servicing activities

The operator has informed us that on a typical event day, the venue could expect approximately 5 deliveries over the course of the day, all occurring during the daytime period. This would typically result in no more than 1 delivery in any 15 minute period. It is expected that deliveries would typically occur in vans and small rigid trucks entering the site via the Towns Place boom gate and driving along the concrete section of the pier. Deliveries are to occur during the day time period only.

Suitable criteria has been established as 'background + 5dB.

Table 7: Delivery vehicle emission sound power levels

Activity	Metric	Sound power level, dB(A) re. 1pW per 15-minute
Reverse Beeper (tonal)	L _W , 100 seconds	100
Unloading/ loading 9m truck with hand pallet jack	L _{Aeq}	78
Truck start	L _{Aeq}	74

Predicted noise levels from on pier deliveries for a 15 minute period are as follows:

Receiver	Predicted noise level, L _{Aeq} , 15 min, dB(A)	Day time background noise level, L _{A90} , dB(A)	Assessment criteria 'background + 5dB'	Complies?
6 Towns Place, Millers Point	51	50	55	Yes

Based on the predictions above noise levels from deliveries to the venue will comply with the nominated acoustic criteria.

5 Waste Collection

Waste is currently collected for the site 6 days a week, this is undertaken between the hours of 7am - 4pm. Waste for the venue is to be collected as part of the current collections. This may extend the length of time that waste collection takes but does not increase the number of collections experienced by residences. Collections currently occur during the hours of 7am and 4pm.

The proposed waste collection is not predicted to change noise emission to neighbouring residents.

6 Conclusion

Noise associated with patron dispersal and congregation, ride share and taxi activities, serving activities and waste collection associated with the proposed development at Lot 3, Pier 8/9, 23 Hickson Road are

predicted to comply with nominated acoustic criteria dependent on the implementation of the Plan of Management for the site.

The additional assessment demonstrates that the maximum-capacity 750-person operation can be accommodated without unacceptable acoustic impacts at the nearest residential receivers, including during the late-night patron departure period, subject to implementation of the acoustic and operational controls identified in the Acoustic Report and Plan of Management.”

Document control

Date	Revision history	Non-issued revision	Issued revision	Prepared	Instructed	Reviewed / Authorised
10.8.2026	1 st issue	0	1	R Corbett		H Pearce
10.8.2026	Minor amendment to rideshare numbers		2	R Corbett		
File Path: R:\AssocSydProjects\TM751-TM800\TM784 tt Walsh Bay & 23a Hickson Rd Millers Point\Task 5 - addendum\TM784-05F01 addendum letter to acoustic report (r3).docx						

Important Disclaimers:

The work presented in this document was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian/New Zealand Standard AS/NZS ISO 9001.

This document is issued subject to review and authorisation by the suitably qualified and experienced person named in the last column above. If no name appears, this document shall be considered as preliminary or draft only and no reliance shall be placed upon it other than for information to be verified later.

This document is prepared for the particular requirements of our Client referred to above in the 'Document details' which are based on a specific brief with limitations as agreed to with the Client. It is not intended for and should not be relied upon by a third party and no responsibility is undertaken to any third party without prior consent provided by Renzo Tonin & Associates. The information herein should not be reproduced, presented, or reviewed except in full. Prior to passing on to a third party, the Client is to fully inform the third party of the specific brief and limitations associated with the commission.

In preparing this report, we have relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the Client and/or from other sources. Except as otherwise stated in the report, we have not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate, or incomplete then it is possible that our observations and conclusions as expressed in this report may change.

We have derived data in this report from information sourced from the Client (if any) and/or available in the public domain at the time or times outlined in this report. The passage of time, manifestation of latent conditions or impacts of future events may require further examination and re-evaluation of the data, findings, observations and conclusions expressed in this report.

We have prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

The information contained herein is for the purpose of acoustics only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics engineering including and not limited to structural integrity, fire rating, architectural buildability and fit-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.

External and internal cladding / lining disclaimer: No claims are made and no liability is accepted in respect of any external and/or internal wall and/or roof and/or ceiling systems (eg facade / cladding materials, insulation, acoustic absorption etc) that are: (a) not compliant with or do not conform to any relevant non-acoustic legislation, regulation, standard, instructions or Building Codes; or (b) installed, applied, specified or utilised in such a manner that is not compliant with or does not conform to any relevant non-acoustic legislation, regulation, standard, instructions or Building Codes.

APPENDIX A Glossary of terminology

The following is a brief description of the technical terms used to describe noise to assist in understanding the technical issues presented.

Adverse weather	Weather effects that enhance noise (that is, wind and temperature inversions) that occur at a site for a significant period of time (that is, wind occurring more than 30% of the time in any assessment period in any season and/or temperature inversions occurring more than 30% of the nights in winter).
Ambient noise	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment period	The period in a day over which assessments are made.
Assessment point	A point at which noise measurements are taken or estimated. A point at which noise measurements are taken or estimated.
Background noise	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level (see below).
Decibel [dB]	The units that sound is measured in. The following are examples of the decibel readings of every day sounds: 0dB The faintest sound we can hear 30dB A quiet library or in a quiet location in the country 45dB Typical office space. Ambience in the city at night 60dB CBD mall at lunch time 70dB The sound of a car passing on the street 80dB Loud music played at home 90dB The sound of a truck passing on the street 100dB The sound of a rock band 120dB Deafening
dB(A)	A-weighted decibels. The A-weighting noise filter simulates the response of the human ear at relatively low levels, where the ear is not as effective in hearing low frequency sounds as it is in hearing high frequency sounds. That is, low frequency sounds of the same dB level are not heard as loud as high frequency sounds. The sound level meter replicates the human response of the ear by using an electronic filter which is called the "A" filter. A sound level measured with this filter switched on is denoted as dB(A). Practically all noise is measured using the A filter.
dB(C)	C-weighted decibels. The C-weighting noise filter simulates the response of the human ear at relatively high levels, where the human ear is nearly equally effective at hearing from mid-low frequency (63Hz) to mid-high frequency (4kHz), but is less effective outside these frequencies.
Frequency	Frequency is synonymous to pitch. Sounds have a pitch which is peculiar to the nature of the sound generator. For example, the sound of a tiny bell has a high pitch and the sound of a bass drum has a low pitch. Frequency or pitch can be measured on a scale in units of Hertz or Hz.
Impulsive noise	Having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent noise	The level suddenly drops to that of the background noise several times during the period of observation. The time during which the noise remains at levels different from that of the ambient is one second or more.
L _{Max}	The maximum sound pressure level measured over a given period.
L _{Min}	The minimum sound pressure level measured over a given period.

L ₁	The sound pressure level that is exceeded for 1% of the time for which the given sound is measured.
L ₁₀	The sound pressure level that is exceeded for 10% of the time for which the given sound is measured.
L ₉₀	The level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
L _{eq}	The “equivalent noise level” is the summation of noise events and integrated over a selected period of time.
Reflection	Sound wave changed in direction of propagation due to a solid object obscuring its path.
SEL	Sound Exposure Level (SEL) is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain L _{eq} sound levels over any period of time and can be used for predicting noise at various locations.
Sound	A fluctuation of air pressure which is propagated as a wave through air.
Sound absorption	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound level meter	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound pressure level	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound power level	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise	Containing a prominent frequency and characterised by a definite pitch.

17 August 2026

TM784-05F02 Acoustic letter regarding morning hours of operation (r0)

James Markham

Markham

Level 2, Pier 8/9, 23 Hickson Road,
Millers Point NSW 2001

Dear Sir/Madam

Pier 8 & 9, 23 Hickson Road, Millers Point - Letter to address Council comments

Council have requested an amendment to the Plan of Management for the proposed function venue at Pier 8 & 9, Hickson Road, Millers Point, proposing:

3.0 Hours of Operation

Outdoor hours should be from 9am to make clear the eastern gantries and northern balcony are not to be used between 7am and 9am except in emergencies and western gantries for entry and exit only between those times.

It is noted that morning events will not be high noise producing events, with the likely use of the outdoor spaces involving patrons enjoying a coffee or tea in the morning sun.

In terms of acoustics, it is noted that the period between 7am and 9am is considered the day time period. The day time period is identified in the NSW EPA's Noise Policy for Industry as 7am - 6pm, with the night time period identified as 10pm to 7am. Liquor and Gaming NSW also identify the critical noise periods as midnight to 7am, with a less stringent criteria applied from 7am to midnight.

Further to this, upon assessing the measured background noise levels surrounding the site, the difference in typical LA90 background noise level is approximately 2dB, which would not be noticeable under normal listening conditions, so does not support more stringent operating conditions between the daytime hours of 7am - 9am.

Regards,

A handwritten signature in black ink, appearing to read 'Rebecca Corbett'.

Rebecca Corbett

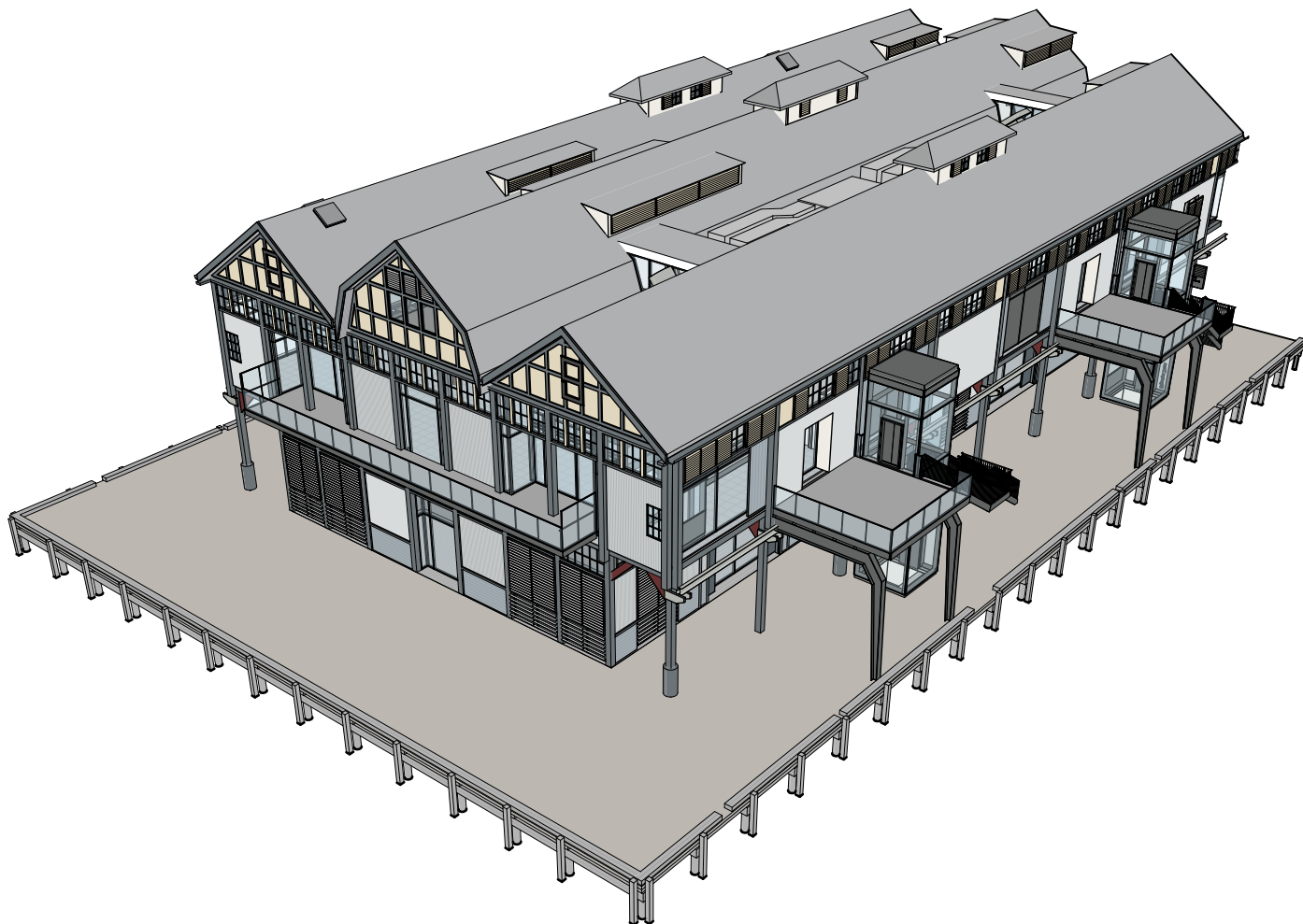
Principal Engineer, M.A.A.S

Rebecca.Corbett@renzotonin.com.au

Attachment C

Architectural Plans

PIER 8 AND 9 CHANGE OF USE DEVELOPMENT APPLICATION ARCHITECTURAL DOCUMENTATION



DRAWING LIST			
NUMBER	NAME	REVISION	DATE
DA0001	COVER SHEET	B	07/08/26
DA0002	RENDERS - EXTERNAL	B	07/08/26
DA0010	SITE LOCATION PLAN	B	07/08/26
DA0310	DEMOLITION PLAN - LEVEL 00 / 01	B	07/08/26
DA0312	DEMOLITION PLAN - LEVEL 02 / 03	B	07/08/26
DA0314	DEMOLITION PLAN - LEVEL 04 / ROOF	B	07/08/26
DA0315	DEMOLITION ELEVATIONS	B	07/08/26
DA0410	GFA PLANS	B	07/08/26
DA1010	GA PLAN - LEVEL 00 / 01	B	07/08/26
DA1012	GA PLAN - LEVEL 02 / 03	B	07/08/26
DA1014	GA PLAN - LEVEL 04 / ROOF	B	07/08/26
DA1020A	ZONE A PLAN - LEVEL 00	B	07/08/26
DA1020B	ZONE B PLAN - LEVEL 00	B	07/08/26
DA1021A	ZONE A PLAN - LEVEL 01	B	07/08/26
DA1022A	ZONE A PLAN - LEVEL 02	B	07/08/26
DA1022B	ZONE B PLAN - LEVEL 02	B	07/08/26
DA1023A	ZONE A PLAN - LEVEL 03	B	07/08/26
DA1024A	ZONE A PLAN - LEVEL 04	B	07/08/26
DA1025A	ZONE A PLAN - ROOF	B	07/08/26
DA1300	GA ELEVATIONS 01	B	07/08/26
DA1310	ZONE ELEVATIONS 01	B	07/08/26
DA1311	ZONE ELEVATIONS 02	B	07/08/26
DA1312	ZONE ELEVATIONS 03	B	07/08/26
DA1410	ZONE SECTIONS 01	B	07/08/26

DESIGN RESOLUTION

1.1 Drawings show general architectural intent for the purposes of this Development Application.

1.2 Internal layouts are indicative and subject to further detailed design development.

1.3 Dimensions are indicative and subject to detailed design resolution

1.4 Landscaping is indicative and subject to detailed design.

1.5 The location of plant, equipment and services is indicative and subject to detailed design.

1.6 Minor elements including flues, vent pipes, aerials, etc are omitted for clarity.

GRAPHIC REPRESENTATION

2.1 Colours are used to indicate the design intent and may not accurately represent actual colours of selected materials.

2.2 Colours on plans are used for diagrammatic purposes and do not reflect selected materials

EXISTING STRUCTURES AND SERVICES

3.1 Extent and location of the existing services and structures is based on the survey information provided.

3.2 Extent and location of the existing services and structures to be verified on site.

3.3 Existing levels shown are based upon the survey information provided or extrapolated from spot levels provided.

3.4 All levels are relative to the Australian Height Datum (AHD)

Notes ALL EXISTING CONDITIONS TO BE CHECKED ON SITE. ALL DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT ON SITE. ALL OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT. THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY OTHER DOCUMENTS PREPARED BY SISSONS REMAINS THE PROPERTY OF SISSONS. SISSONS GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF SISSONS. Nominated Architect: Nick Sissons NSW ARB 7210		<table><tr><th>Rev</th><th>Date</th><th>Description</th><th>Issued</th><th>Check</th></tr><tr><td>A</td><td>01/06/26</td><td>DEVELOPMENT APPLICATION</td><td>SF</td><td>CC</td></tr><tr><td>B</td><td>07/08/26</td><td>DEVELOPMENT APPLICATION - RFI RESPONSE</td><td>SF</td><td>CC</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Rev	Date	Description	Issued	Check	A	01/06/26	DEVELOPMENT APPLICATION	SF	CC	B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC																																														Client		Project		Drawing Title			
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MARKHAM					PIERS 8 & 9		COVER SHEET																																																															
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						25-021		DA0001		DEVELOPMENT APPLICATION		B																																																										



1. North west view of Pier 9.



2. Eastern view of Pier 8.



3. Northern view of Piers 8 and 9.



4. View standing on gantry 1 looking north.

Notes

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Nominated Architect: Nick Sissons NSW ARB 7210

ALL RENDERINGS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY

Rev	Date	Description	Issued	Check
A	01/06/26	DEVELOPMENT APPLICATION	SF	CC
B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

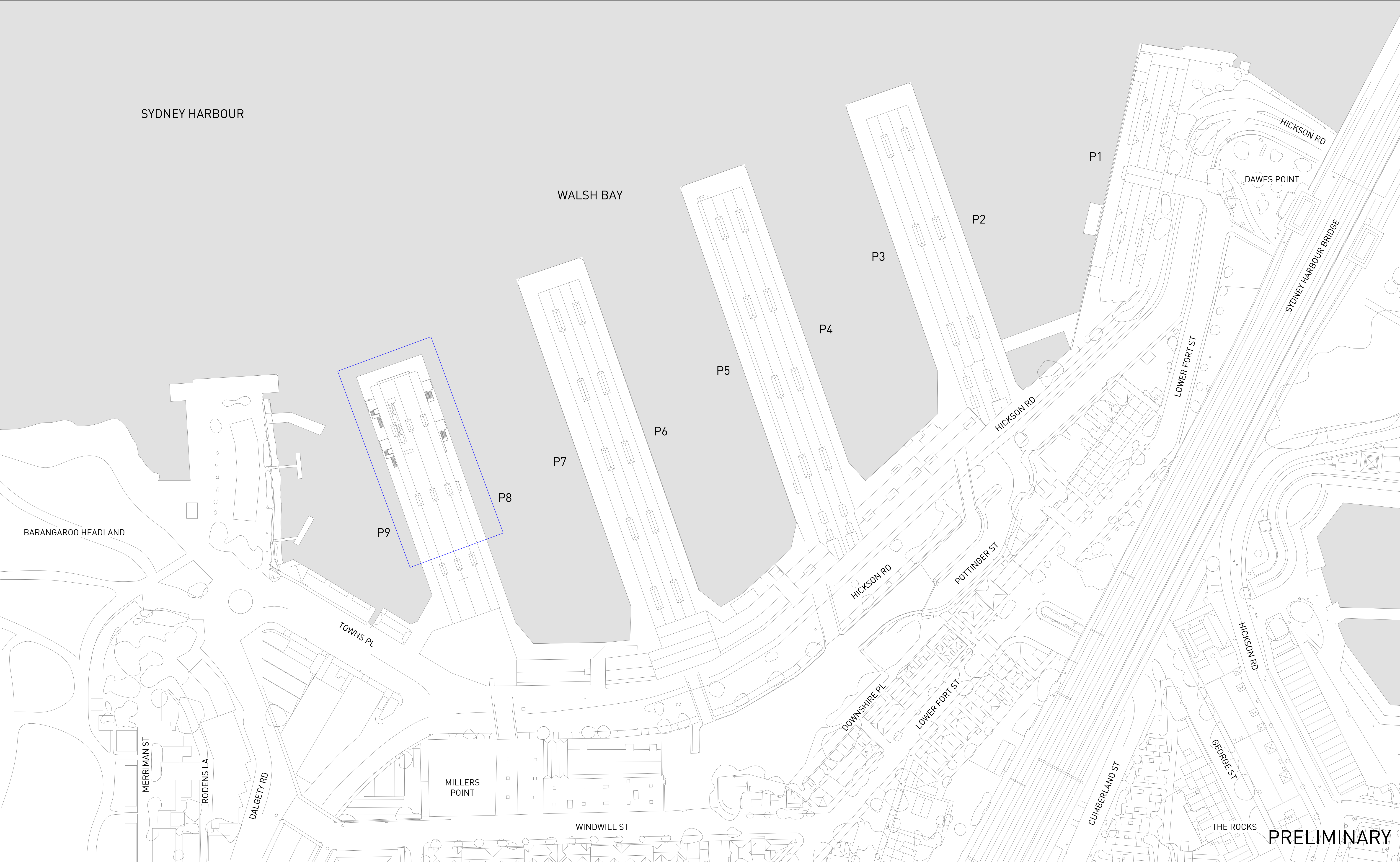
Client
MARKHAM

Project
PIERS 8 & 9

Drawing Title
RENDERS - EXTERNAL

Architect
sissons.
a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Project No. 25-021	Drawing No. DA0002	Stage DEVELOPMENT APPLICATION	Rev B
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Notes

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Nominated Architect: Nick Sissons NSW ARB 7210

SITE LOCATION LEGEND

PROPOSED SITE

Rev	Date	Description	Issued	Check
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B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

Client
MARKHAM

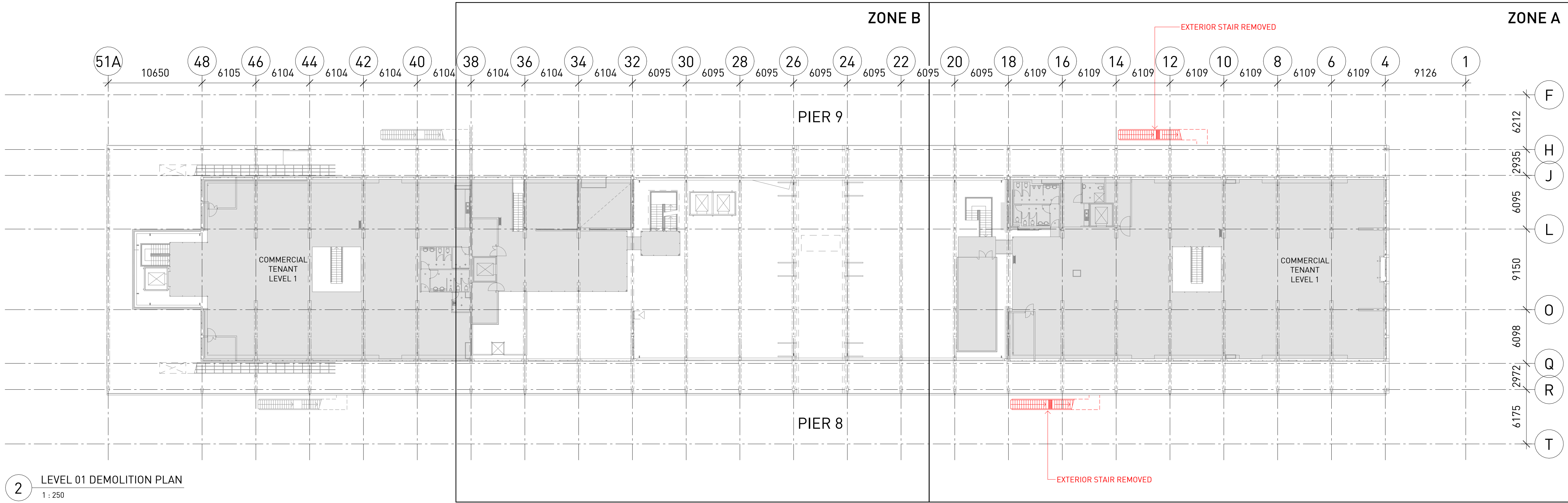
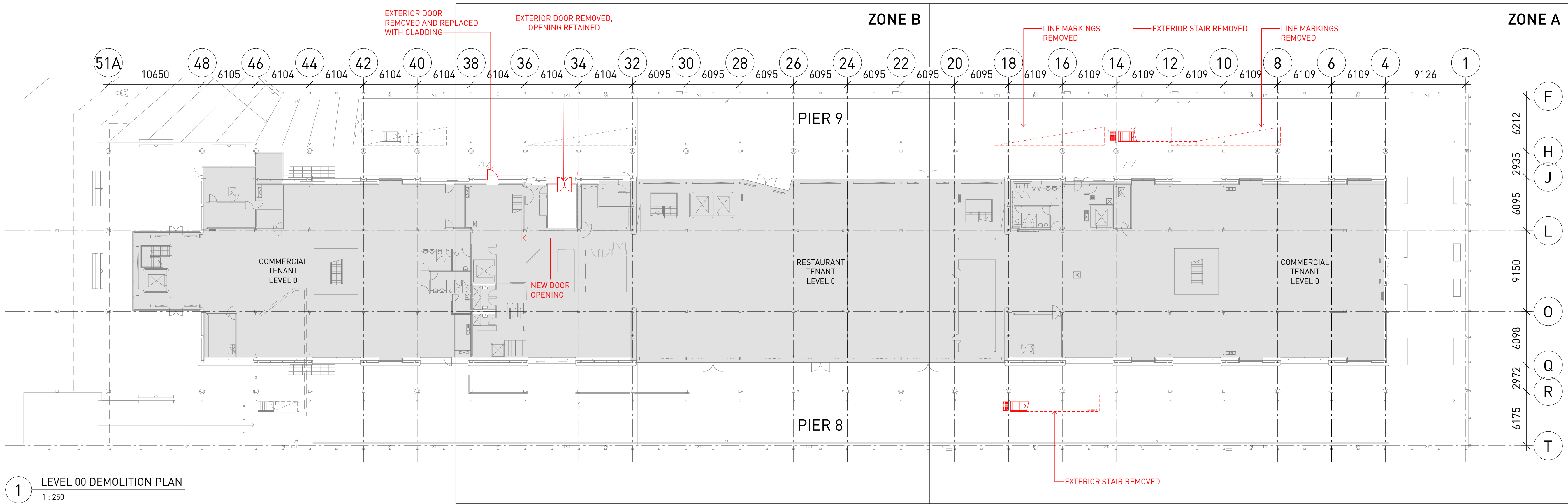
Scale
1 : 1000 @ A1 (Half @ A3)

North

Project
PIERS 8 & 9

Architect
sissons.
a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Drawing Title			
SITE LOCATION PLAN			
Project No.	Drawing No.	Stage	Rev
25-021	DA0010	DEVELOPMENT APPLICATION	B



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Nominated Architect: Nick Sissons NSW ARB 7210

DEMOLITION LEGEND

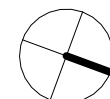
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- EXTENT OF EXISTING INTERIOR FITOUT TO BE REMOVED, INCLUDING STAIRS, AMENITIES AND PLANT ROOMS AS INDICATED

Rev	Date	Description	Issued	Check
A	01/06/26	DEVELOPMENT APPLICATION	SF	CC
B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

Client
MARKHAM

Scale
1 : 250 @ A1 (Half @ A3)

North

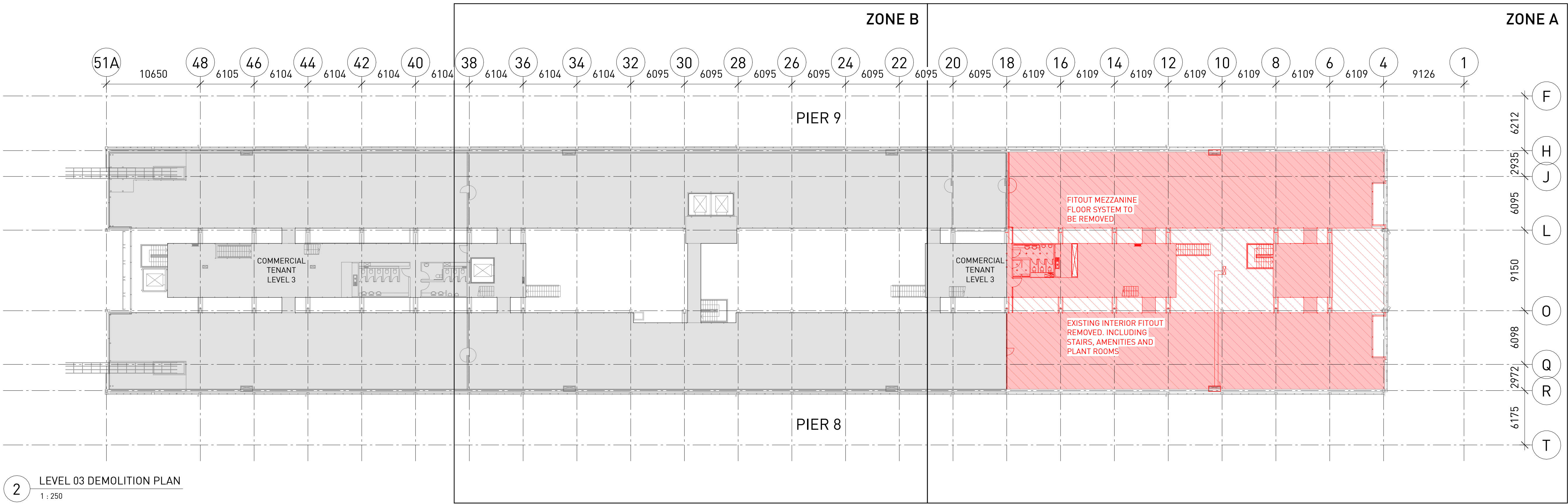
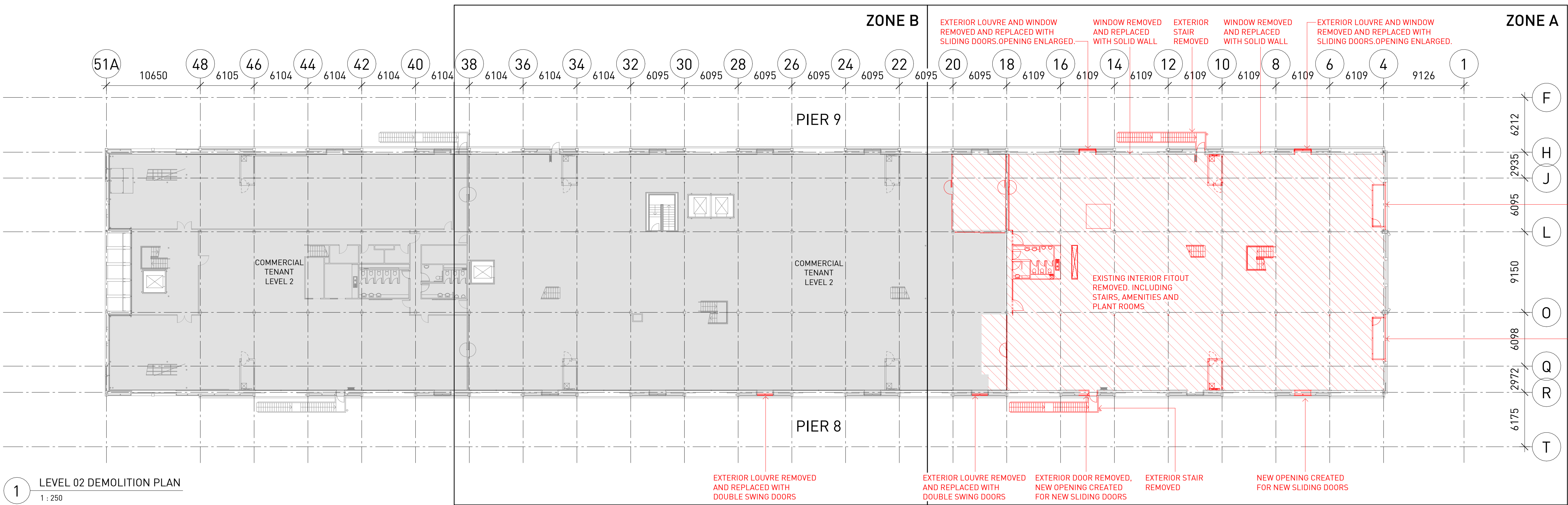


Project
PIERS 8 & 9

Architect
sissons.
a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Drawing Title
DEMOLITION PLAN - LEVEL 00 / 01

Project No.	Drawing No.	Stage	Rev
25-021	DA0310	DEVELOPMENT APPLICATION	B



Notes

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Nominated Architect: Nick Sissons NSW ARB 7210

DEMOLITION LEGEND

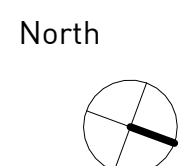
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EXTENT OF EXISTING INTERIOR FITOUT TO BE REMOVED, INCLUDING STAIRS, AMENITIES AND PLANT ROOMS AS INDICATED

Rev	Date	Description	Issued	Check
A	01/06/26	DEVELOPMENT APPLICATION	SF	CC
B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

Client
MARKHAM

Scale
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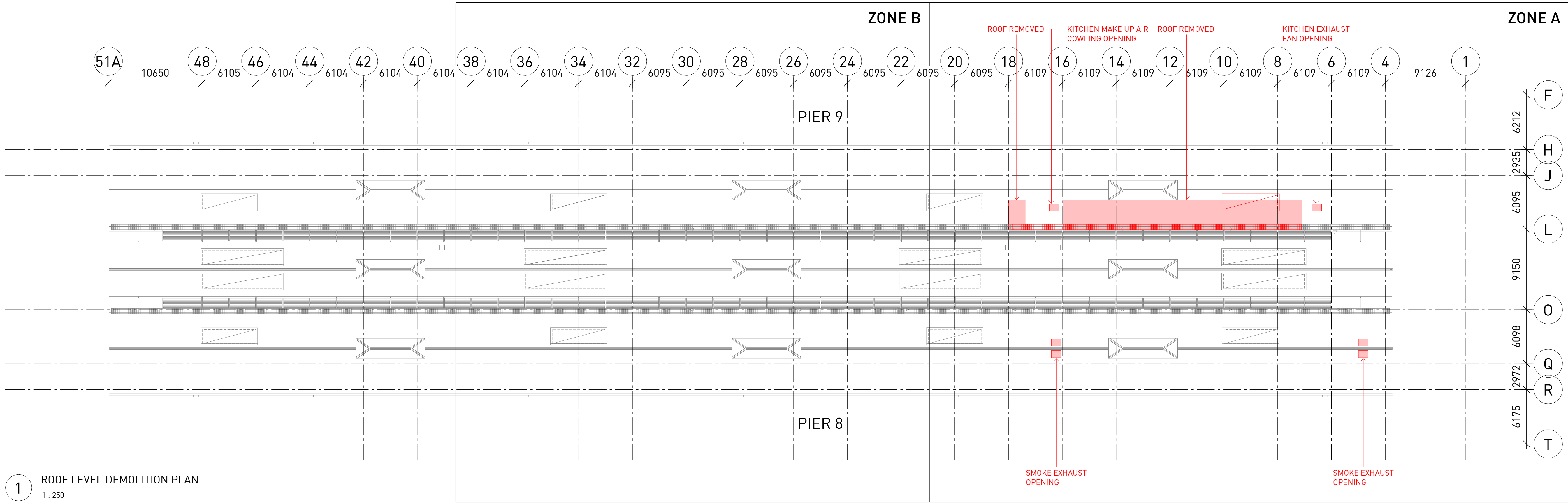
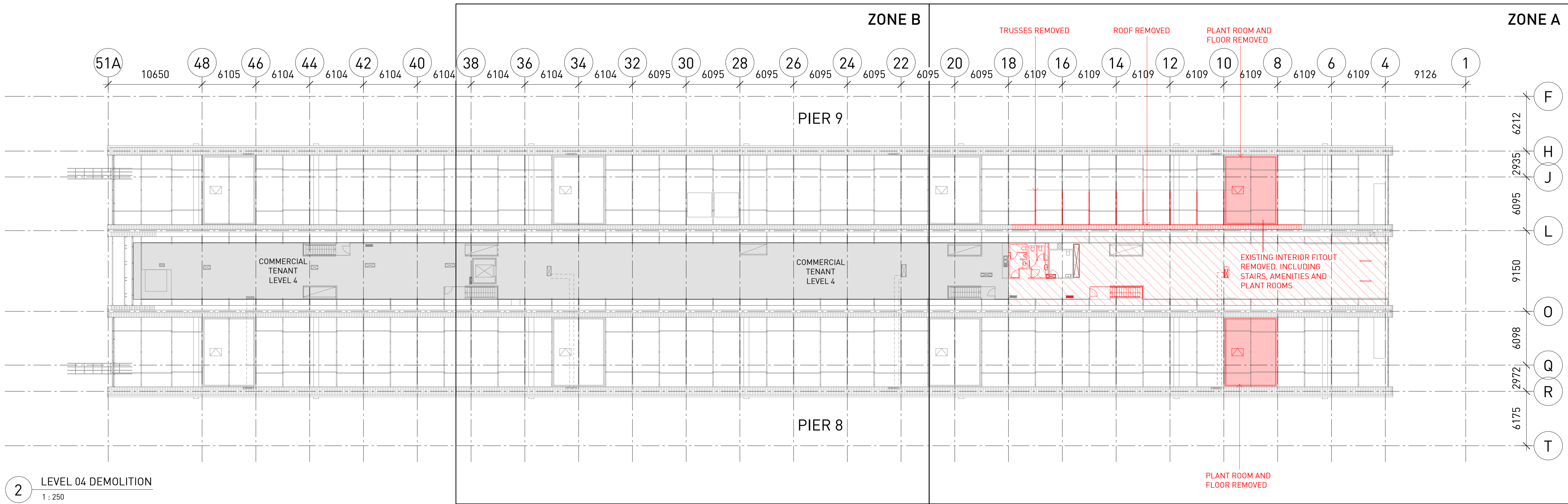


Project
PIERS 8 & 9

Architect
sissons.
a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Drawing Title
DEMOLITION PLAN - LEVEL 02 / 03

Project No.	Drawing No.	Stage	Rev
25-021	DA0312	DEVELOPMENT APPLICATION	B



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Nominated Architect: Nick Sissons NSW ARB 7210

DEMOLITION LEGEND

EXTENT OF FLOOR, WALL, FACADE AND GLAZING FABRIC TO BE REMOVED

EXTENT OF EXISTING INTERIOR FITOUT TO BE REMOVED, INCLUDING STAIRS, AMENITIES AND PLANT ROOMS AS INDICATED

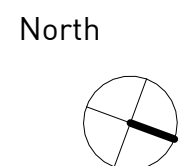
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B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

Client

MARKHAM

Scale

1 : 250 @ A1 (Half @ A3)



Project

PIERS 8 & 9

Architect

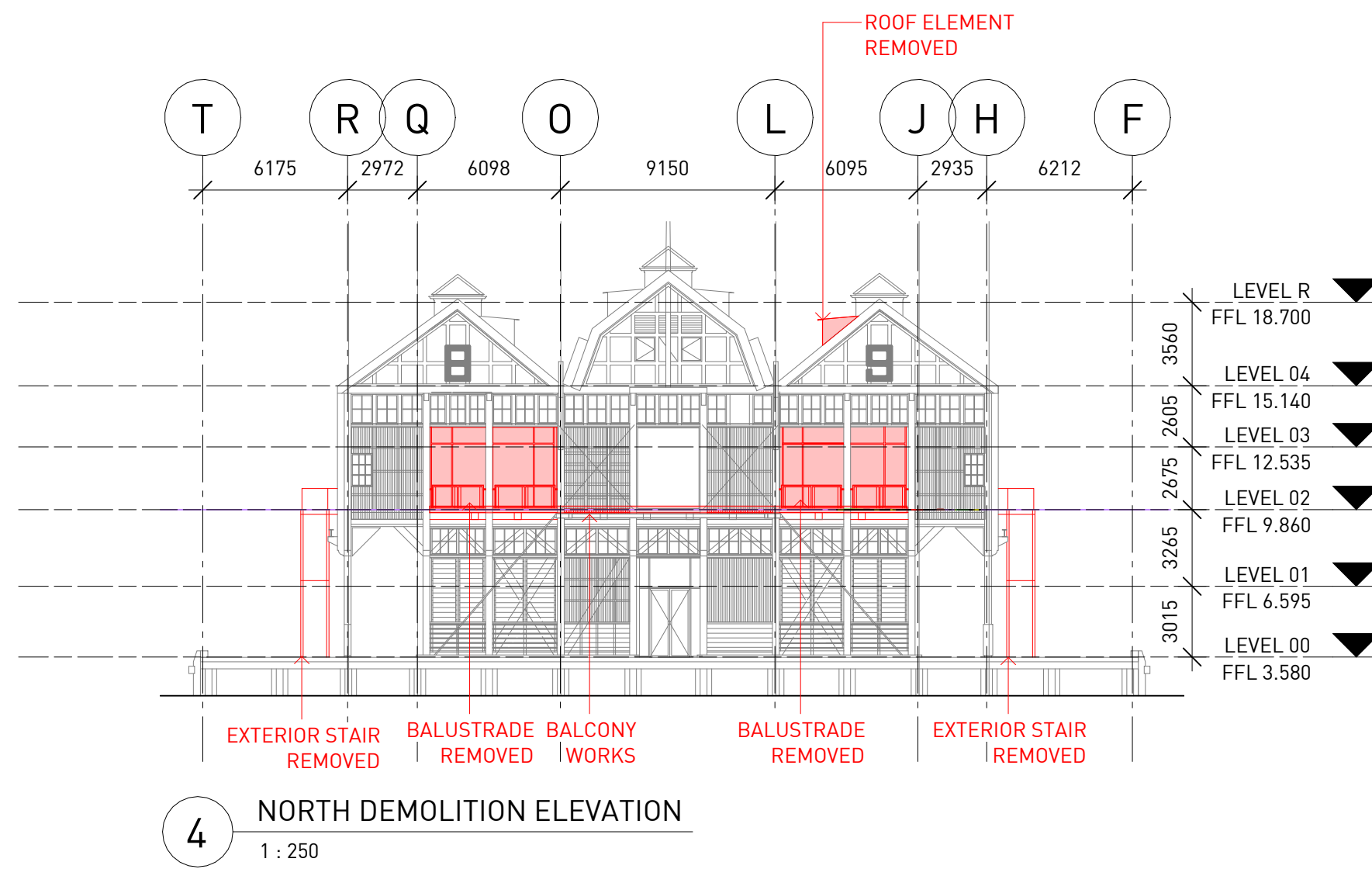
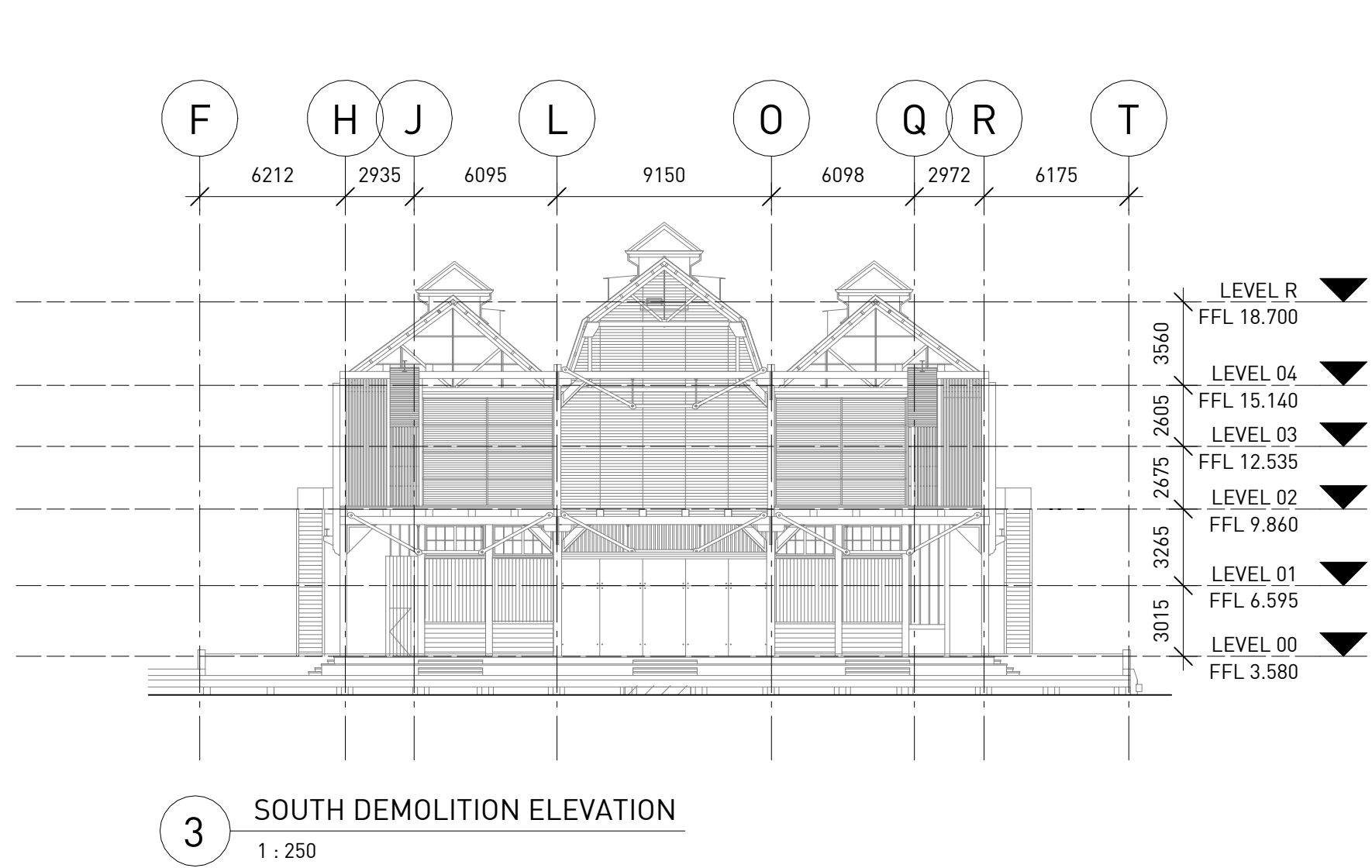
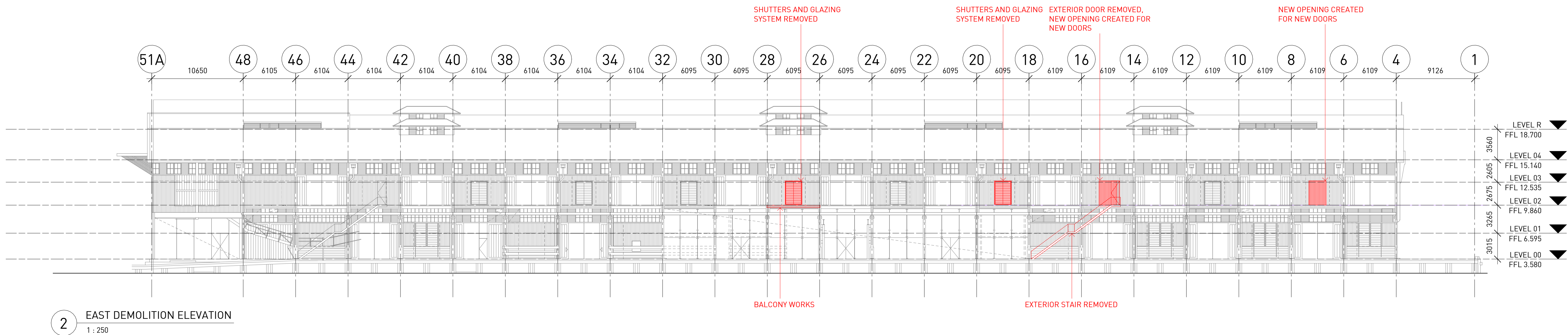
sissons.

a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Drawing Title

DEMOLITION PLAN - LEVEL 04 / ROOF

Project No.	Drawing No.	Stage	Rev
25-021	DA0314	DEVELOPMENT APPLICATION	B



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Nominated Architect: Nick Sissons NSW ARB 7210

DEMOLITION LEGEND

- EXTENT OF FLOOR, WALL, FACADE AND GLAZING FABRIC TO BE REMOVED
- EXTENT OF EXISTING INTERIOR FITOUT TO BE REMOVED, INCLUDING STAIRS, AMENITIES AND PLANT ROOMS AS INDICATED

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A	01/06/26	DEVELOPMENT APPLICATION	SF	CC
B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

Client

MARKHAM

Scale

1 : 250 @ A1 (Half @ A3)

Project

PIERS 8 & 9

Architect

sissons.

a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Drawing Title

DEMOLITION ELEVATIONS

Project No.

25-021

Drawing No.

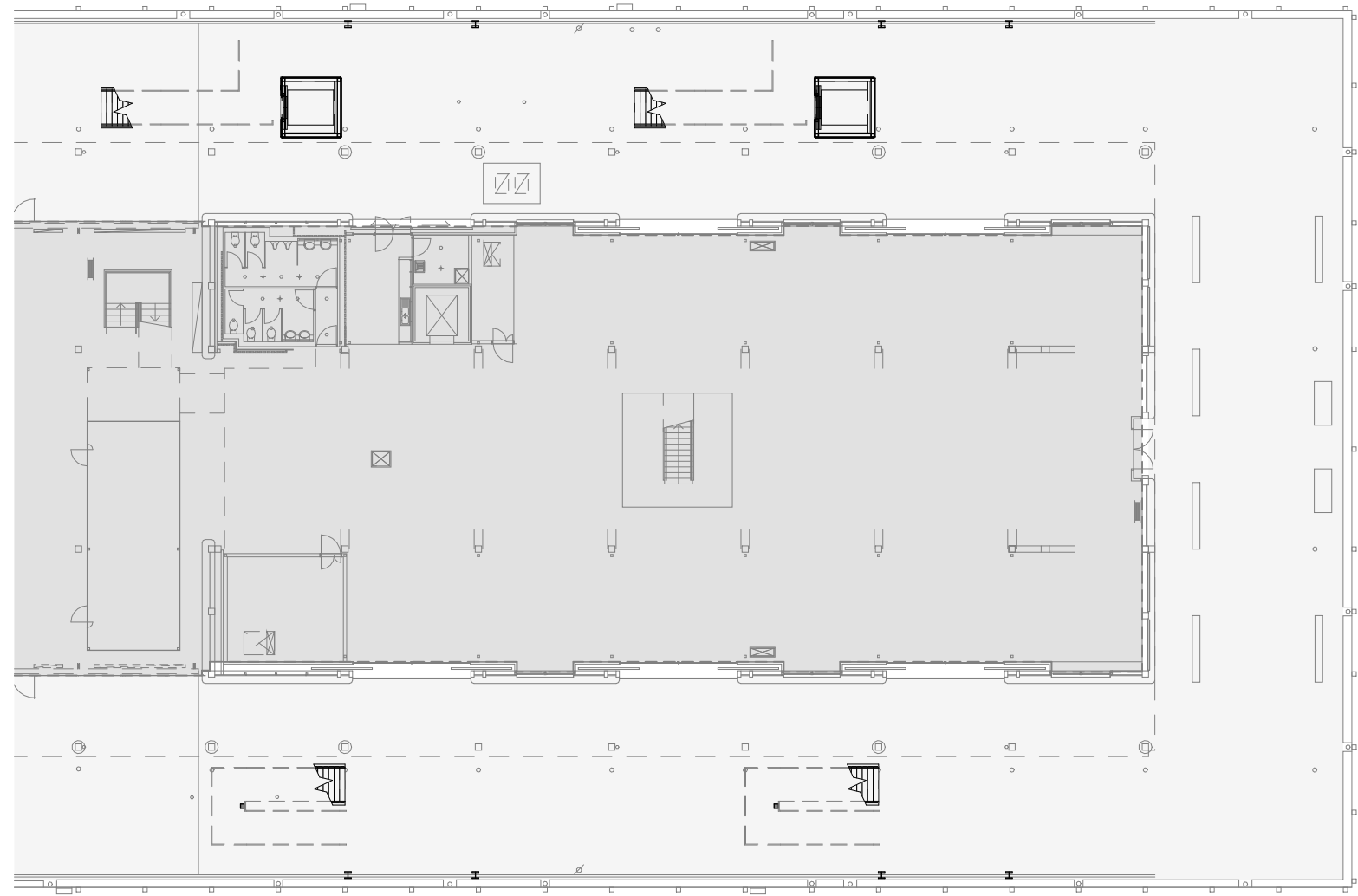
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Stage

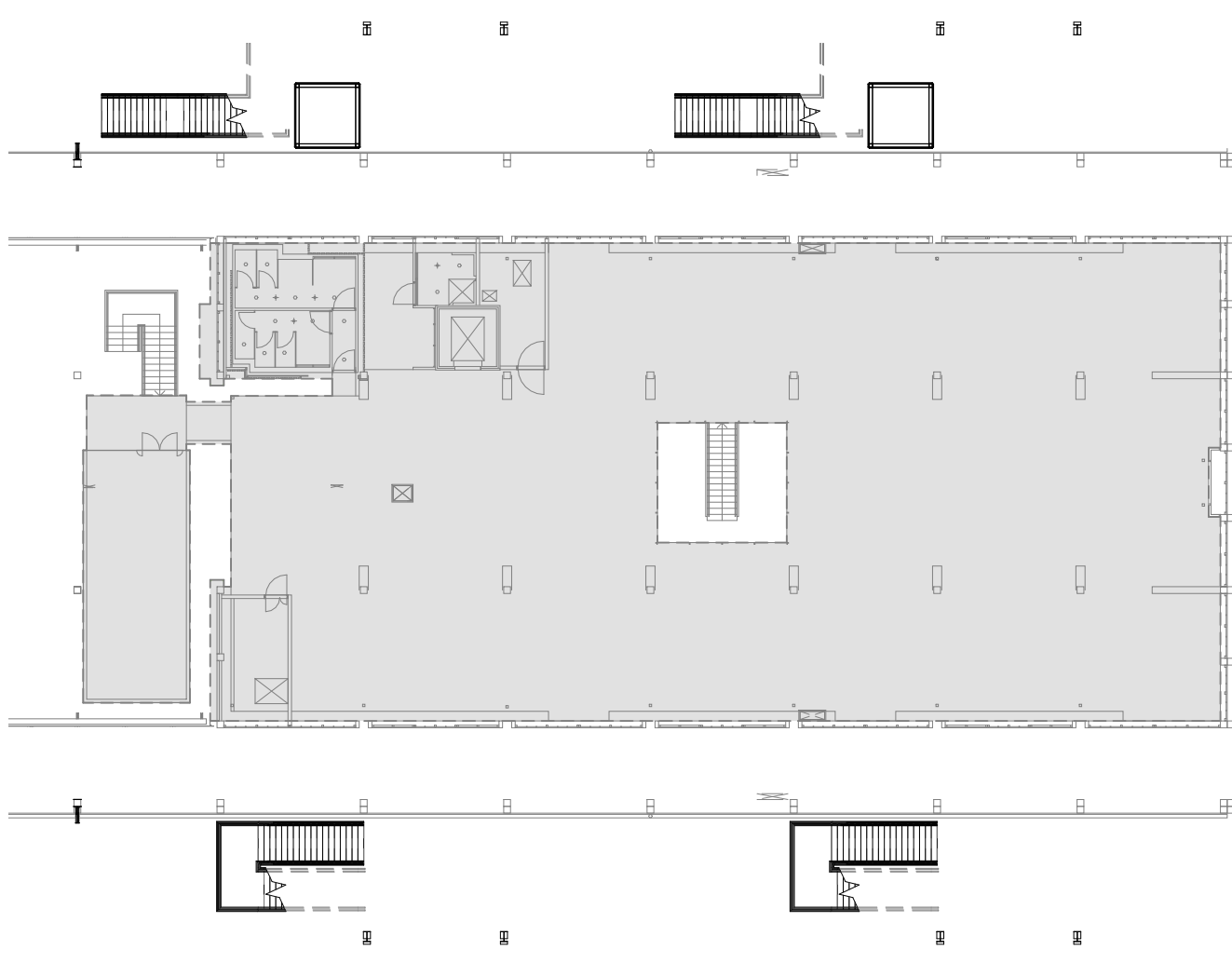
DEVELOPMENT APPLICATION

Rev

B



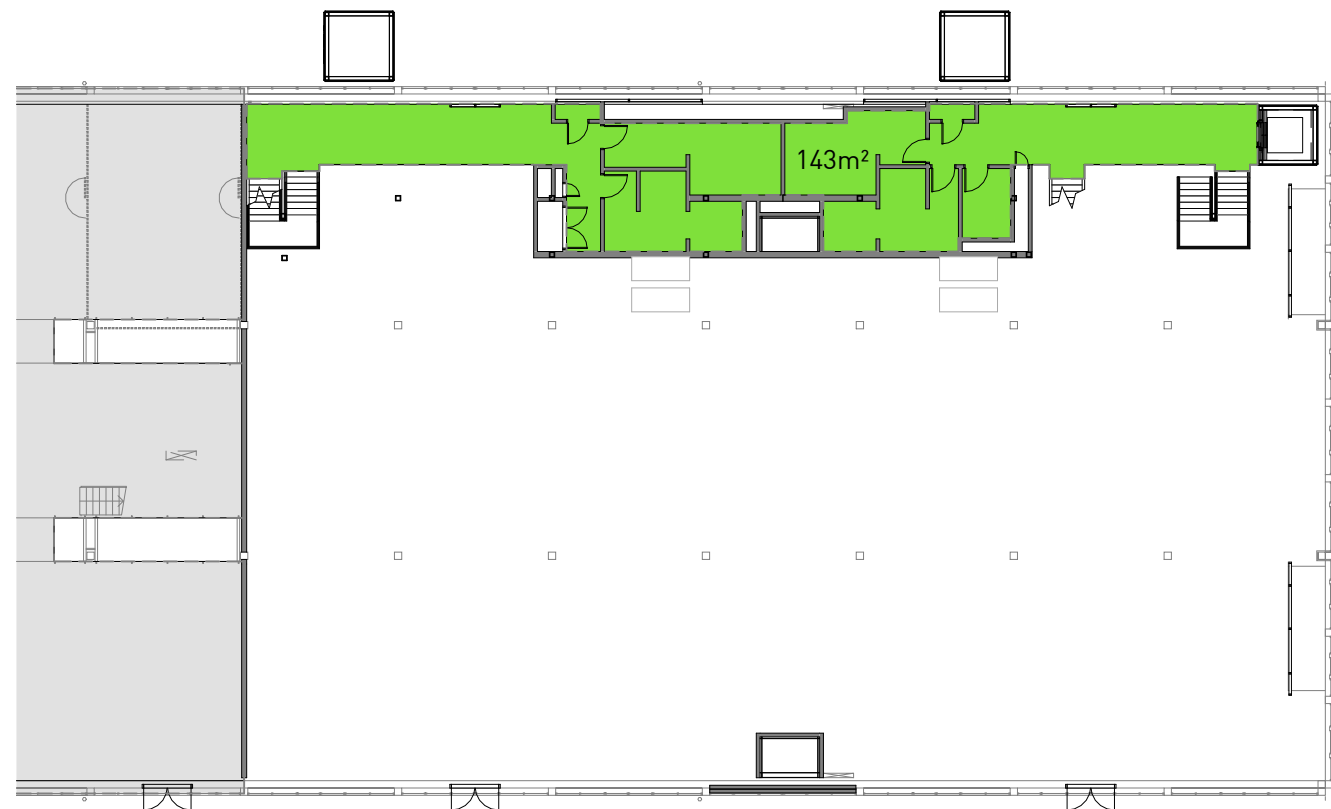
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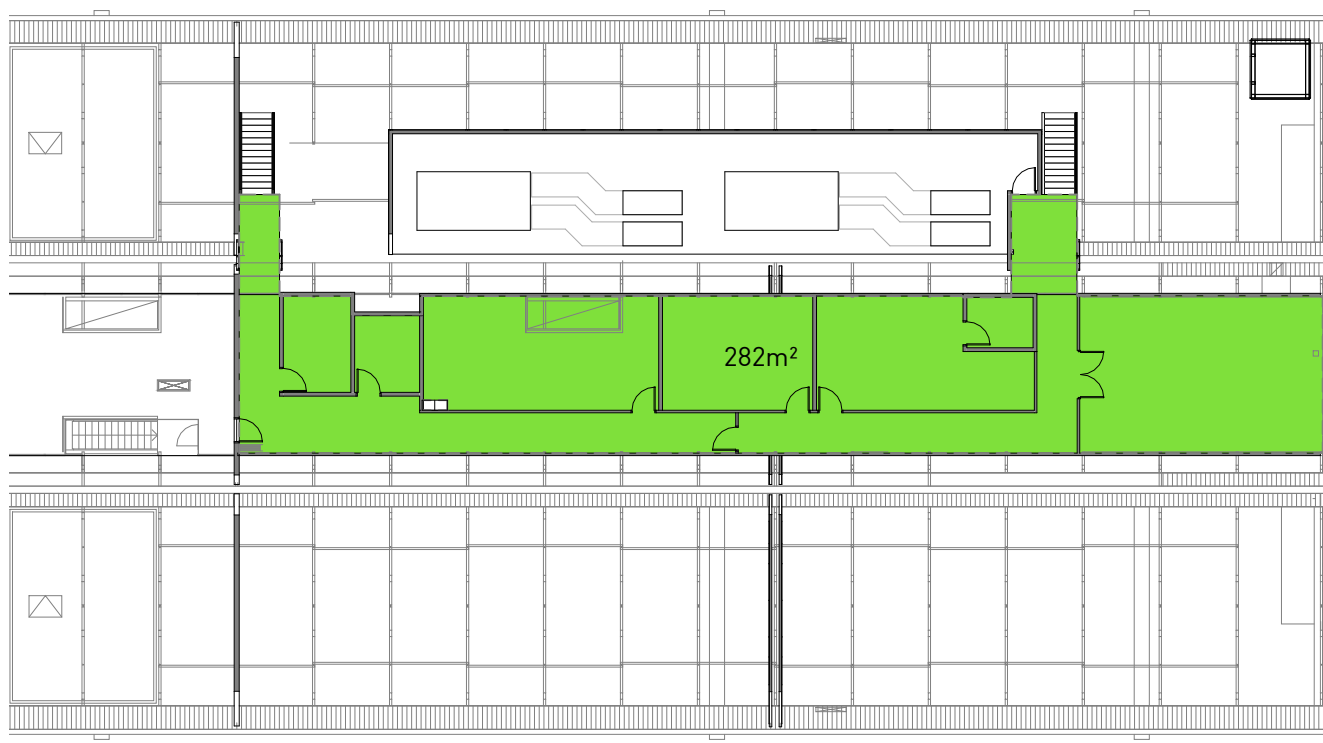
2 LEVEL 01
1 : 300



3 LEVEL 02
1 : 300



4 LEVEL 03
1 : 300



5 LEVEL 04
1 : 300

PROPOSED GFA AREA SUMMARY (m²)

ROOF	0
LEVEL 04	282
LEVEL 03	143
LEVEL 02	1170
LEVEL 01	0
LEVEL 00	0
TOTAL	1,595

GFA AREA LEGEND

GFA

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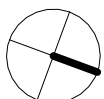
Nominated Architect: Nick Sissons NSW ARB 7210

Rev	Date	Description	Issued	Check
A	01/06/26	DEVELOPMENT APPLICATION	SF	CC
B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

Client
MARKHAM

Scale
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North

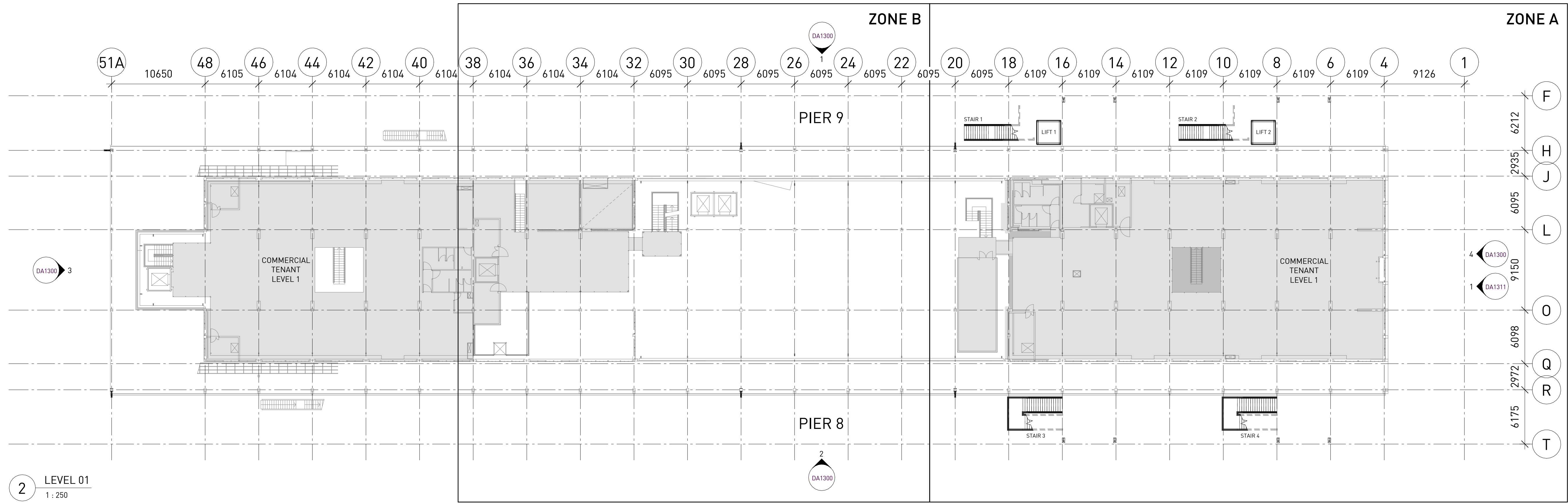


Project
PIERS 8 & 9

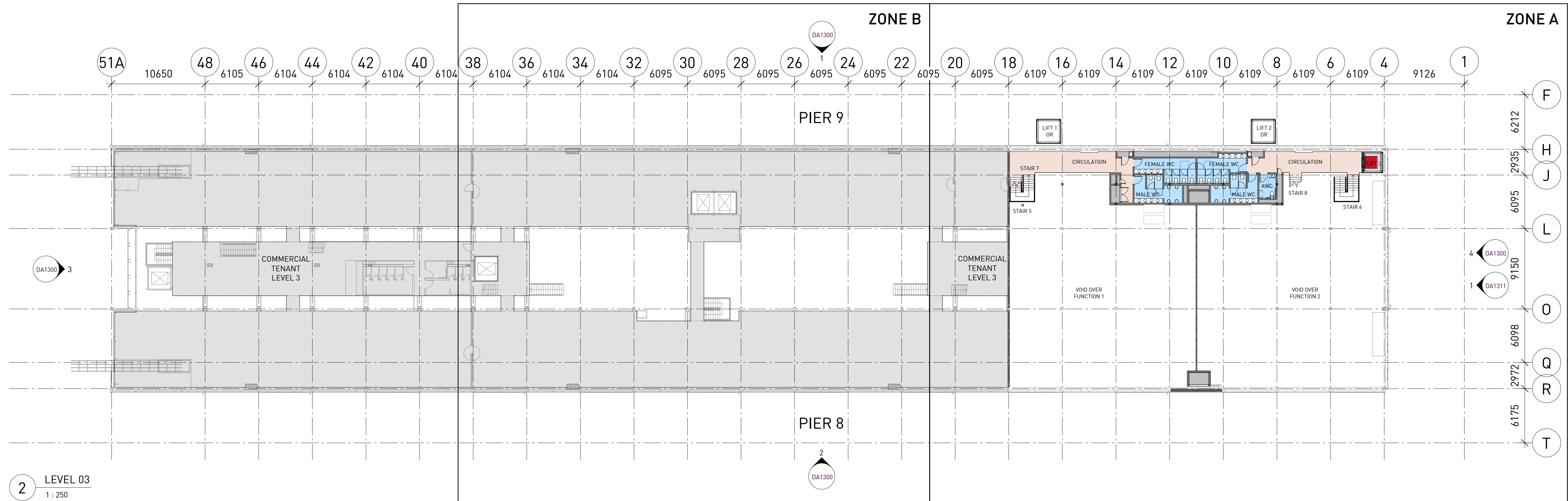
Architect
sissons.
a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Drawing Title
GFA PLANS

Project No.	Drawing No.	Stage	Rev
25-021	DA0410	DEVELOPMENT APPLICATION	B



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	Scale 1 : 250 @ A1 (Half @ A3)	North 	Architect sissons. a: Level 5, 53 Berry Street, North Sydney, NSW 2060. p: 02 8904 1853	Project No. 25-021	Drawing No. DA1010	Stage DEVELOPMENT APPLICATION	Rev B																																																		



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Nominated Architect: Nick Sissons NSW ARB 7210

Rev	Date	Description	Issued	Check
A	01/04/26	DEVELOPMENT APPLICATION	5F	CC
B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	5F	CC

Client

MARKHAM

Scale

1 : 250 @ A1 (Half @ A3)

North



Project

PIERS 8 & 9

Drawing Title

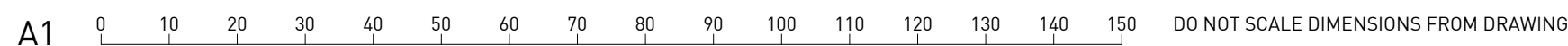
GA PLAN - LEVEL 02 / 03

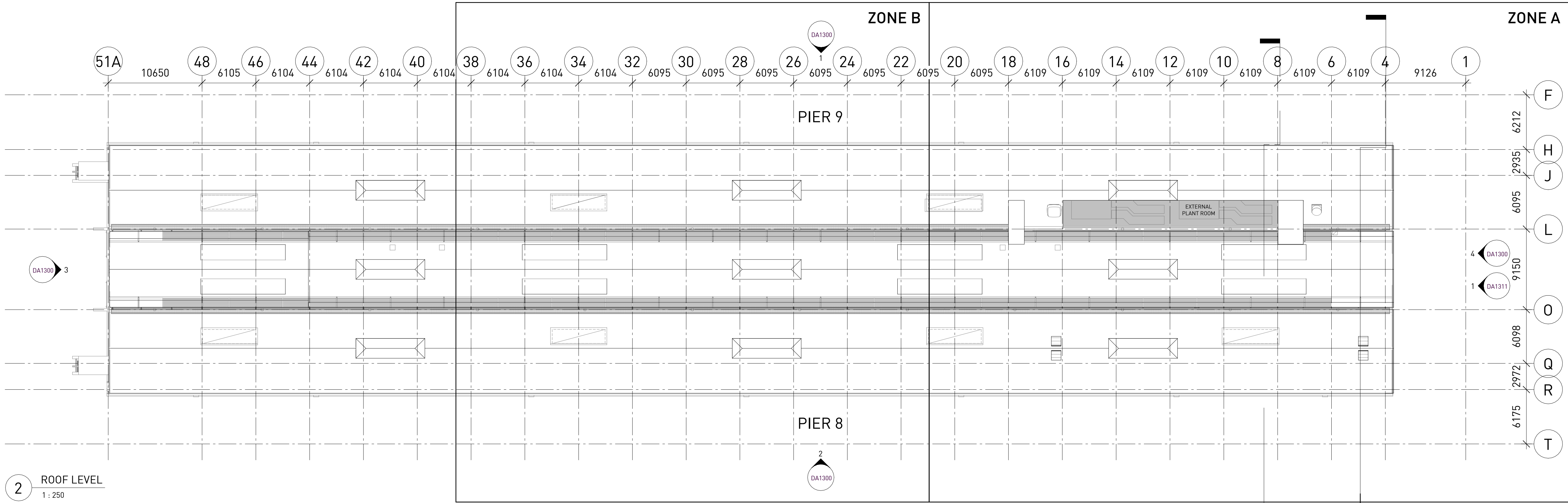
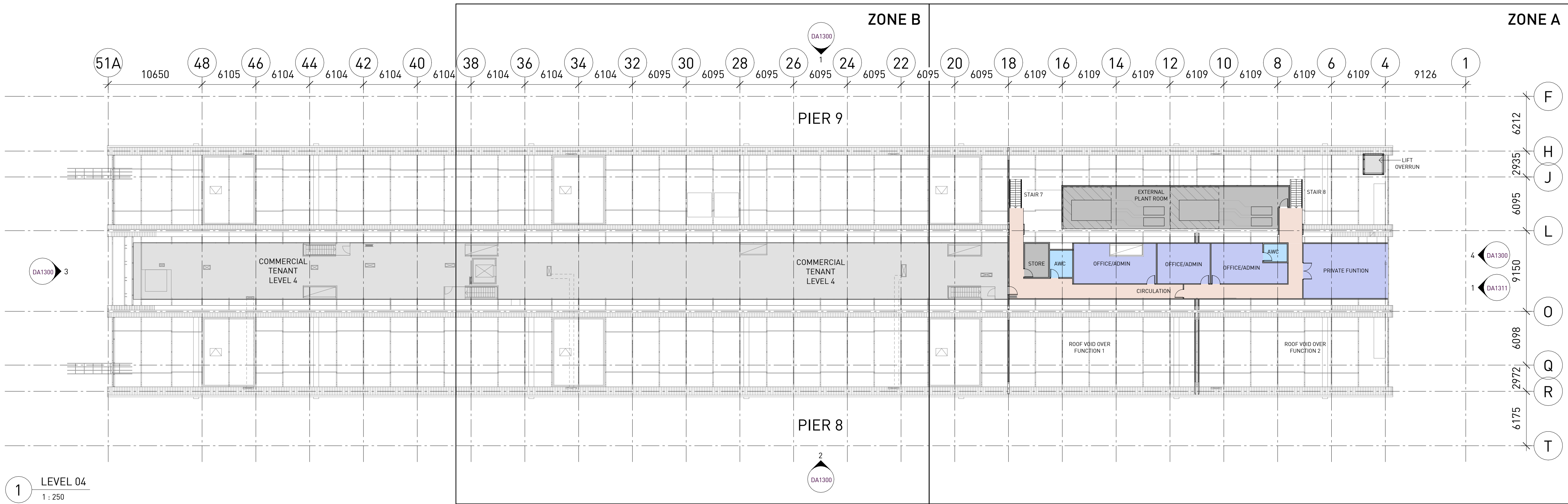
Architect

sissons.

a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Project No.	Drawing No.	Stage	Rev
25-021	DA1012	DEVELOPMENT APPLICATION	B





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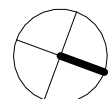
Nominated Architect: Nick Sissons NSW ARB 7210

Rev	Date	Description	Issued	Check
A	01/04/26	DEVELOPMENT APPLICATION	SF	CC
B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

Client
MARKHAM

Scale
1 : 250 @ A1 (Half @ A3)

North



Project
PIERS 8 & 9

Architect
sissons.
a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Drawing Title
GA PLAN - LEVEL 04 / ROOF

Project No.	Drawing No.	Stage	Rev
25-021	DA1014	DEVELOPMENT APPLICATION	B



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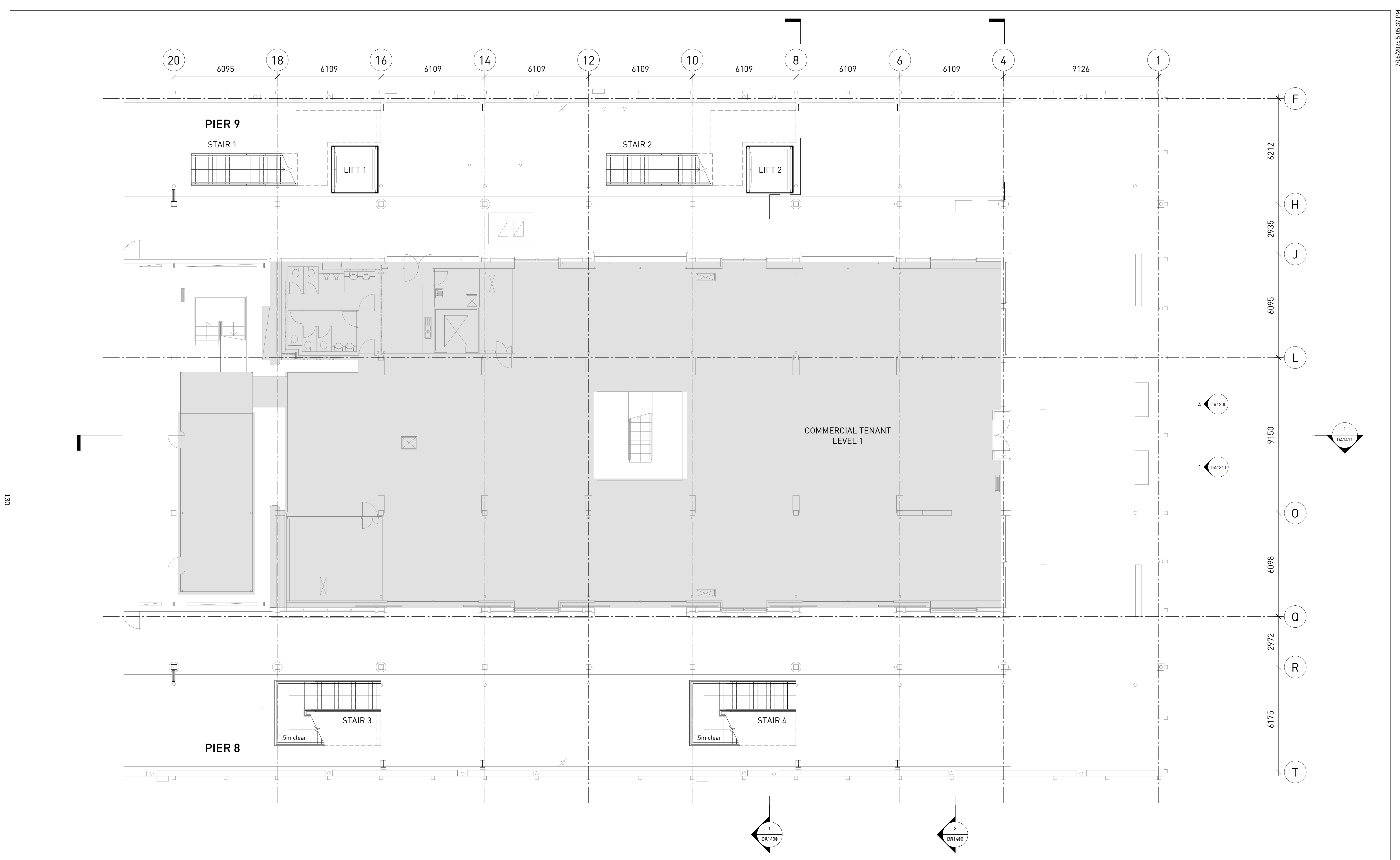
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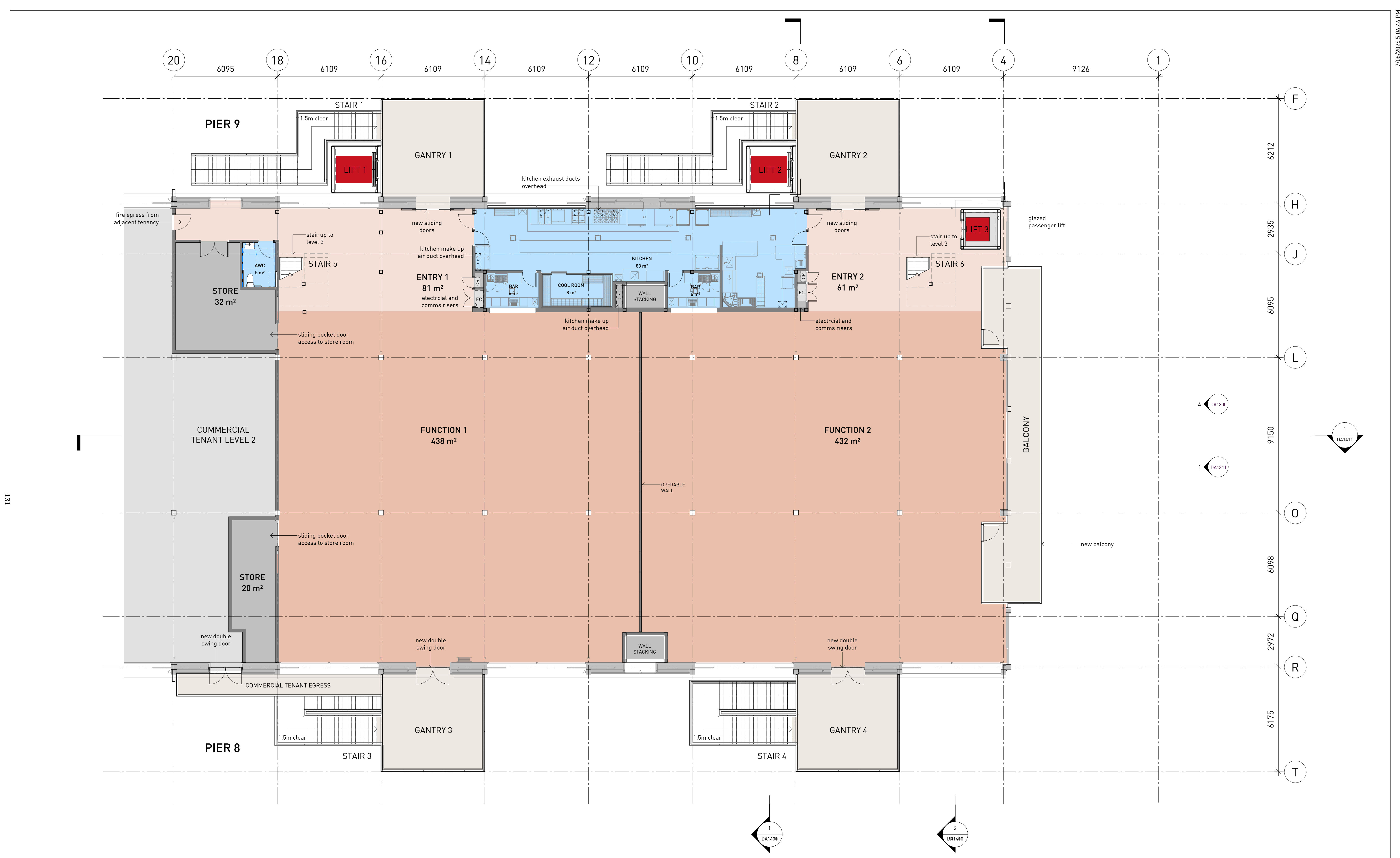
Client	
MARKHAM	
Scale	
1 : 100 @ A1 (Half @ A3)	
North	

Project	
PIERS 8 & 9	
Architect	
sissons.	
a: Level 5, 53 Berry Street, North Sydney, NSW 2060.	
p: 02 8904 1853	

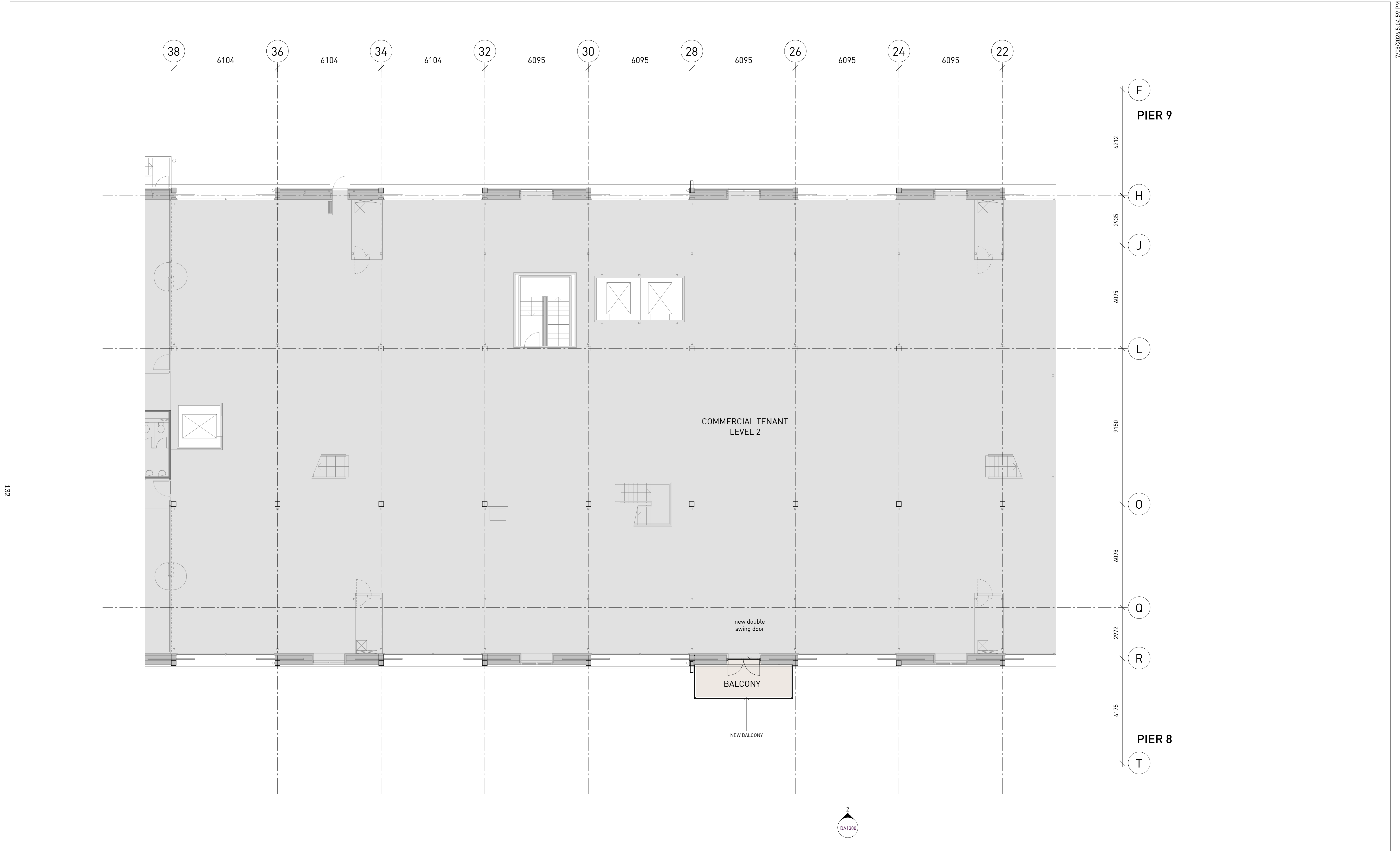
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Project No.	Drawing No.	Stage	Rev
25-021	DA1020B	DEVELOPMENT APPLICATION	B



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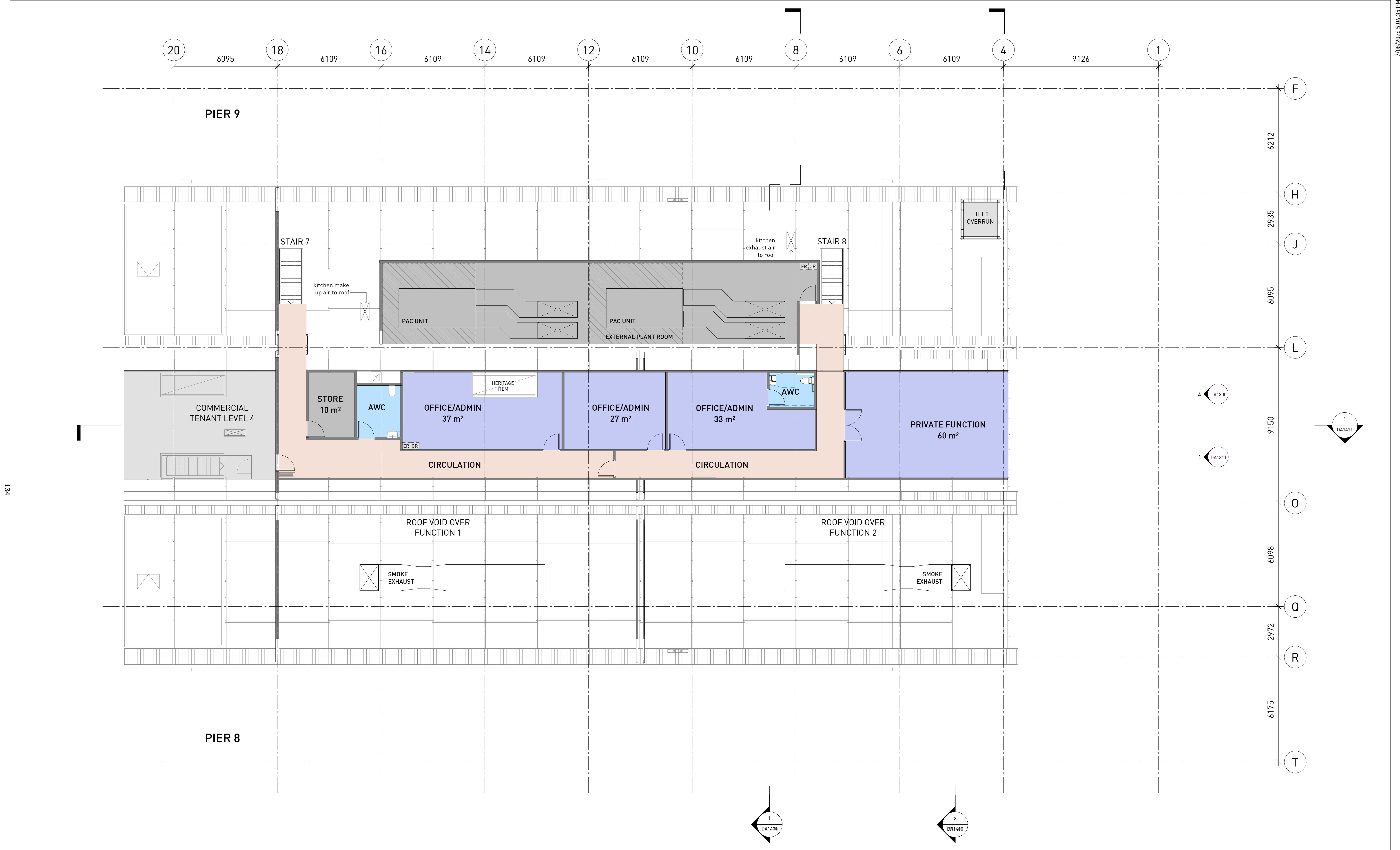


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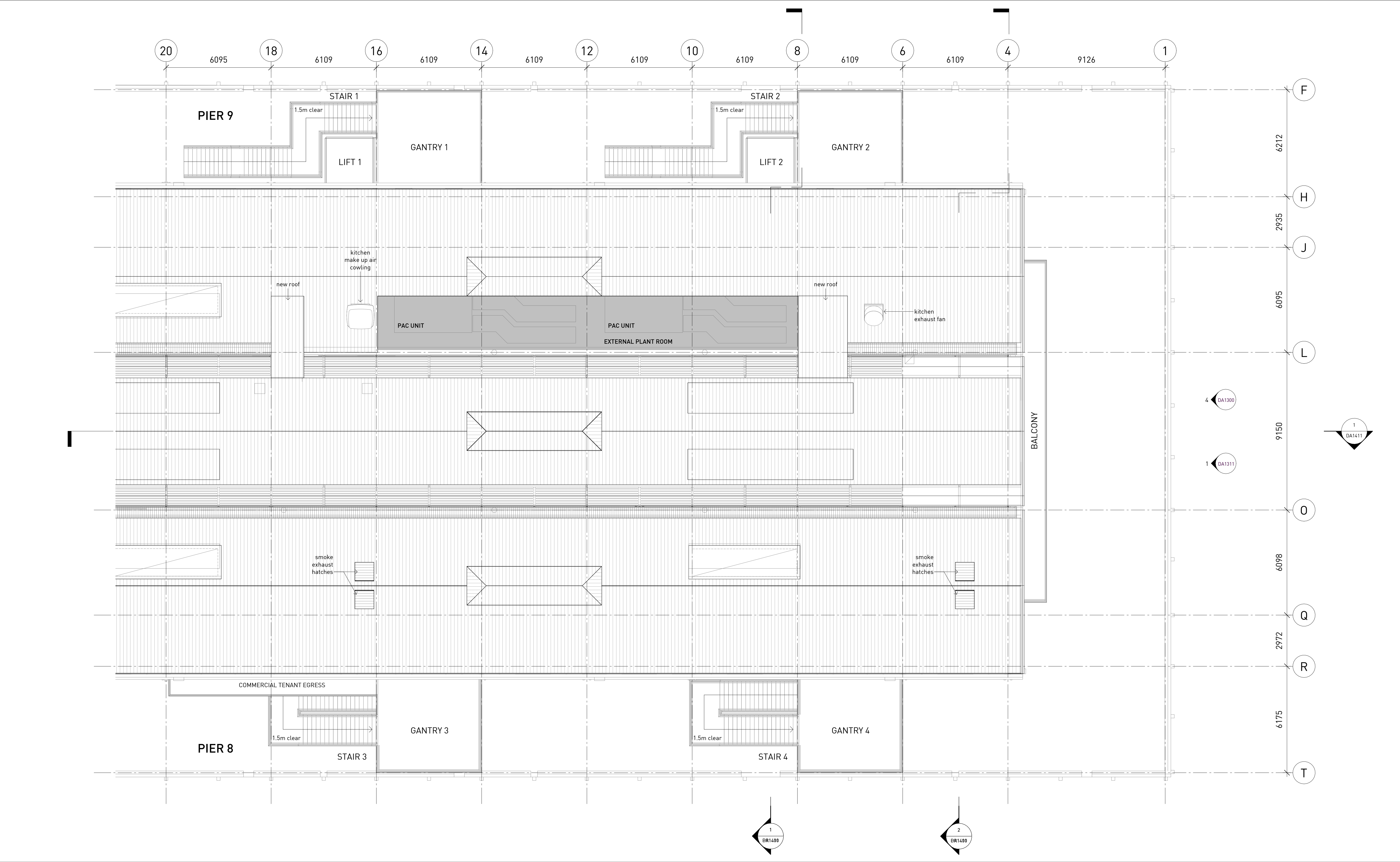


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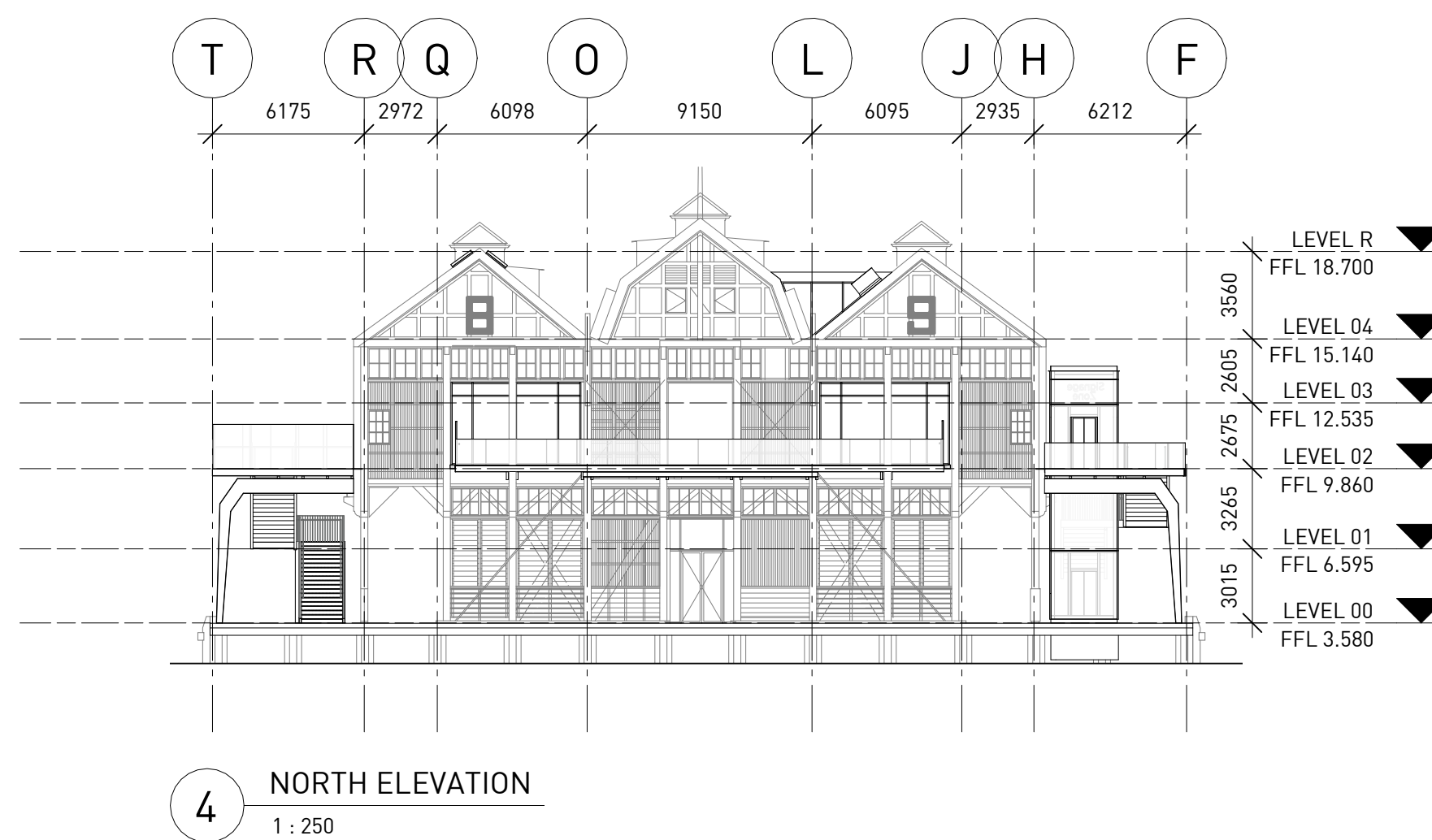
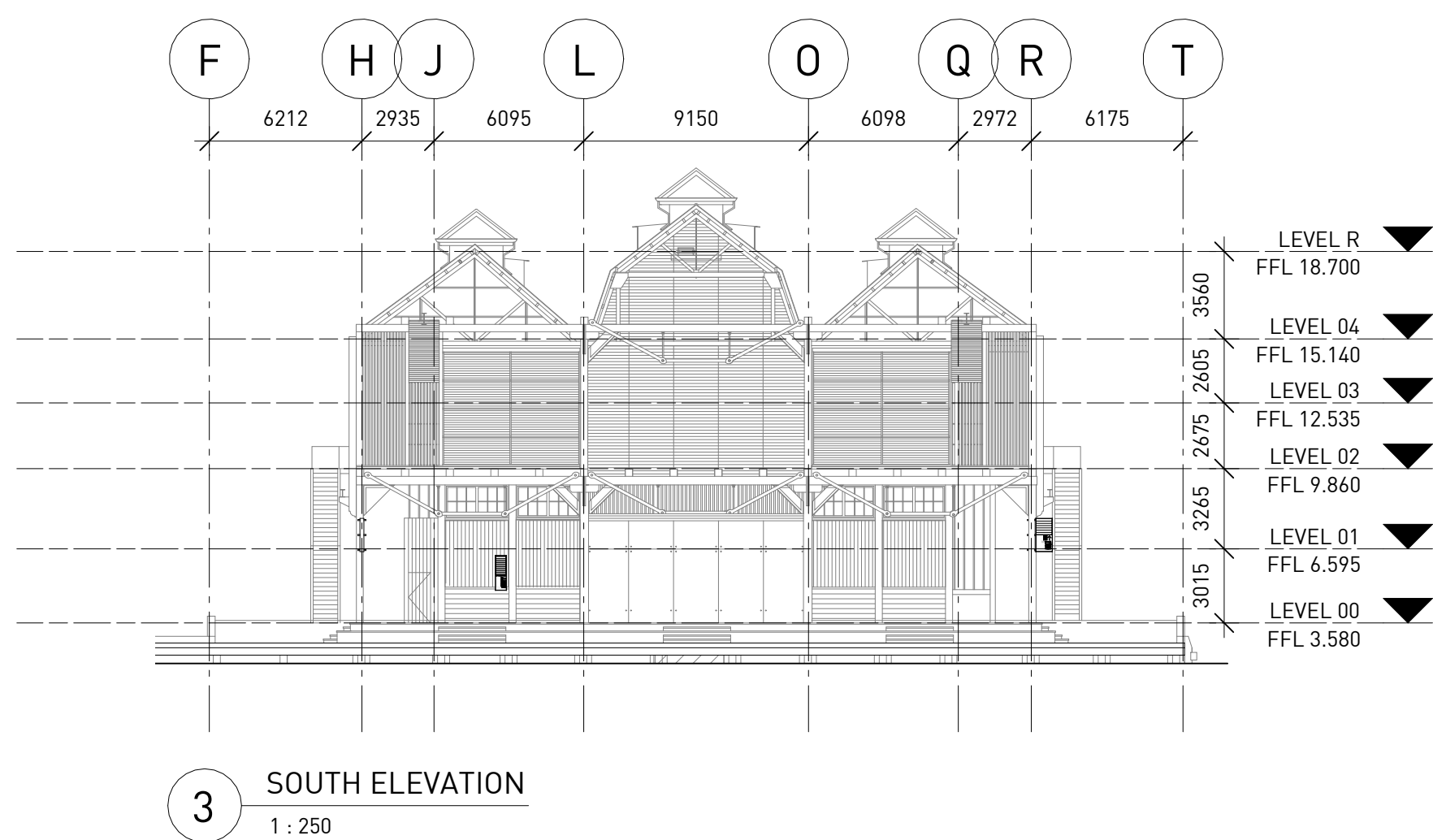
Project

PIERS 8 & 9

Architect

sissons.
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p: 02 8904 1853

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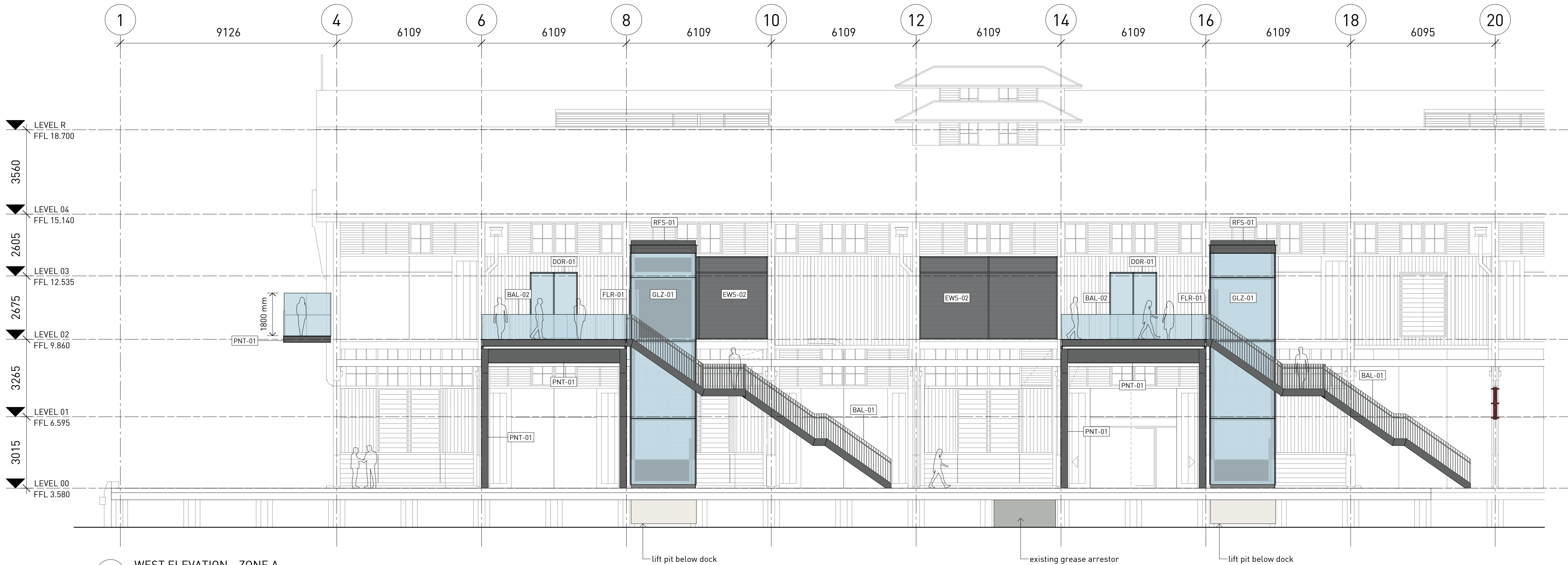
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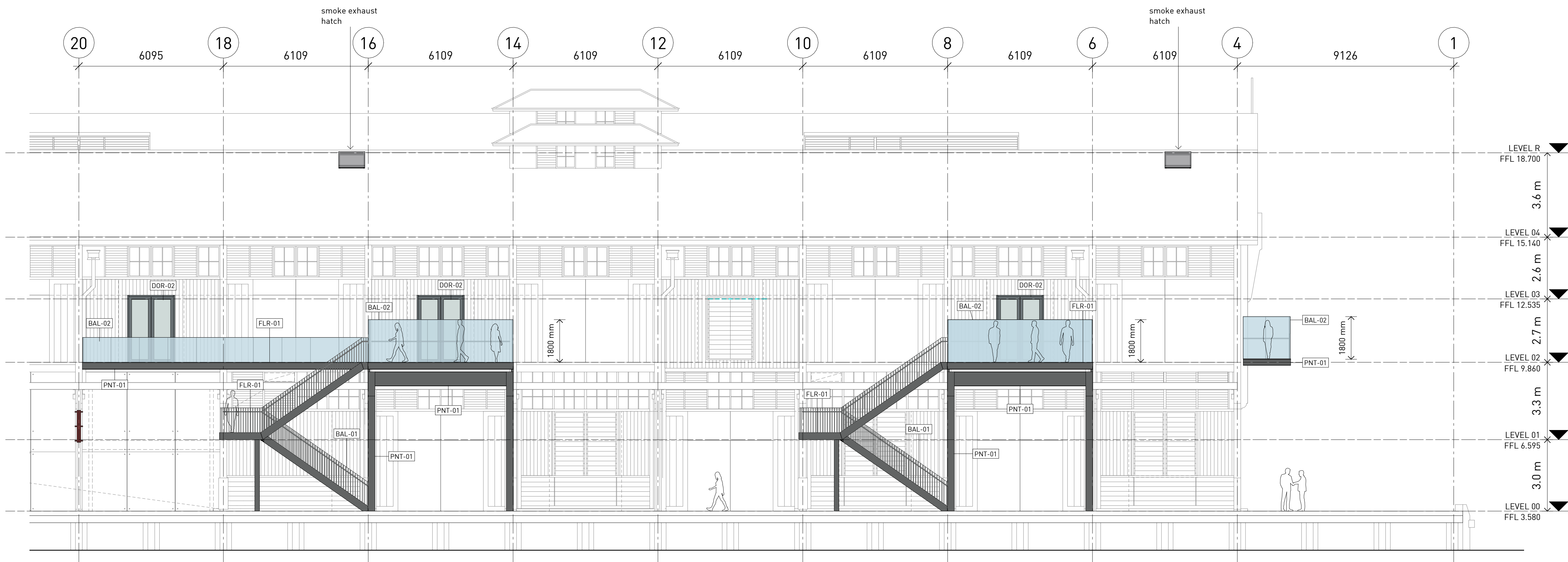
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a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Drawing Title
GA ELEVATIONS 01

Project No.	Drawing No.	Stage	Rev
25-021	DA1300	DEVELOPMENT APPLICATION	B



1 WEST ELEVATION - ZONE A
1 : 100



2 EAST ELEVATION - ZONE A
1 : 100

Notes

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Nominated Architect: Nick Sissons NSW ARB 7210

PROPOSED FINISHES LEGEND

- BAL-01 Mild steel palisade balustrade System. Painted Dark Grey.
- BAL-02 Frameless Glass Balustrade System with mild steel stanchions. Painted Dark Grey.
- DOR-01 Aluminium framed glass sliding door. Painted Dark Grey.
- DOR-02 Aluminium framed glass swing door. Painted Dark Grey.
- DOR-03 External lift doors. Linished stainless steel.
- EWS-01 Curtain wall glazing system. Clear glass. Powder coated to match existing.
- EWS-02 Curtain wall glazing system. Obscured glass. Powder coated to match existing.
- EWS-03 Timber batten cladding. Painted Light Blue Grey. Blockwork or equivalent substrate.
- FLR-01 Stainless steel heel guard floor system.
- GLZ-01 Glazed lift with painted steel subframe.
- LVR-01 Exhaust louvre. Light Grey.
- PNT-01 Painted structural steel. Dark Grey.
- PNT-02 Painted steel stair risers. Dark Grey.
- RFS-01 Pressed metal roof system. Dark Grey.
- RFS-02 Custom Orb Roof sheeting. Colour to match existing.
- RFS-03 Custom Orb Roof sheeting. Light Blue Grey.

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B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

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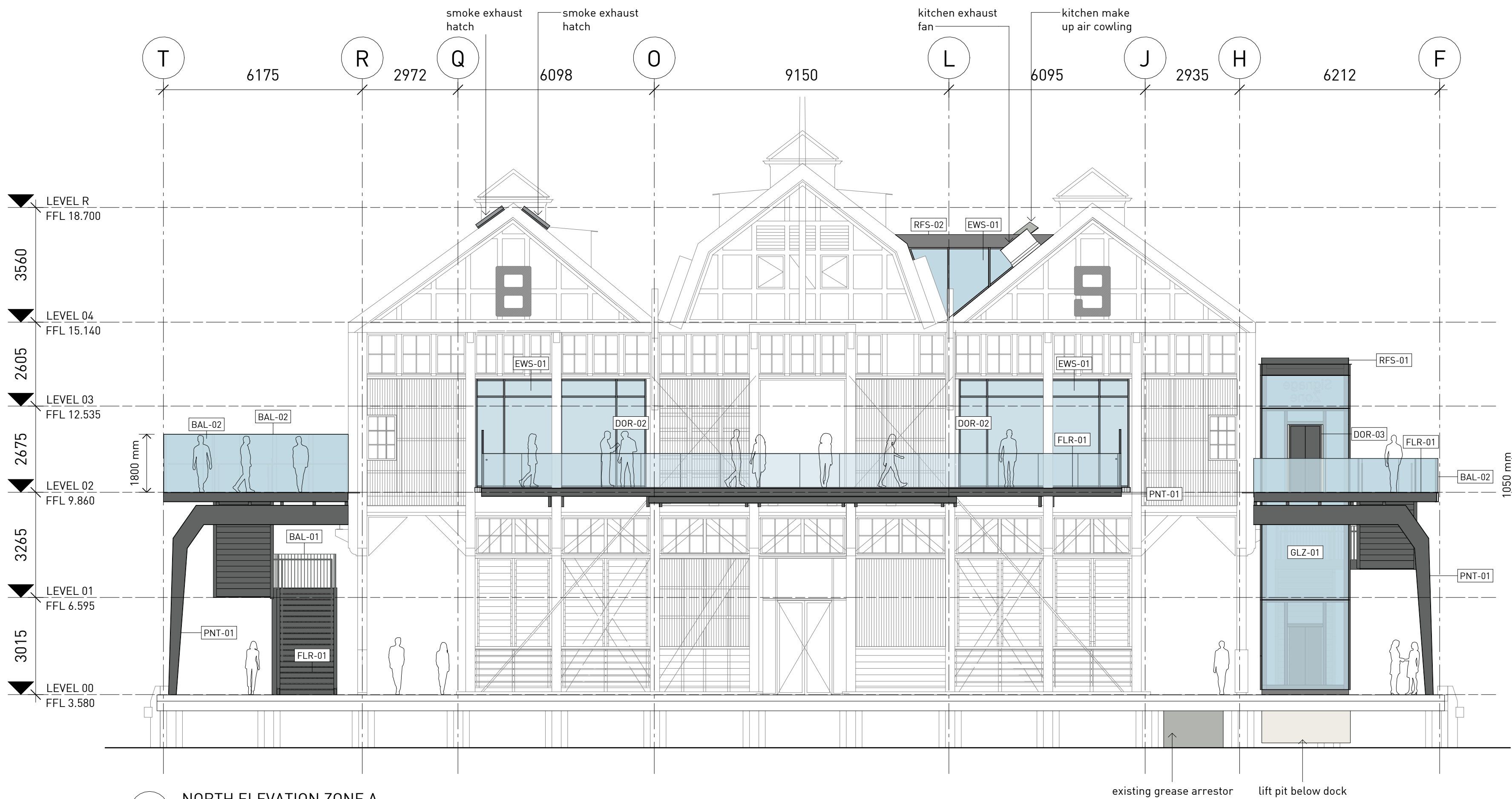
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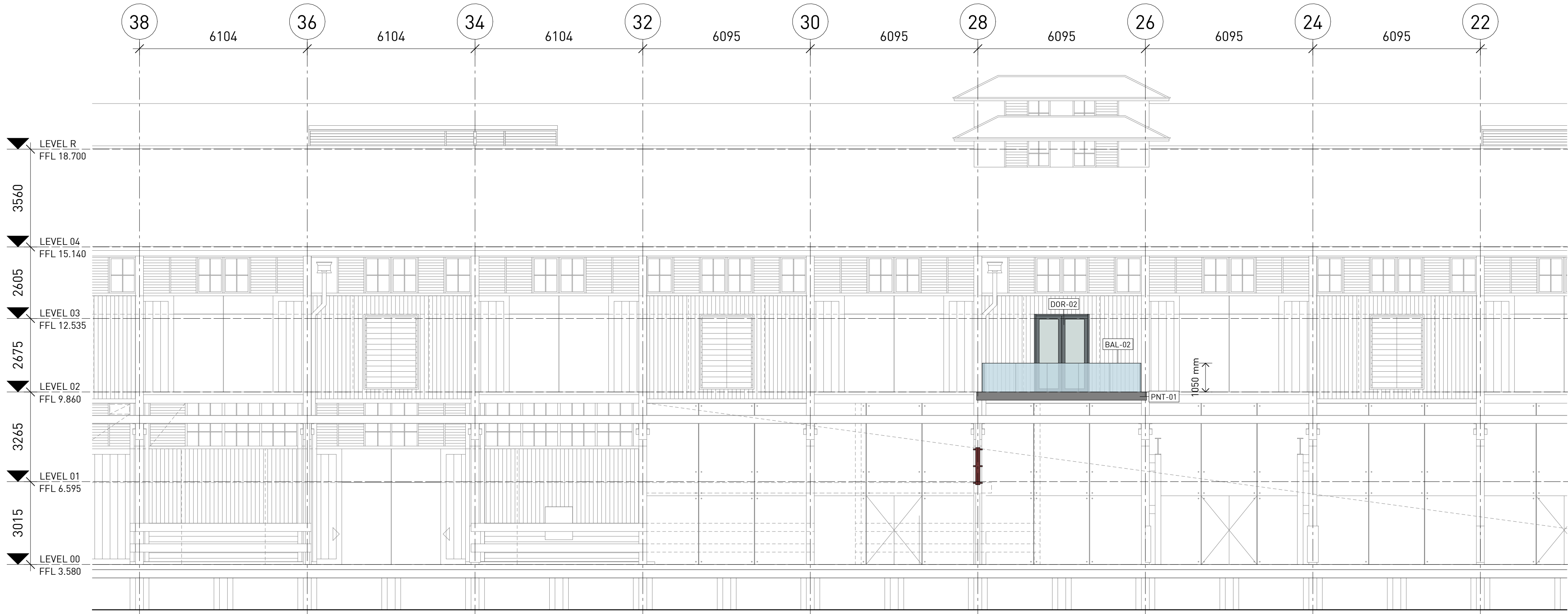
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p: 02 8904 1853

Drawing Title
ZONE ELEVATIONS 01

Project No.	Drawing No.	Stage	Rev
25-021	DA1310	DEVELOPMENT APPLICATION	B



1 NORTH ELEVATION ZONE A
1 : 100



2 EAST ELEVATION - ZONE B
1 : 100

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Nominated Architect: Nick Sissons NSW ARB 7210

PROPOSED FINISHES LEGEND

BAL-01	Mild steel palisade balustrade System. Painted Dark Grey.
BAL-02	Frameless Glass Balustrade System with mild steel stanchions. Painted Dark Grey.
DOR-01	Aluminium framed glass sliding door. Painted Dark Grey.
DOR-02	Aluminium framed glass swing door. Painted Dark Grey.
DOR-03	External lift doors. Linished stainless steel.
EWS-01	Curtain wall glazing system. Clear glass. Powder coated to match existing.
EWS-02	Curtain wall glazing system. Obscured glass. Powder coated to match existing.
EWS-03	Timber batten cladding. Painted Light Blue Grey. Blockwork or equivalent substrate.
FLR-01	Stainless steel heel guard floor system.
GLZ-01	Glazed lift with painted steel subframe.
LVR-01	Exhaust louvre. Light Grey.
PNT-01	Painted structural steel. Dark Grey.
PNT-02	Painted steel stair risers. Dark Grey.
RFS-01	Pressed metal roof system. Dark Grey.
RFS-02	Custom Orb Roof sheeting. Colour to match existing.
RFS-03	Custom Orb Roof sheeting. Light Blue Grey.

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B	07/08/26	DEVELOPMENT APPLICATION - RFI RESPONSE	SF	CC

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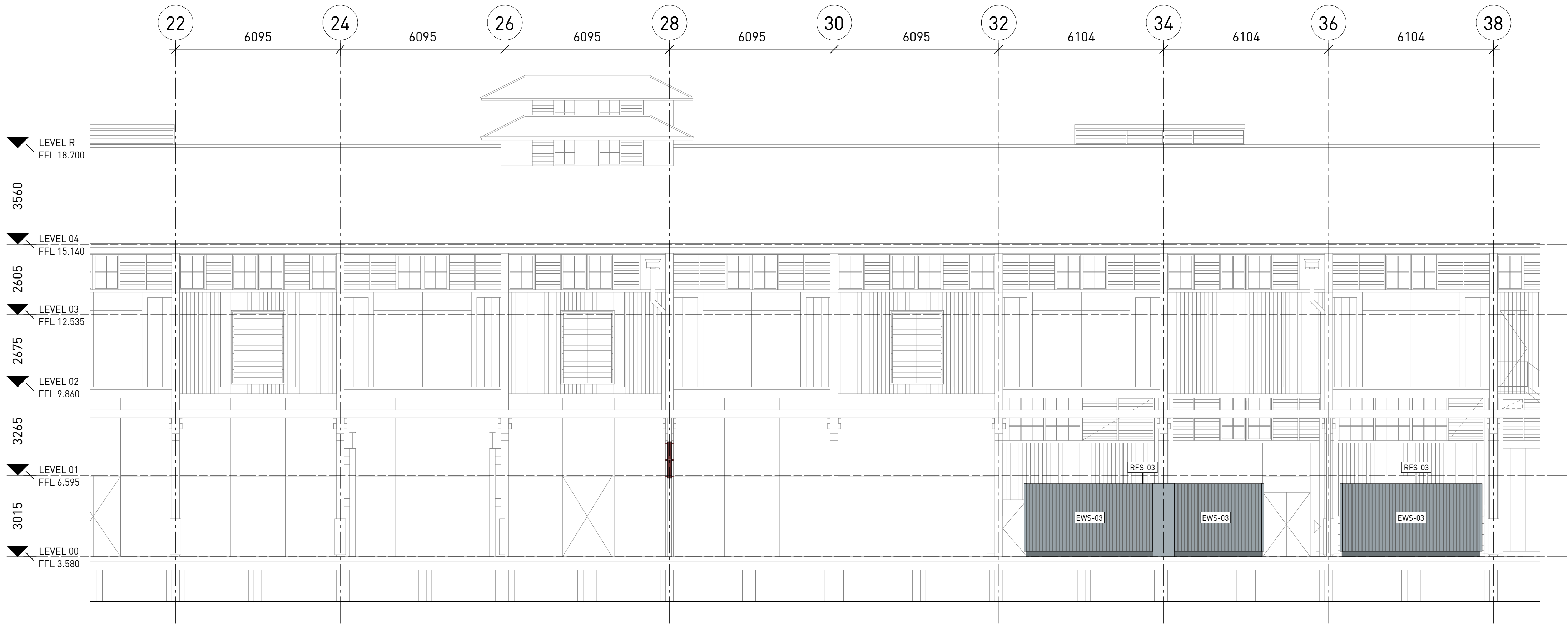
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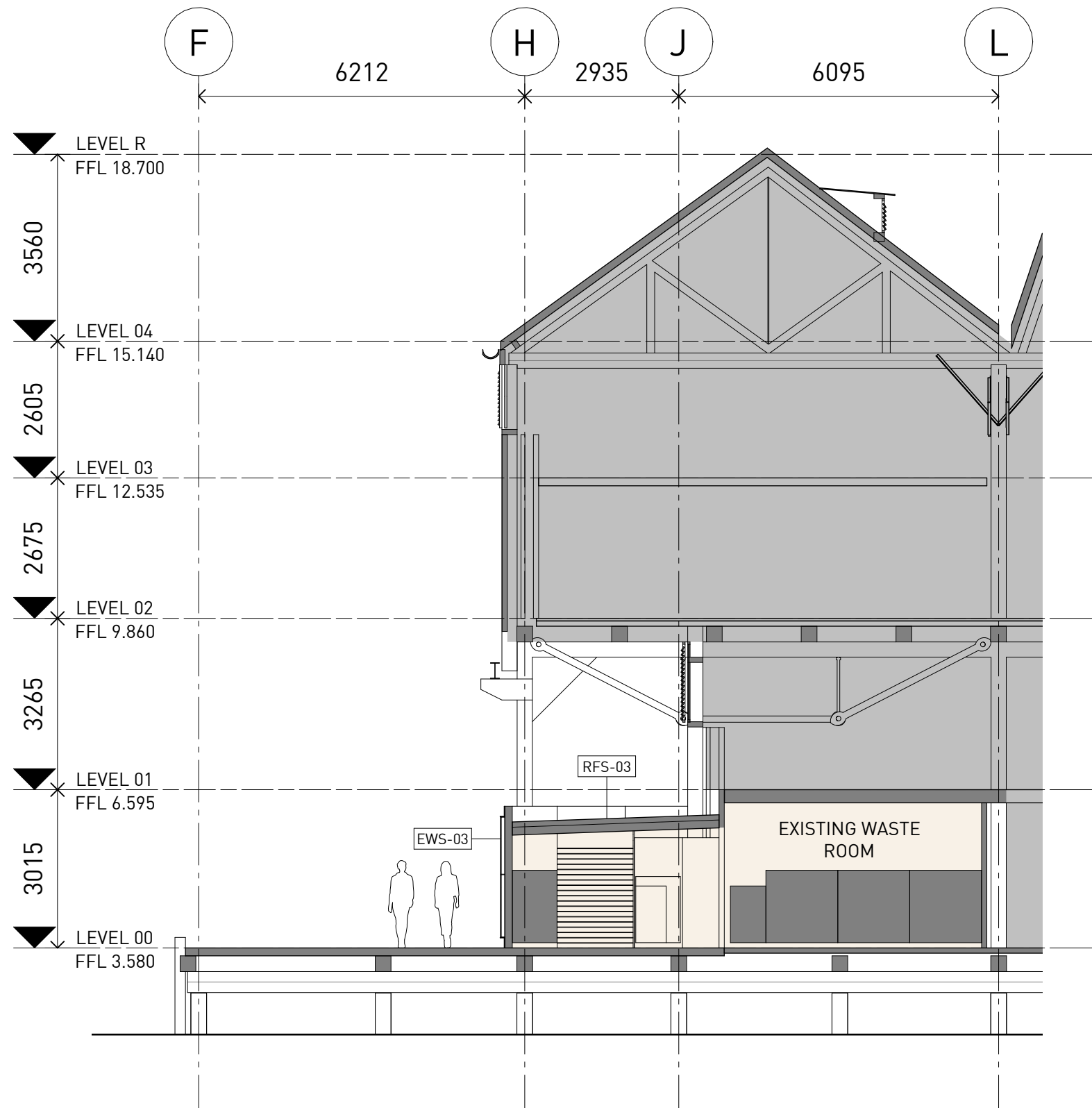
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Drawing Title
ZONE ELEVATIONS 02

Project No.	Drawing No.	Stage	Rev
25-021	DA1311	DEVELOPMENT APPLICATION	B



1 WEST ELEVATION - ZONE B
1 : 100



2 WASTE ROOM - SECTION
1 : 100

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Nominated Architect: Nick Sissons NSW ARB 7210

PROPOSED FINISHES LEGEND

- BAL-01** Mild steel palisade balustrade System. Painted Dark Grey.
- BAL-02** Frameless Glass Balustrade System with mild steel stanchions. Painted Dark Grey.
- DOR-01** Aluminium framed glass sliding door. Painted Dark Grey.
- DOR-02** Aluminium framed glass swing door. Painted Dark Grey.
- DOR-03** External lift doors. Linished stainless steel.
- EWS-01** Curtain wall glazing system. Clear glass. Powder coated to match existing.
- EWS-02** Curtain wall glazing system. Obscured glass. Powder coated to match existing.
- EWS-03** Timber batten cladding. Painted Light Blue Grey. Blockwork or equivalent substrate.
- FLR-01** Stainless steel heel guard floor system.
- GLZ-01** Glazed lift with painted steel subframe.
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- PNT-02** Painted steel stair risers. Dark Grey.
- RFS-01** Pressed metal roof system. Dark Grey.
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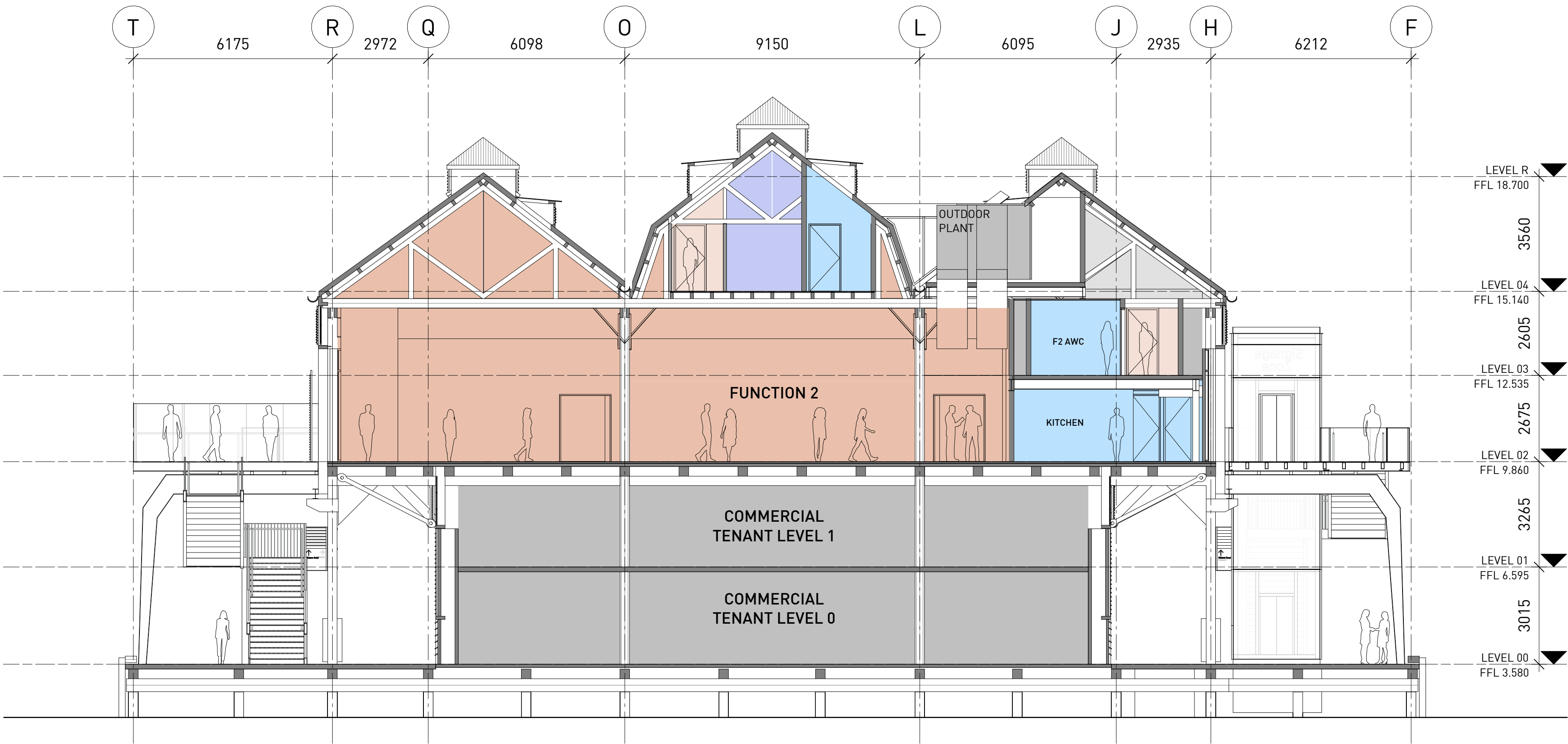
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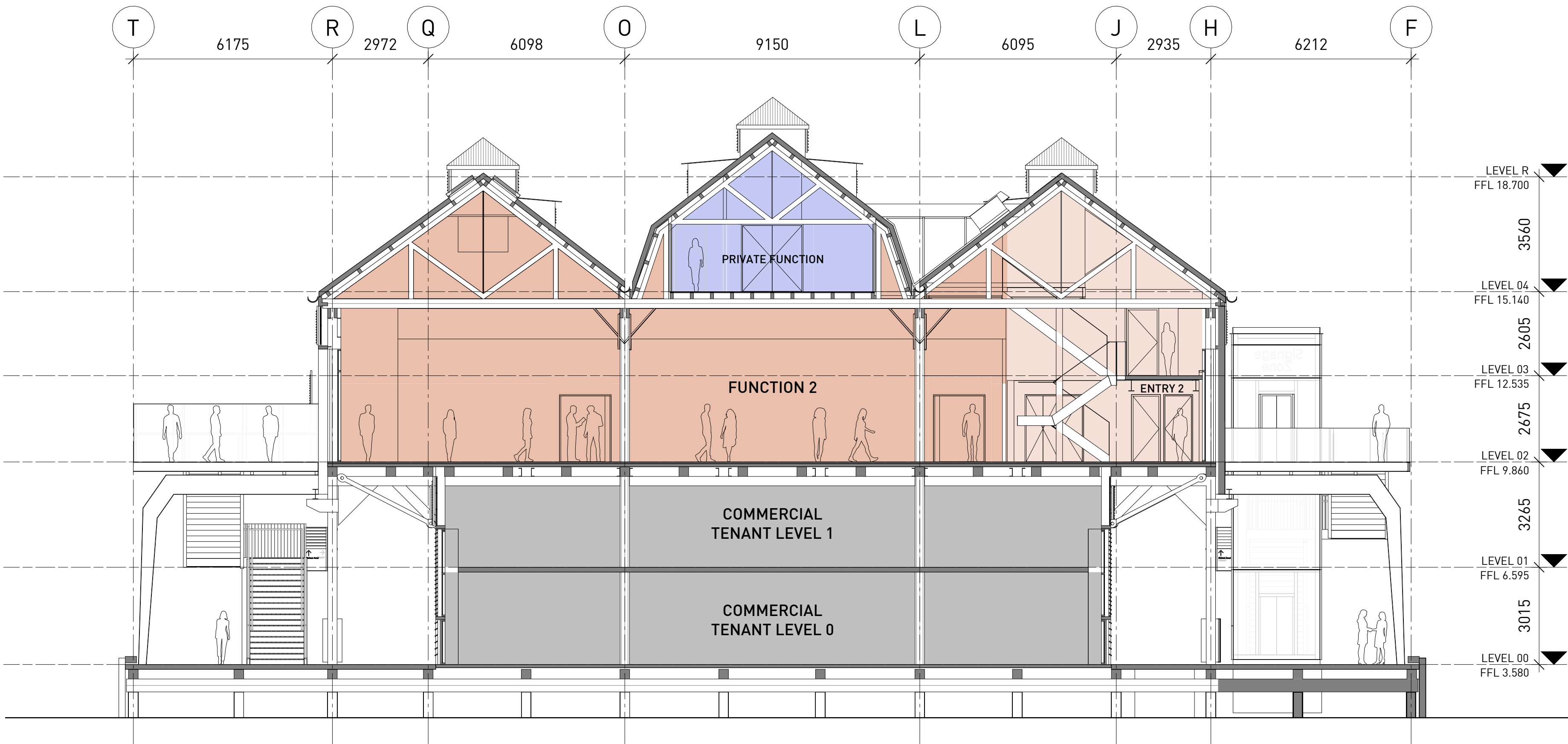
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p: 02 8904 1853

Drawing Title
ZONE ELEVATIONS 03

Project No.	Drawing No.	Stage	Rev
25-021	DA1312	DEVELOPMENT APPLICATION	B



1 SECTION AA
1 : 100



2 SECTION BB
1 : 100

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Project
PIERS 8 & 9

Architect
sissons.
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p: 02 8904 1853

Drawing Title
ZONE SECTIONS 01

Project No.	Drawing No.	Stage	Rev
25-021	DA1410	DEVELOPMENT APPLICATION	B

Attachment D

Plan of Management



Plan of Management

Pier 8/9 Exhibition Centre
23 Hickson Road, Millers Point

Submitted to the City of Sydney Council

Prepared on behalf of Markham Real Estate Partners Limited ATF M7 Property Trust

17.08.26
25240

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

Author:	Chris Forrester Director	cforrester@beamplanning.com.au
	Mackenzie Yates Planner	myates@beamplanning.com.au

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Declaration

To Whom it may concern,

I have read and understood the Plan of Management and seek to incorporate its requirements for the <insert name of exhibition centre> at 23 Hickson Road, Millers Point.

<insert signature>

1.0 Introduction

1.1 Purpose

This Plan of Management (PoM) has been prepared on behalf of Markham Real Estate Partners Pty Limited, as trustee for the M7 Property Trust, to support the proposed use of Tenancy B at 23 Hickson Road, Millers Point (the site), as a business events and function centre. Tenancy B is located at the northern end of Piers 8/9 and extends across Levels 2 to 4.

The purpose of this PoM is to safeguard the amenity of surrounding residential and other sensitive uses, and to protect the wellbeing of visitors and staff. It identifies the management measures that will be implemented to control potential off-site impacts arising from the operation of the premises as a business events and functions centre, and outlines the operational procedures to be adopted by the Operator.

This PoM has been prepared in accordance with Section 3.15.5 of the Sydney Development Control Plan 2012 and the requirements of Schedule 3.2 – Plan of Management Requirements.

1.2 Objectives of the Plan of Management

The objectives of the PoM are to:

- Provide a clear and accessible document setting out how the business events and function centre will be managed and maintained to ensure a high standard of amenity for patrons, staff and the community.
- Ensure management policies and procedures support the successful operation of the facility as a responsible and responsive member of the local community. Including the implementation of measures to mitigate potential noise impacts.
- Ensure all servicing activities are carried out in a coordinated, safe and controlled manner, with minimal disruption to the surrounding area.
- Minimise vehicle access and traffic impacts associated with the use of the premises on the local road network.
- Create a safe, inclusive and non-threatening environment for visitors, staff and the community to attend events.
- Effectively manage the provision of alcohol for licensed events.
- Ensure all staff and volunteers understand their responsibilities and are trained in the management procedures adopted by the Operator.
- Minimise operational impacts on nearby residents and businesses, and respond to any community concerns promptly and professionally.

1.3 Implementation

This PoM is a live management document and may be updated in consultation with Council to reflect changes in regulations, operational procedures or best practice standards. All staff and volunteers will be provided with a copy of this PoM and inducted on its requirements. A copy will be maintained on-site at all times.

The business events and function centre will operate in accordance with the following principles at all times:

- Comply with all relevant statutory approvals, including development consent, licence conditions and any subsequent approvals.
- Comply with internal house policies, including emergency and evacuation procedures, responsible service of alcohol (RSA), safety protocols and related procedures.
- Ensure ongoing compliance with the requirements of this PoM.

2.0 Site and Locality Details

2.1 The Site

The site comprises Lot 8 in DP1018716, known as Piers 8/9, 23 Hickson Road, Millers Point. The existing improvements comprise a heritage building set on a post and beam structure, with an interior that has been creatively repurposed at different times for various activities, such as commercial office space and a restaurant / function space. It is identified as part of the *Walsh Bay Wharves Precinct* (SHR item no. 00559), listed on the State Heritage Register. This PoM relates specifically to the Tenancy B which occupies the northern end of the building across Levels 2 to 4. **Figure 1** shows an aerial image of the site's context.

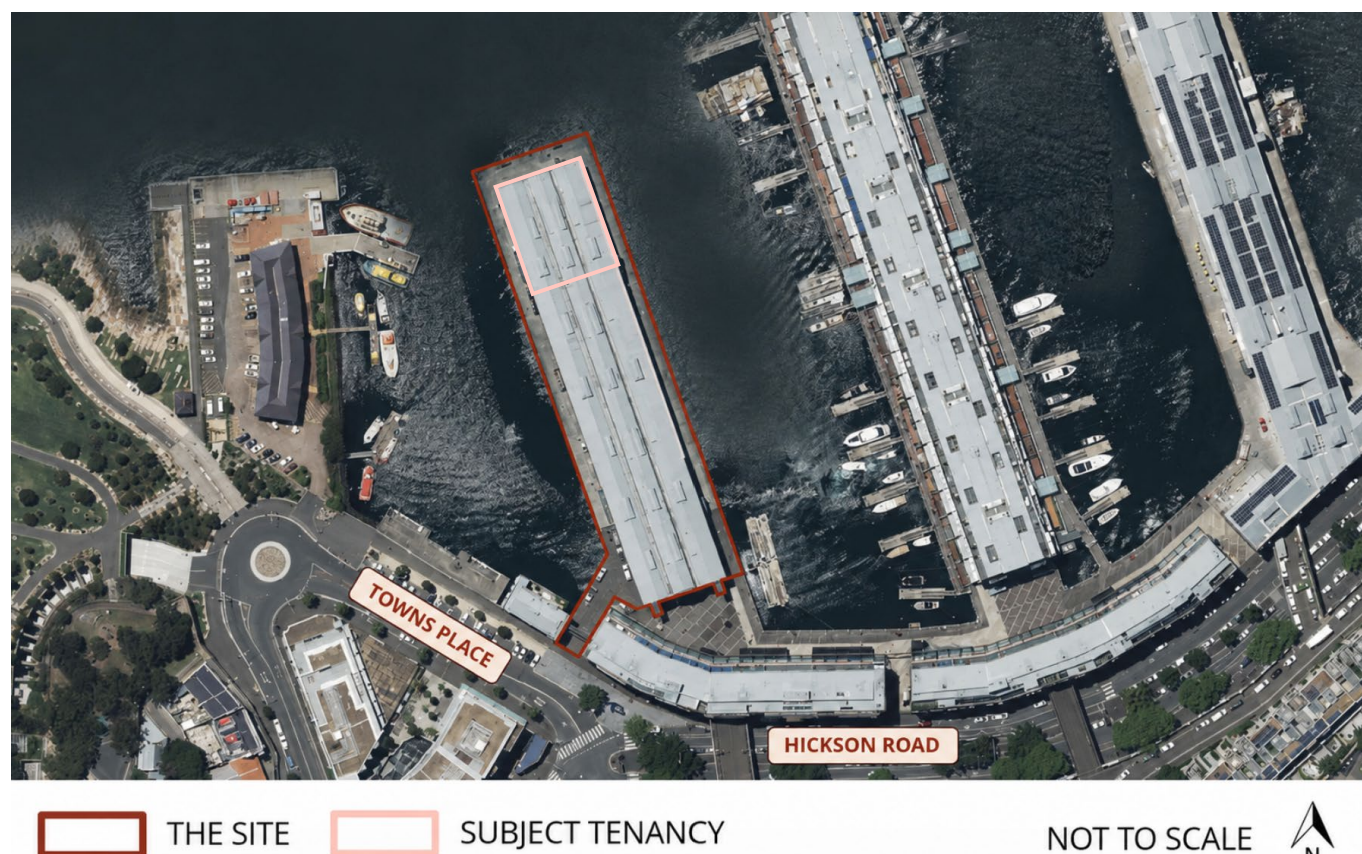


Figure 1 Site aerial context

2.2 Surrounding Location

The Walsh Bay Precinct contains a mix of cultural, community and residential uses, including theatres, galleries and long-stay residential accommodation. These mix of uses have informed the operational strategies contained within this PoM to contribute to the lively night-time economy of Walsh Bay while protecting the residential amenity of residents.

To the east and south of the pier are residential apartments fronting Hickson Road and Towns Place, with ground-floor commercial tenancies, small-scale retail uses and public open space connecting the waterfront to the broader Millers Point neighbourhood.

The surrounding public domain includes waterfront walkways, outdoor seating areas and cultural venues that contribute to high levels of pedestrian activity, particularly during events hosted across the Walsh Bay Arts Precinct. The site is well-served by public transport, with bus services operating along Hickson Road, and connections to Circular Quay Station and Barangaroo Metro Station within walking distance. On-street parking and commercial parking stations in the surrounding locality support visitor access to the venue, as well as dedicated rideshare pick up locations. The public waterfront walkway system provides safe pedestrian access and dispersal routes during events.

2.3 Proposed Development

It is proposed to use the existing commercial office tenancy as a business events and function centre premises, intended to be operated by one of Sydney's leading hospitality and events businesses. The proposal also includes associated building works to provide access and other facilities to support the new use, including new fire egress and gantries on either side of the pier, lifts on the western side, and a balcony to the northern façade. **Figure 2** shows the proposed layout of Level 2.

The business events and function centre rooms will utilise the shared kitchen, cool room, bar and storage areas on level 2, the bathroom amenities on level 3, and will have access to the office/ management rooms on level 4.

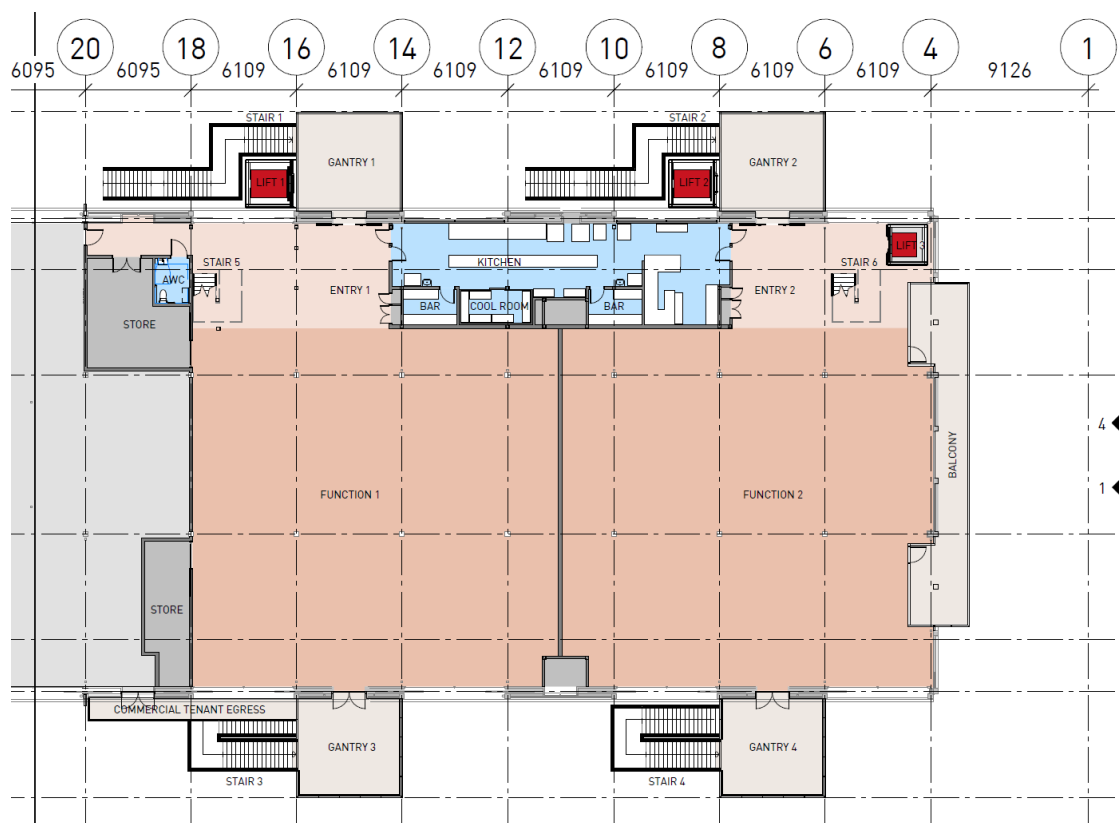


Figure 2 Level 2 venue layout

Source: Sissons

3.0 Hours of Operation

Unless otherwise approved, the premises will have a maximum capacity of 750 people and will operate under the following trading hours:

Indoor Operating Hours

Monday to Wednesday	7am – 11pm
Thursday to Saturday	7am – 12am
Sunday	7am – 11pm

Outdoor Operating Hours

Eastern gantries	Monday to Sunday	7am – 9pm
Western gantries	Monday to Sunday	7am – 10pm
Northern balcony	Monday to Sunday	7am – 10pm

The operator will ensure that:

- Events conclude within 15 minutes prior to the approved operating hours, leaving sufficient time for remaining guests to disperse from the venue.
- Patrons depart the premises in an orderly and timely manner at the end of each event (see Section 5.1).
- Any use of external areas ceases within the hours approved for those areas.
- Cleaning, staff close-down and post-event procedures are undertaken in a manner that minimises noise impacts.
- Staff and contractors are aware of the applicable operational hours and restrictions.

4.0 Operational Details

The premises will operate as a managed business events and function centre. Events will generally be pre-booked and coordinated by the venue operator. The premises will not operate as an uncontrolled walk-in venue.

4.1 Nature of Events

The premises will generally accommodate a range of (but not limited to):

- Corporate events.
- Business meetings and presentations.
- Conferences, seminars and workshops.
- Networking events.
- Private functions, including weddings.
- Launches and receptions.
- Seated dining events.
- Cocktail-style events.

Events will be subject to venue booking procedures, event planning requirements, venue rules established by Management and this PoM.

4.2 Patron Capacity

In accordance with the proposed development, the maximum patron capacity of the premises will be 750 people seated or standing..

The tenancy can be divided into two rooms split by an operable wall. Room 1 (to the North) can accommodate up to 300 people seated and Room 2 (to the South) can seat up to 400 people (noting the overall capacity of 750 people, it is not possible to utilise both rooms up to their respective capacity concurrently).

Each gantry to have a maximum capacity of 20 people at any one time.

4.3 Staffing and Supervision

The premises will be managed by an appropriately experienced venue operator. Staff will include venue managers, event managers, food and beverage staff, security personnel, cleaning staff, technicians and other operational staff as required. The number of staff rostered for each event will be commensurate with:

- The type of event.
- Anticipated patron numbers.
- Service requirements.
- Event duration.
- Any use of external areas.
- Risk and safety considerations.

A responsible venue manager or nominated duty manager will be present on-site during events.

The following staff will typically support an event:

- 2x Management/Supervisor
- 1x Chef
- 2x Sous Chef
- Wait Staff – 1 per 25 patrons
- Kitchen – 1 per 50 patrons
- 2-3 x Security personnel
- 2 x RSA marshals

Key operational roles responsible for patron monitoring will include the event manager, RSA marshals, security personnel and venue operations staff. The event manager or nominated duty manager will retain overall responsibility for coordinating patron management during each event. RSA marshals will monitor alcohol service, patron behaviour and signs of intoxication. Security personnel will manage entry and egress, monitor internal and external areas, respond to incidents and support the orderly dispersal of patrons. Venue operations staff will monitor patron movement, use of external areas and compliance with venue rules, and will promptly report any issues to the event manager or security personnel.

For high risk events, or events where higher than average patronage is expected, security personnel will be increased to a minimum of three, with one at the site entrance, one midway on Pier 9 and one at the base of the lifts and stair entrance point. This will be supplemented by at least two RSA marshals. Refer to Section 5.1, Figure 4.

4.4 Use of Eastern Gantries

The eastern gantries will be closed by operations staff at 9pm, or earlier where amplified music is being played (see **Section 6.0** below). Access will be retained for emergency egress only.

Smoking is not permitted on the eastern gantries.

4.5 Identification Policy

A strict identification policy will be enforced to ensure that proper, valid identification of age is presented upon request where alcohol is being served as part of an event. The Security Personnel and Management will be vigilant in checking identification and ensuring it is checked again when a drink is ordered if unsure. Management will only accept the following forms of identification:

- A valid driver's licence.
- A valid passport.
- NSW Government Photo Card or Interstate Proof of Age Card.

4.6 Liquor Licence and Responsible Service of Alcohol

It is the Management's policy, in addition to being a condition of the Liquor Licence that all laws are complied with in regard to the sale and consumption of alcohol on the premises. The business events and function centre premises is to obtain a new liquor licence prior to operation. The premises is located in the Sydney CBD liquor precinct and will operate in accordance with the regulations associated with the precinct.

The Licensee will adopt and promote the laws and regulations under the *Liquor Regulation 2018*. A copy of the Regulation will be prominently displayed at the premises and will be readily available to all staff involved in the sale and supply of liquor. Management and staff are responsible for adhering to all the policies on alcoholic beverage service. It will be the Management's responsibility to educate the staff in order to help ensure the safety of customers.

Consultation with NSW Police on matters such as security and crime prevention will take place as part of the updated liquor licensing process for the event and function centre, and will be incorporated into this PoM where necessary.

Prior to the serving of alcohol, the Licensee and other staff involved in the sale and supply of liquor will be required to complete a Responsible Service of Alcohol (RSA) Course approved by the relevant authority. Copies of the Licensee's and other staffs completed course certificates will be kept in an on-site register. The Licensee will ensure that the register is made available for inspection on request by NSW Police Officers or Special Inspectors. The Licensee will implement a "House Policy" regarding the responsible service of liquor at the premises.

The Management's primary responsibility is for the safety and wellbeing of all customers. The Licensee and staff will:

- Provide employee training and awareness regarding RSA and harm minimisation to all floor staff which will include approaches that will be used to manage intoxicated and/ or disorderly persons;
- Take reasonable steps to restrict activities (such as promotions or discounting) that could encourage misuse or abuse of liquor (such as binge drinking or excessive consumption);
- Encourage patrons to drink responsibly and let them know they will be asked to leave if they become intoxicated, violent or quarrelsome;
- Ensure that liquor sold to patrons on the premises is not removed from the premises at any time;
- Provide free drinking water to be made readily available at all times;
- Provide or offer low alcohol beer and non-alcoholic beverages at all times; and
- Provide or offer food whenever liquor is consumed at the licensed premises.

4.7 Illegal Drugs

Any known substance abuse by patrons or staff will be seen as a serious offence by the management and security personnel. Any employee proven to be selling, purchasing, using or in possession of narcotics or other legally controlled substances off premises or within the company business will be reported to the police immediately.

4.8 Smoking and Vaping

No smoking or vaping is permitted on the eastern gantries.

The western gantries and western half of the northern balcony are designated smoking/vaping zones. Signage will be installed identifying these zones which will be monitored by venue personnel.

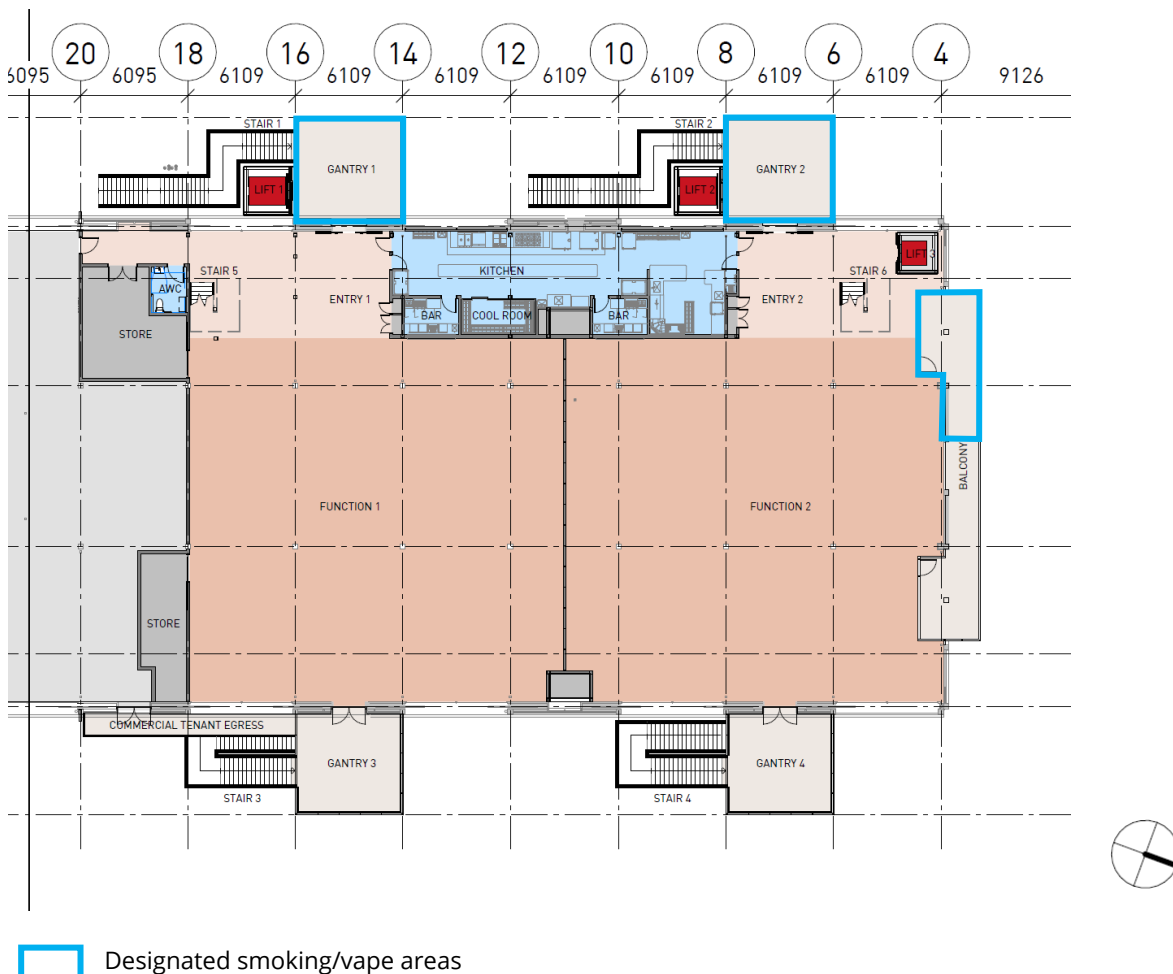


Figure 3 Designated smoking/vape areas

5.0 Access and Transportation

Management is to distribute travel information to the business events and function centre organisers to pass onto attendees informing them of public transport options and the location of nearby off-street car parking facilities. This includes (as per **Figure 3**):

- Surrounding bus routes;
- Barangaroo metro station;
- Circular Quay and Wynyard train stations;
- Off-street paid parking at Bond One, Barangaroo Point and Barangaroo Reserve parking stations (as well as limited on-street parking);
- Dedicated uber pick-up/ drop off points located on the southern side of Towns Place;
- Pick up and drop off for taxi's available at numerous taxi and no parking zones along Hickson Road.

All visitors and staff will be encouraged to utilise public transport options.

Venue hirers will be informed that no dedicated bus parking for events held at the venue will be provided, and that guests are not to be transported to the venue via bus. Should buses transport guests to the site they will be required to make use of publicly available bus or coach zones in the surrounding area.

Venue hirers will be informed that no dedicated limousine / car hire parking will be available on-site. Should these vehicles transport guests to the site they will be required to make use of publicly available on-street parking in the surrounding area.

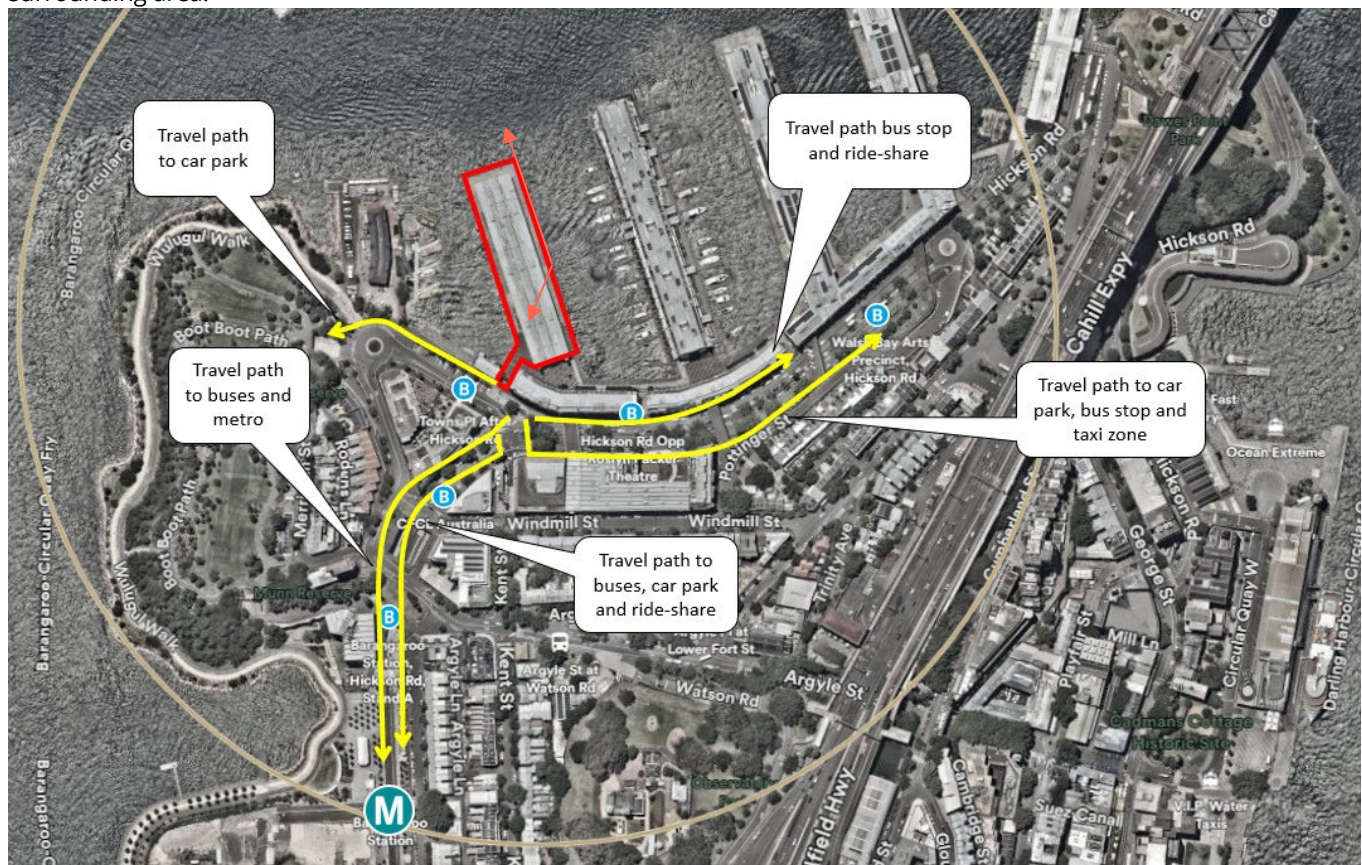


Figure 4 Transport options in the vicinity of the site and venue access

5.1 Arrival and Departure of Patrons

Patrons will enter and exit the premises via the designated stairs and/or lifts on the Pier 9 (western) side of the building, which provide access to the gantries and entry foyers serving each function room (refer to **Figure 4**).

Patron arrival and departure will be actively managed by the Operator to facilitate safe and orderly movement, minimise any congregation within and immediately surrounding Piers 8 and 9, and protect the amenity of nearby residents.

5.1.1 Patron Dispersal

The Event Manager or nominated Duty Manager will have overall responsibility for patron departure supported by RSA marshals, licensed security personnel and venue operations staff.

As patrons progressively depart the premises prior to conclusion of an event, the Event Manager and associated personnel will manage departure including preventing crowding or congregation on the gantries, lifts, stairs, Pier 9 apron and adjoining public domain, and to mitigate noise impacts on nearby residents through active management.

Music, live entertainment and formal event activities will cease at least 15 minutes prior to the approved closing time. During this period, venue staff will commence the orderly wind-down of the event and actively encourage the progressive departure of remaining patrons.

All patrons must have departed the premises within the approved operating hours.

5.1.2 Patron Amenity Announcements

At the commencement of the event, the MC or Event Manager will make an amenity announcement advising patrons that the venue is located within a mixed-use precinct containing nearby residences and requesting that patrons respect the amenity and privacy of surrounding residents.

The announcement will also advise patrons of:

- The designated smoking and vaping areas;
- Restrictions applying to external areas;
- The requirement to comply with directions from venue staff and security personnel; and
- The designated Pier 9 western departure route.

Approximately 30 minutes prior to the scheduled conclusion of the event, the MC or Event Manager will make a further announcement requesting patrons to:

- Depart quietly and keep voices to a minimum once outside the venue;
- Use the designated Pier 9 western departure route;
- Follow all directions from venue staff and security personnel;
- Avoid congregating, loitering or waiting for other patrons within the Pier 9 apron and adjoining public domain; and
- Proceed promptly towards their onward transport destination, including public transport, car parks and nominated taxi or rideshare collection locations.

Further announcements may be made during the departure period where considered appropriate by the Event Manager.

5.1.3 Signage

Signage will also be displayed at venue exits, gantries, within the lifts and on the apron of the Pier reminding patrons to minimise noise, respect surrounding residents and leave the locality promptly.

5.1.4 Management of Patron Departure

Patron departures will be actively monitored and managed to maintain an orderly and progressive flow of patrons away from the premises.

The Event Manager may moderate the rate of patron departure where necessary having regard to:

- Patron numbers and the number of patrons waiting to depart;
- Lift and stair capacity;
- Crowding on the gantries or Pier 9 apron;
- The movement and congregation of patrons along the departure route;
- Availability of taxis, rideshare vehicles and public transport;
- Weather conditions;
- Mobility and accessibility requirements; and
- Directions provided by security personnel.

Patrons will not ordinarily be held within the venue or released in fixed groups unless the Event Manager or security personnel determine that this is reasonably necessary to manage congestion, safety, noise or external patron activity.

Where the premises are operating as two separate function rooms, the Event Manager will coordinate event conclusion times at least 15 minutes apart to avoid simultaneous peak departures, so far as reasonably practicable.

5.1.5 Designated Western Departure Route

For all events patron departure will occur via the Pier 9 western side of the building, except where an alternative route is required for emergency egress, accessibility or safety purposes.

The eastern gantries will not be used for routine patron departure.

Patrons will be directed from the function rooms via the designated stairs and lifts to Pier 9 and onwards towards Towns Place/Hickson Road and their onward transport destination.

The Pier 9 apron and associated external access areas are to function as a movement and dispersal corridor and not as a patron congregation or waiting area.

Security and venue personnel will actively manage and discourage patrons from:

- Congregating or loitering;
- Waiting for friends or transport within the Pier 9 apron;
- Shouting, singing or engaging in unnecessarily loud conversation;
- Consuming beverages outside approved areas; or
- Otherwise engaging in behaviour likely to adversely affect surrounding residential amenity.

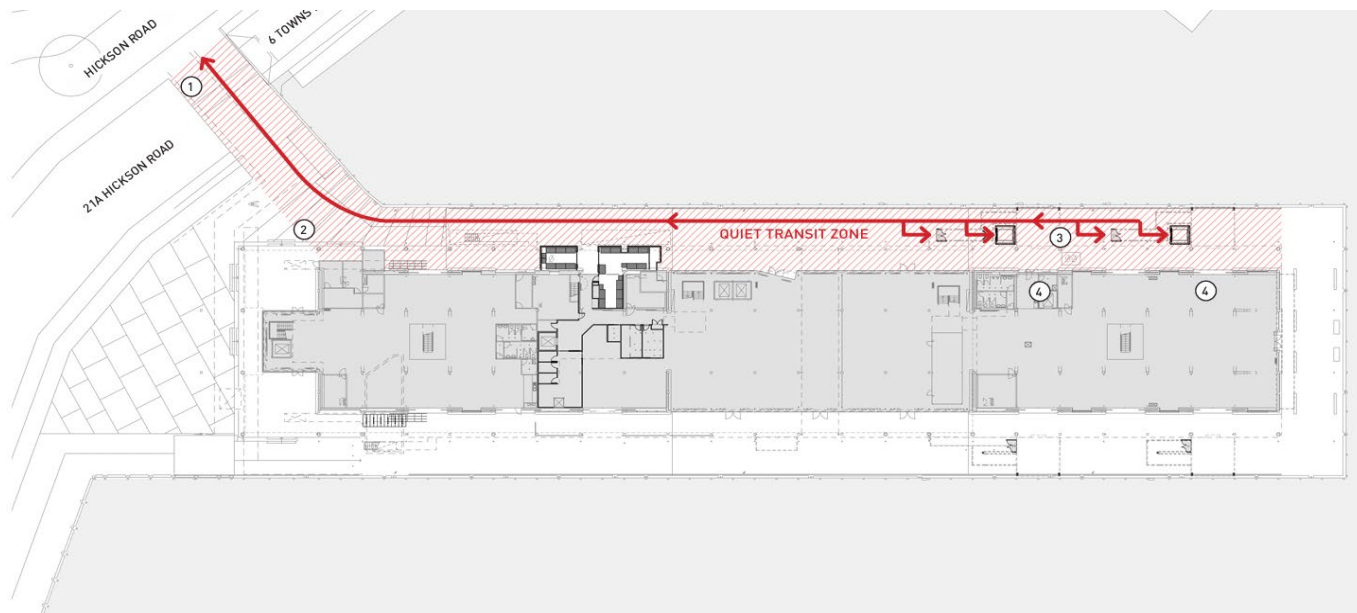
5.1.6 Security and Staff Deployment

During the departure period for events, security and venue personnel will be deployed at appropriate locations having regard to event size, patron characteristics and anticipated departure patterns. For larger events, these positions will include:

- Venue exits, to monitor and manage patron departure;
- Lifts and stairs, to prevent crowding and maintain accessible paths of travel;
- Pier 9 gantries and apron, to maintain continuous patron movement and direct patrons towards Towns Place/Hickson Road;
- Sensitive sections of the departure route, to monitor noise, discourage loitering and prevent congregation; and
- The Towns Place/Hickson Road interface, where appropriate, to direct patrons towards nearby car parks, taxi and rideshare collection locations, bus stops, Barangaroo Metro Station and other public transport services.

RSA marshals and venue operations staff will assist security personnel by monitoring patron behaviour, identifying intoxicated or vulnerable patrons and escalating any concerns to the Event Manager.

For Major Events (in excess of 550 guests) up to a maximum capacity event (750 guests), the Operator will maintain a minimum of 2 RSA Marshals within the premises together with 3 security personnel located at the base of the lifts, midway along Pier 9 and at our Towns Place/Hickson Road Interface.



KEY:

- ① Security point at boom gate. All events.
- ② Security point on pier. Applies only to major events.
- ③ Security point at venue stairs and lifts. All events.
- ④ RSA marshals within venue. All events.
- Quiet Transit Zone.

Figure 5 Patron Dispersal / Security Strategy

CCTV will monitor relevant venue exits, gantries and external areas associated with patron departure. Signage will advise patrons that CCTV surveillance is in operation.

5.1.7 Management of Patron Congregation

Venue staff and security personnel will actively monitor external areas during patron departure and take reasonable steps to prevent congregation within the Pier 9 apron and other sensitive areas immediately surrounding the venue.

Where patrons congregate, security or venue staff will promptly:

- Approach the group;
- Remind patrons of the proximity of nearby residences and the need to minimise noise;
- Request that patrons refrain from shouting, singing or other unnecessarily loud behaviour; and
- Direct patrons to continue towards their onward transport destination.

5.1.8 Closing and Contingency Procedures

Events will be programmed and managed to ensure all patrons have departed the premises before the expiry of the approved operating hours. If patrons remain within the premises shortly before the approved closing time:

- The Event Manager will issue a final departure announcement;
- Security and venue staff will personally direct remaining patrons towards the approved exits;
- Additional security personnel will be redeployed to venue exits, lifts, Pier 9 and other relevant locations as required;
- Taxis, rideshare vehicles or other suitable transport may be arranged for patrons requiring assistance; and
- Any patron refusing to leave will be managed in accordance with the venue's ejection procedures, with NSW Police contacted where necessary.

No patron will be permitted to remain on the premises after the approved closing time other than where immediate departure would create a genuine safety, accessibility or medical risk. Any such occurrence will be recorded in the Incident Register, including the reason for the delay, action taken and time of departure.

5.1.9 Post-Event Management

Once all patrons have departed, only essential staff required for close-down, cleaning, security and safety procedures may remain on the premises.

Staff close-down activities will be undertaken internally and quietly. Staff will not congregate on the gantries, Pier 9 apron, Towns Place or Hickson Road.

Following major events and late-night functions, the Event Manager, Duty Manager or nominated security personnel will inspect the immediate external areas to confirm, so far as reasonably practicable, that:

- Patrons have dispersed from the immediate vicinity;
- No significant patron congregation remains;
- Venue-related waste or bottles have not been left within the public domain; and
- No continuing activity associated with the venue is causing unreasonable noise or disturbance.

5.2 Accessibility

The premises will provide equitable access in accordance with the approved building design and relevant statutory requirements. Accessible access will be maintained at all times, including to principal entry points, lift access routes, internal circulation spaces and accessible amenities where provided. Management will ensure that accessible paths of travel remain clear and that event layouts do not obstruct required access.

5.3 Staff Access

Staff will access the premises in accordance with venue operating procedures. Staff will be briefed on appropriate access routes, arrival times and workplace procedures.

5.4 Deliveries and Servicing

As per current arrangements, delivery vehicles will enter the site via Towns Place and loaded within the existing loading parking areas for the business events and function centre premises, with access restricted to this area. A new waste enclosure with privacy screening is provided adjacent the existing room (**Figure 5**).

Event provisions and waste will be transferred between the loading area and the venue via Pier 9 and the entry lifts.

A private waste contractor will service the retail general waste and recycling bins as per an agreed collection schedule, with general waste and recycling collected up to 6 times a week, and food waste twice per week.

The tenancy should operate in accordance with the Operational Waste Management Plan prepared by Elephants Foot, dated 11 June 2026.

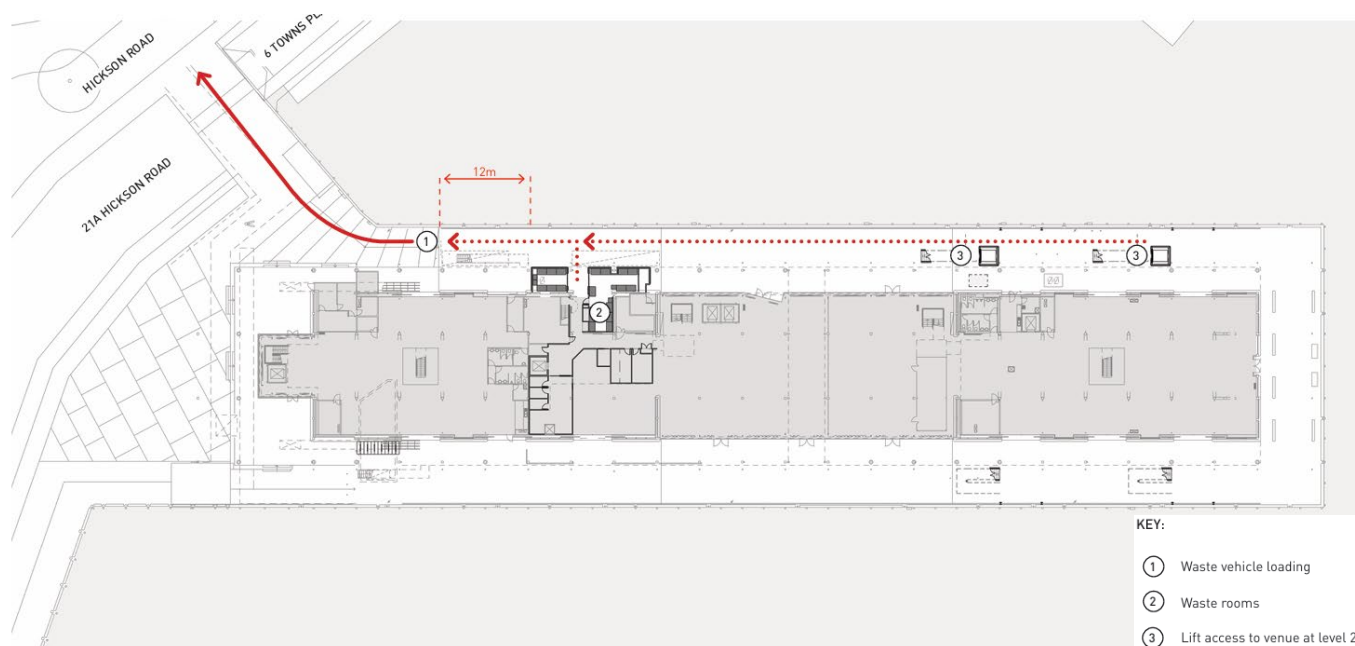


Figure 6 Waste Management Arrangements

6.0 Noise Mitigation

The following acoustic mitigation measures will apply to the business events and function centre premises at different times of the day.

Use/ Noise Limit	Hours	Other Restrictions
Low impact events only, including business breakfasts, meetings and presentations	7:00am – 9:00am	Implementation of quiet-arrival protocol with security and venue staff to coordinate patron arrival from Hickson Road to the gantry entrance and reinforce quiet-zone requirements
Music noise level to be limited to 65dB(A)Leq, 15min at a distance of 2m from any speaker, within the function centre	7:00am – 10:00pm	Only while Eastern gantry and Northern balcony doors access doors are open.
DJ music noise level to be limited to 90dB(A)Leq, 15 min, within the function centre	9:00pm – 12:00am	Operations on the Northern balcony and Eastern gantries to cease and access doors to be kept closed.
DJ music noise level to be limited to 90dB(A)Leq, 15min, within the function centre	10:00pm – 12:00am	- Operations on gantries and northern balcony to cease and the access doors are to be kept closed. - No queueing outside and no garbage removal in external areas after midnight.
DJ music noise level to be limited to 95dB(A)Leq, 15min, within the function centre	7:00am – 12:00am	- New access doors to the gantries and northern balcony should comprise of double glazed systems consisting of 10.38mm laminated glass, a 12mm air gap, and 6.38 mm thick laminated glass within commercial frames, fitted with acoustic seals or equivalent. - Existing fixed windows should be upgraded with a secondary window (similar to Aneeta sashless windows behind existing heritage windows) and acoustic seals. - Acoustic façade options, including sound blocking acoustic curtains may be incorporated into the internal side of the façade in lieu of upgraded external walls. - Speakers are to be vibration isolated. - Management should install signage reminding patrons to be considerate when leaving the site, given the proximity to nearby residential receivers.
Waste pick up in accordance with the Waste Management Plan prepared by Elephants Foot, dated 11 June 2026		No external disposal or transfer of glass to the waste room after midnight.

Management and staff will closely monitor the following noise management procedures:

- The premises will comply with all the Council requirements (including conditions of consent) in relation to noise emanating from the premises.
- Security personnel will ensure that patrons keep noise down upon entering and leaving the premises.
- A minimum of one (1) staff/ security member is to ensure the entry door remains closed following the start of an event.
- Entry and exit doors on the eastern gantries and northern balcony are manual doors and will be closed at their designated closing times (i.e. 9pm for the eastern gantries and 10pm for the northern balcony, unless otherwise earlier per the acoustic requirements of the above table) to reduce noise impacts to the residential properties to the east.

- Entry and egress of the function centre will be from the western gantries (except in an emergency), ensuring that noise is minimised to residents to the east.
- Music and/or live entertainment must cease 30 minutes prior to closure.
- Waste will be stored within the internal bin store at the end of a function and will not be compacted or baled. Waste will be collected as part of the existing private waste collection service.
- No disposal of glass or garbage removal is to occur in external areas after midnight.
- Staff members and/or delivery personnel are to use wheeled trolleys and the assistance of other staff to move function equipment (including music/entertainment equipment) to minimise noise emission.
- Signage will be erected at egress points reminding patrons to be considerate of neighbours when leaving the site.

All sound emissions and noise management practices will comply with Council's requirements, the Protection of the Environment Operations Act 1997 and the NSW Casino, Liquor and Gaming Control Authority requirements in relation to noise emanating from the premises.

7.0 Security and Safety

The security and safety of employees, guests and the general public are highly valued by the management of the premises. The Licensee will engage the services of a reputable security company.

7.1 Venue Supervision

A venue manager or nominated duty manager will be responsible for the overall supervision of the premises during events. Staff will be trained in operational procedures, emergency response and patron management. RSA marshals and security will monitor guest behaviour and responsible service of alcohol.

7.2 Code of Conduct for Security Personnel

All security personnel will:

- Possess a current security licence and have satisfactorily completed all relevant training associated with a crowd control licence.
- Be licenced under the appropriate legislation relating to crowd control.
- Conduct themselves in accordance with the industry code of practice.
- Remain outside after the premises closes to ensure the quiet and orderly departure of patrons;
- Maintain a well-kept, tidy and professional appearance and be at all times easily recognisable to other staff and patrons as "security personnel".
- Be respectful of people and treat people in a dignified manner.

7.3 General Security Procedures

Security personnel will be present when the function spaces are used. Security will regularly monitor the premises to keep noise to a minimum and in accordance with the relevant standards for the time of day. Additional general security procedures are as follows:

- A minimum of two security personnel will be on duty at all times at least 30 minutes before, during and 30 minutes after the function patrolling the main entry, internal and external areas.
- Security personnel will manage egress of visitors.
- Security personnel will ensure that customers do not leave the premises with bottles or glasses (alcoholic or non-alcoholic beverages).
- Security personnel will not permit any intoxicated person to enter the premises and will bring to the notice of the Manager or Licensee any persons on the premises who might be considered to be intoxicated.
- Whilst final patrols are being conducted security personnel will collect any rubbish on the footpath immediately outside the premises that may be associated with the function centre.
- At all times security personnel will be aware of the maximum number of patrons allowed in any one area.
- Security personnel and management will be required to cooperate with the Police and Council.

7.4 Door Policy

Security personnel and management reserve the right to refuse entry if guests:

- Are not on the list of invitees to any event (and the organiser confirms they are not invited).
- Do not meet the dress code requirements.
- Are drunk and disorderly.
- Do not consent to a search if requested.

7.5 Ejection of Patrons

The following procedure will apply when involved in the removal of a person from the premises who is intoxicated, drunk or disorderly:

- Verbal communication with the patron will occur to explain the break of conditions of the Liquor License.
- Under no circumstance is it permissible for any employee to strike a customer. In the event that a fight develops, security personnel's physical involvement will be limited to the necessary restraint required to escort the individuals involved from the building as quickly as possible so that other patrons are not unduly disturbed. Guests who are asked to leave for starting a disturbance are no longer welcome guests of the venue.
- Security personnel will be instructed to contact Police for assistance in removing any customer who exhibits anti-social or violent behaviour.
- An Incident Report must be completed following any altercation and/or disturbance stating all the relevant information for reference purposes.

7.6 Incident Register

An incident register will be kept on site in digital format to record incidents occurring on the premises which may require the attention of NSW Police as outlined in Section 56 of the *Liquor Act 2007* and Section 42 in the Liquor Regulation 2018. The register will be provided in a format consistent with the requirements of Liquor and Gaming NSW.

7.7 Signage

Signage will be erected internally and externally within the pier tenancy to advise patrons that residential areas are nearby and to maintain quiet and order when entering and leaving the premises.

7.8 Evacuation Plan and Emergency Closing

A detailed plan of the site will be provided during training and in some circumstances, it may become necessary to close the establishment (fire, flood, power failure, bomb scare and other major emergencies). Approval must be sought from the Manager on duty prior to closing. Procedures for such an event will have to tie in with procedures for the remainder of the building.

Access for ambulances can be provided around the pier.

7.9 Theft

In the event that theft occurs involving a patron, every effort must be made to assist the patron in any way possible (forms, police report, telephone calls). All personal information must be recorded in the complaints and incidents register in case any items are recovered at a future time. Incidents involving staff members must also be documented on the Incidents Report Form and any necessary police reports must be completed. A list of all items missing must be recorded. The theft of any property from the premises must be reported to the police for insurance purposes. All thefts must be documented clearly and concisely on an Incidents Report Form.

7.10 Weapons

Weapons of any type (knives, firearms etc.) will not be permitted at any time, unless in the hands of authorised security personnel or police. Security personnel will be trained to search and detect the presence of weaponry if required to do so.

7.11 Principles for Minimising Crime Risk

Below is set out the principles that have been developed to reduce crime at this location.

7.11.1 Surveillance

The Management/ Licensee will install CCTV surveillance cameras in and around the premises, placed in strategic places including ingress/egress points, the northern balcony and the gantries. The surveillance tapes will be kept for a period of at least 28 days for viewing by Police, a Liquor and Gaming investigator or a Council officer if required.

7.11.2 Access Control

Most guests to the business events and function centre premises area will be invited and on an invitation list, which will be monitored by security during patron ingress and egress from the premises, limiting the opportunity for unauthorised patrons in or around the premises. There will also be areas where guests are asked to show their invitation or prove their ID.

7.11.3 Space Management

The private areas will be kept clean, tidy and any vandalism or graffiti will be rapidly repaired.

7.11.4 Local Area Command and Liquor Accord Issues

The Approved Manager or delegate will attend the local Liquor Accord meeting along with other relevant team members when required and should any issues of concern be raised respond proactively and speedily to any issues of concern raised by Police, OLGR Inspectors or duly authorised officers. This management plan will be fully reviewed annually and amendments made to reflect changes to the Liquor Act and Regulations or any other recommendations from the Office of Liquor, Gaming and Racing, Police.

Instances where police may be contacted, a local police phone number will be readily available for venue management in case of the need of police assistance. The possible reasons for police assistance include:

- A disorderly patron/group that cannot be handled by the venue staff or security without the possibility of endangerment to security, other staff or public. In the instance of criminal behaviour or the possession of illegal substances or weapons.
- Any patron that continues to disrespect, disrupt or offend employees or the general public even after being removed from the venue.
- Uninvited or denied patrons that refuse to leave the venue/area and continue to disrespect, disrupt or offend employees or the general public. If an incident occurring within the venue escalates to the point of police assistance to prevent danger to themselves or to employees and general public. Any persons found vandalising or causing damage to the venue/property.

8.0 Management Measures

8.1 General Amenity

The operator will take all reasonable steps to ensure the premises does not adversely affect the amenity of the surrounding area. Measures will include.

- Supervising events and patron behaviour.
- Managing arrival and departure of patrons.
- Ensuring external areas are used in a controlled manner.
- Maintaining the premises in a clean and orderly condition.
- Discouraging loitering outside the premises.
- Ensuring staff and contractors act responsibly when arriving at and leaving the site.
- Complying with all relevant consent conditions and statutory requirements.

Event organisers will be briefed on venue rules and expectations, including noise management, responsible behaviour and compliance with approved operating arrangements.

8.2 Waste and Servicing

Waste will be managed in accordance with the approved waste management arrangements for the premises. The operator will ensure that:

- Waste is stored in designated waste storage areas.
- Waste and recyclables are separated where appropriate.
- Waste storage areas are maintained in a clean and hygienic condition.
- Collections occur during approved servicing hours.
- Waste is not allowed to accumulate in patron or public areas.
- Loading and servicing activities are coordinated and supervised as required.
- Waste handling is undertaken in a manner that minimises noise, odour and visual impacts.

Catering and event-related materials will also be managed to ensure efficient removal and minimal disruption to the site and surrounding public domain.

8.3 Complaints Handling Procedures

The Venue will have a dedicated phone number which will be publicly available to nearby residents, businesses and police where necessary.

Complaints received during an event will be referred to the duty manager as soon as practically possible and investigated as early as possible but within 15 minutes. Reasonable corrective action will be taken as soon as practicable, which may include reducing music levels, closing doors or external areas, increasing security supervision or modifying patron, waste or servicing activities. Where contact details are provided, the complainant will be advised of the action taken as soon as practicable.

Complaints received outside operating hours will be acknowledged within 24 hours and an initial response provided within one business day.

The complaints and incidents register will document the following information regarding the complaint:

- Complaint date and time.
- Name, contact and address details of persons(s) making the complaint.
- Nature of complaint.
- Name of staff on duty.
- Action taken by licensee to resolve the complaint.
- Follow up and outcome (if any).

Complaints involving a potential breach of consent, liquor licence requirements, public safety or recurring operational issues will be escalated to the venue manager or operator.

Management will review the register at least every 3 months. Where multiple similar complaints are received within a 3 month period, management will review the relevant operational procedures and implement additional measures where necessary. Any required amendments to this Plan of Management will be provided to Council for approval.

8.4 Review of the Plan

If, in circumstances where amendments to this plan can achieve better management or improved amenity outcomes, such amendments can be made at the discretion of the operator. The Council shall be provided with a copy of any amended POM for approval, which approval must not be unreasonably withheld.

Attachment E

Submissions

From: michael cameron [REDACTED]
[REDACTED]
Sent on: Friday, July 17, 2026 1:56:11 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Michelle Cameron [REDACTED]
Subject: Objection to Development at 23 Hickson Road, Millers Point - D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

My wife Michelle and I reside at 616/19 Hickson Road, Dawes Point NSW 2000.

We wish to

STRONGLY OBJECT

to the proposed development D/2026/626 at Pier 8/9.

Our apartment is located on Pier 6/7, with **our home and balcony facing west toward Pier 8/9**. We have several serious concerns regarding this proposal.

Firstly, we are deeply worried about **noise disturbances**. Functions and celebrations may generate significant noise, particularly from guests arriving and departing in the evenings, as well as from deliveries supporting such a large venue. Given our proximity—within 100 meters—these disruptions would directly affect our home. Additionally, the gantry viewing platforms on the east side of Pier 8/9 would face directly toward our apartment, with **open doors amplifying noise** at this height. Unlike Pier 4/5, where the gantries face away from Pier 6/7, this arrangement would severely impact our ability to enjoy quiet dinners on our west-facing balcony, especially if loud music continues late into the night.

We are also concerned about **parking**. The influx of 750 additional people would strain the already limited parking spaces available in the precinct, particularly during evenings.

Personal safety is another issue, especially during events with open bars. We would like to understand what security arrangements are planned to protect residents and visitors.

Traffic management poses further challenges. Deliveries and waste removal, including the emptying of bottles late at night or early morning, could disrupt the area. The pier is a shared public walkway with restricted vehicle access and is actively used by local fishers. Increased traffic on both the pier and surrounding streets must be addressed.

Privacy is at risk due to the gantry design, which allows a direct line of vision into our apartment and across all floors. The proposed Northern Balcony may also permit views into residents' apartments at the northern end of Pier 6/7. We urge consideration of privacy concerns for all residents.

Furthermore, we believe the proposed Northern Balcony is inconsistent with the design of other piers in Walsh Bay. If

the council is willing to alter the **Heritage** order, what other changes might residents face in the future?

Finally, we are concerned about the proper removal of **waste** to ensure that kitchen refuse and other debris do not end up in the harbour. We also want clarity on measures to prevent cigarette smoke, butts, and other waste from polluting the area.

For all these reasons, we are

STRONGLY OPPOSED

to this development.

Yours faithfully,
M Cameron

From: <lhemstrom[REDACTED]>
Sent on: Friday, July 17, 2026 8:00:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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Please find my questions and objections to the DA.

Heritage -

The plans propose adding a northern balcony which is totally inconsistent with all other Walsh Bay piers and sets a poor precedent if allowed to proceed.

How are the Heritage requirements for development being met?

Privacy, noise, compliance -

The plans show new gantry viewing platforms on the east which will bring people outside and their accompanying noise to travel across the water and into our residential Pier 6/7. This is different to Pier 4/5 which has no public access gantries on the side facing Pier 6/7.

I have concerns pertaining to noise particularly in the evenings and nights from people arriving and leaving the venue. Noise is exacerbated over water. Having night activities on the eastern side of the venue is so close to where people live on our Pier 6/7 and is likely to cause loss of amenity and peace.

The plans propose people will arrive and leave on the western side of Pier 4/5 and that the eastern side gantry and stairs will be emergency only. How will this be enforced?

How would bad behaviour of people visiting the venue be managed and enforced, particularly at night? What preventative measures are being required? How can we residents be assured that if issues arise or we make complaints, that they will be received and acted on quickly?

Linda Hemstrom
Resident Pier 6/7

From: Bill Drakopoulos [REDACTED]
Sent on: Tuesday, July 21, 2026 9:35:39 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Development Application D/2026/626;Attention: Warren Geyer
Attachments: 260720 - Letter of Support Piers 8 & 9 D 2026 626.docx (46.47 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr Geyer,

Please see my attached submission in support.

Feel free to contact me if you require any additional information.

Kind Regards,

SRG

Bill Drakopoulos

Founder

W:
srghospitality.com.au
IG: [@srghospitality](https://www.instagram.com/srghospitality)



Mr Warren Geyer
Planning Department
City of Sydney
456 Kent Street
Sydney NSW 2000

Submission in Support

**Via email - dasubmissions@cityofsydney.nsw.gov.au - Development Application D/2026/626;
Attention: Warren Geyer**

To the Assessment Team,

I am writing to express my strong support for the above development application submitted by Markham Real Estate Partners for the proposed business events and function venue at Piers 8 & 9, Walsh Bay.

This proposal represents an excellent example of private investment enhancing one of Sydney's most significant harbour precincts and buildings. The adaptive re-use of an existing heritage building to accommodate a premium business events and function venue will strengthen Walsh Bay as a destination while respecting the character and heritage of the area.

Sydney continues to compete with other Australian and international cities to attract conferences, corporate events and business tourism. High-quality venues in iconic waterfront locations are an important part of that offering. The proposed development will broaden Sydney's event infrastructure and provide businesses with another first-class venue for meetings, conferences, product launches, gala dinners and other functions.

Beyond the venue itself, the proposal will generate economic benefits for Walsh Bay and the wider city. Visitors attending events will support nearby accommodation providers, restaurants, bars, retailers and cultural attractions, increasing activity throughout the Walsh Bay precinct and the Sydney CBD. The project will also create employment during construction and provide ongoing jobs across hospitality, event management and venue operations.

I am also encouraged that the venue will be operated by Navarra Venues, an experienced and highly regarded business with a long history of delivering professionally managed events throughout New South Wales. The accompanying Plan of Management demonstrates a clear commitment to responsible operations, ensuring that the venue can operate successfully while maintaining appropriate standards of safety, traffic management and neighbourhood amenity.

The proposal is consistent with the City of Sydney's vision for a vibrant, active and economically successful harbour precinct. It supports investment, tourism, employment and the continued activation of Walsh Bay as one of Sydney's premier cultural and commercial destinations.

For these reasons, I respectfully support the application and encourage the City of Sydney to approve the proposal.

Yours sincerely,



Bill Drakopoulos
Founder | SRG Hospitality
Occupier, Shop 7 & 8
21 Hickson Road
Walsh Bay, NSW 2000

From: Yuriy Sychov [REDACTED]

Sent on: Wednesday, July 22, 2026 7:00:28 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: RE: OBJECTION TO DEVELOPMENT APPLICATION D/2026/626 — 23 HICKSON ROAD, PIERS 8/9, MILLERS POINT

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Yuriy Sychov
513, The Pier on Walsh Bay, 19 Hickson Road, Dawes Point NSW 2000
[REDACTED]

General Manager
City of Sydney
GPO Box 1591
Sydney NSW 2001
By email: dasubmissions@cityofsydney.nsw.gov.au

2026/07/22

RE: OBJECTION TO DEVELOPMENT APPLICATION D/2026/626 — 23 HICKSON ROAD, PIERS 8/9, MILLERS POINT

I am the owner/resident of 513, The Pier on Walsh Bay, 19 Hickson Road, Dawes Point NSW 2000, within The Pier on Walsh Bay — identified in the applicant's own Acoustic Assessment as the nearest residential receiver ("R1") to the proposed development. I object to this application, which seeks approval for a business events and function centre across Levels 2–4 of Piers 8/9, with a capacity of up to 750 persons, a new Northern Balcony, and new external gantries and stairways.

Having reviewed the Fire Safety Engineering Letter (Jensen Hughes, 5 June 2026), the Heritage Impact Statement (Curio Projects, June 2026), the Access Design Review (Jensen Hughes, 17 June 2026), and the DA Acoustic Assessment (Renzo Tonin & Associates, 22 June 2026), I raise the following three grounds of objection.

1. Noise — Compliance Is Contingent, Not Demonstrated

The Acoustic Assessment confirms that predicted noise levels are compliant with Council's entertainment noise criteria (DCP 2012, s.3.18) only "provided that the recommendations in Section 6 are adopted." Those recommendations include closing the gantry and balcony doors after 10pm, stationing a dedicated staff member to ensure the entry door remains closed, installing laminated acoustic glazing and secondary glazing behind the existing heritage windows, vibration-isolating speakers, and directing patrons to leave only via Pier 9. Several of these are behavioural or management commitments rather than fixed physical controls, and none is shown to be adopted as a binding condition in the architectural drawings.

The Assessment also identifies the nearest residential receiver as this building, at an assumed distance of approximately 70 metres — materially further than the approximately 50 metres previously estimated by the Owners Corporation. If the true distance to the nearest affected apartments is less than assumed, the predicted noise levels understate the actual impact. The Assessment further acknowledges that internal noise transmission to the adjoining commercial tenancy already exceeds the noise goals in the lower frequencies before additional floor treatments are applied, and that background noise monitoring was conducted in October–November 2025 — some eight months before lodgement and outside the summer season most relevant to Thursday–Saturday evening trading.

I request that Council: (a) require independent verification of the actual distance from the gantries/balcony to the nearest occupied apartments; (b) require a contemporaneous background noise survey; and (c) impose every measure listed in Section 6 of the Acoustic Assessment as an explicit, monitored condition of consent, rather than leaving them as consultant recommendations.

2. Fire and Life Safety — Multiple Departures Not Yet Resolved

The Fire Safety Engineering Letter proposes several performance-based departures from the Deemed-to-Satisfy provisions of the NCC 2022 for a 750-person occupant load, a number of which are unresolved at this stage: an aggregate exit width of 6m is provided where 7m is required (NCC D2D8); hydrant coverage of 10m is proposed against the 40m Deemed-to-Satisfy limit under

AS 2419.1:2021, with the letter itself stating this is "subject to consultation and approval by Fire and Rescue NSW" — meaning that approval has not yet been obtained; and the fire-resistance rating of the exposed heritage timber structure is described as "unknown", to be confirmed only in the "detailed design stage" after any consent is granted.

The proposed evacuation strategy for Level 4 also relies on occupants reaching the external gantries as a "place of relative safety" — the same structures that are the subject of this and other residents' privacy and noise objections. Separately, the Access Design Review identifies unresolved non-compliances with AS 1428.1:2021, including no documented compliant level transition between Level 02 and the gantry/terrace areas, and accessible toilet doors at Levels 02–04 that do not meet required clearances, all deferred to the Construction Certificate stage.

Under section 4.15 of the Environmental Planning and Assessment Act 1979, Council must be satisfied as to the likely impacts of the development, including on public safety, before granting consent. I submit that Council cannot be so satisfied while core fire-safety and accessibility matters for a 750-person venue remain open, unapproved by Fire and Rescue NSW, or deferred to a later approval stage with no opportunity for further public comment.

3. Heritage — Inconsistent Reasoning and Reliance on an Outdated CMP

The Heritage Impact Statement justifies the new gantries partly by reference to comparable works "directly comparable to, and consistent with" upgrades at Piers 2/3, 4/5 and 6/7 (s.7.3.1). No equivalent precedent is claimed anywhere in its assessment of the Northern Balcony (s.7.3.2), which is instead justified solely on its own design restraint. This selective use of the precedent argument confirms that the Northern Balcony is a novel addition without an established counterpart elsewhere in the precinct, and it should be assessed — and, if approved, conditioned — on that basis, not treated as a continuation of accepted precinct character.

The Statement also relies principally on a Conservation Management Plan from 1999, which its own authors acknowledge "predates a number of significant changes to the site and its use" — including the conversion of the adjoining Pier 6/7 to residential use — without an updated CMP or heritage significance review having been commissioned. I ask that Council require an updated heritage assessment that properly accounts for the pier's current residential context before determining this application.

Conclusion

For the reasons above, I submit that this application should not be approved in its current form. If Council is nonetheless minded to grant consent, I request that it be made subject to conditions addressing the noise, fire/life-safety and heritage matters raised in this submission, and that I be notified of the determination.

Yours faithfully,

Yuriy Sychov

[Redacted signature block]

From: Iryna Galyapa [REDACTED]
Sent on: Wednesday, July 22, 2026 8:04:46 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: OBJECTION TO DEVELOPMENT APPLICATION D/2026/626 — 23 HICKSON ROAD, PIERS 8/9, MILLERS POINT

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Iryna Galyapa
513, The Pier on Walsh Bay, 19 Hickson Road, Dawes Point NSW 2000
[REDACTED]

General Manager
City of Sydney
GPO Box 1591
Sydney NSW 2001
By email: dasubmissions@cityofsydney.nsw.gov.au

2026.07.21

RE: OBJECTION TO DEVELOPMENT APPLICATION D/2026/626 — 23 HICKSON ROAD, PIERS 8/9, MILLERS POINT

I am the owner/resident of 513-19 Hickson Road, Dawes Point NSW 2000, within The Pier on Walsh Bay, in close proximity to Piers 8/9. I write to formally object to this application, which seeks approval for a business events and function centre across Levels 2–4 of Piers 8/9, with a capacity of up to 750 persons, a new Northern Balcony, and new external gantries and stairways.

I have reviewed the material made available in support of this application, including the Fire Safety Engineering Letter (Jensen Hughes, 5 June 2026), the Heritage Impact Statement (Curio Projects, June 2026), the Architectural Drawings and Architectural Design Report (Sissons, June 2026), the Construction & Demolition and Operational Waste Management Plans (Elephants Foot Consulting, June 2026), the Access Design Review (Jensen Hughes, 17 June 2026), the DA Acoustic Assessment (Renzo Tonin & Associates, 22 June 2026), the Transport Impact Assessment (JMT Consulting, 5 June 2026), and the Plan of Management (Beam Planning, 22 June 2026).

Noise

The application's own Acoustic Assessment confirms that compliance with Council's entertainment noise criteria (DCP 2012, s.3.18) is achievable only "provided that the recommendations in Section 6 are adopted" — it is not compliant by design alone. Those recommendations include closing the gantry and balcony doors after 10pm, stationing a dedicated staff member to ensure the entry door remains closed, installing laminated acoustic glazing and secondary glazing behind the existing heritage windows, vibration-isolating speakers, and directing patrons to leave only via Pier 9. A number of these are behavioural or management commitments rather than fixed physical controls, and none is shown to be adopted as a binding condition in the architectural drawings.

- The Acoustic Assessment identifies the nearest residential receiver as this building, at an assumed distance of approximately 70 metres — materially further than the approximately 50 metres previously estimated. If the true distance to the nearest affected apartments is less than assumed, predicted noise levels understate the actual impact.
- The Assessment acknowledges that internal noise transmission to the adjoining commercial tenancy already exceeds the noise goals in the lower frequencies before additional floor treatments are applied.
- Background noise monitoring was conducted in October–November 2025 — some eight months before lodgement and outside the summer season most relevant to Thursday–Saturday evening trading.
- The Heritage Impact Statement states the indoor Thursday–Saturday hours as "7am – 12pm" — read literally, this says the venue closes at noon on its busiest trading days, which is inconsistent with the Acoustic Assessment, the Plan of Management and the Owners Corporation's own notice, all of which state 7am–12am (midnight). I have checked this against the original document and it appears to be a genuine drafting error, but it underlines that residents have not been given a single, reliable statement of the actual proposed hours.
- The noise mitigation table in the Plan of Management (s.6.0) is itself difficult to reconcile: it lists overlapping and near-duplicate conditions for "9:00pm–12:00am" and "10:00pm–12:00am" at the same 90dB(A) limit, and refers to "northern gantries" — a term inconsistent with every other document, which describes the gantries as being on the

eastern and western sides of the pier.

- The gantry viewing platforms on the eastern side face directly onto the residences at Pier 6/7, with open doors allowing noise to travel, in contrast to the gantries at Pier 4/5, which face away from Pier 6/7.
- Noise from deliveries and waste collection servicing a 750-person function centre has not been separately modelled.

I request that Council require independent verification of the actual distance from the gantries/balcony to the nearest occupied apartments, require a contemporaneous background noise survey, require a single corrected statement of hours across all documents, and impose every measure listed in Section 6 of the Acoustic Assessment as an **explicit, monitored condition of consent** rather than a mere recommendation.

Safety / Traffic Management

The Fire Safety Engineering Letter proposes several performance-based departures from the Deemed-to-Satisfy provisions of the NCC 2022 for a 750-person occupant load, several of which remain unresolved: an aggregate exit width of 6m is provided where 7m is required (NCC D2D8); hydrant coverage of 70m is proposed against the 40m Deemed-to-Satisfy limit under AS 2419.1:2021, with the letter itself stating this is "subject to consultation and approval by Fire and Rescue NSW" — meaning approval has not yet been obtained; and the fire-resistance rating of the exposed heritage timber structure is described as "unknown", to be confirmed only in the "detailed design stage" after any consent is granted. The proposed evacuation strategy for Level 4 also relies on occupants reaching the external gantries as a "place of relative safety" — the same structures that are the subject of the privacy and noise concerns below.

- The Access Design Review identifies unresolved non-compliances with AS 1428.1:2021, including no documented compliant level transition between Level 02 and the gantry/terrace areas, and accessible toilet doors at Levels 02–04 that do not meet required clearances, all deferred to the Construction Certificate stage — after consent, with no further opportunity for public comment.
- The Plan of Management's own patron capacity figures do not add up: "Room 1... can accommodate up to 300 people seated and Room 2... can seat up to 400 people. Combined the room can provide seating or standing for 750 people" — 300 plus 400 is 700, not 750. This is the figure underlying the fire engineer's exit-width calculations.
- The Architectural Design Report states "the proposed development make[s] no change to the current access around the pier." The Plan of Management agrees, stating access will operate "as per current arrangements." Both are contradicted by the Transport Impact Assessment, which states the existing full-perimeter vehicle access "will be modified" and "restricted to the southern end of Pier 9" — a clear disagreement between the applicant's own consultants on a basic operational fact.
- The Transport Impact Assessment's parking occupancy evidence is drawn from a 2021 DA survey and an April 2022 car park observation — four to five years old — while its Hickson Road traffic counts were freshly collected in February 2025, with no explanation for the mismatch.
- There are personal and property safety concerns for residents and visitors where functions are held with open bars. The security arrangements described are largely reactive (removal of disorderly patrons, incident reports after the fact) rather than preventative.
- The Traffic Management material does not clearly address the safe management of vehicles delivering goods or removing waste on a shared public walkway used actively by the fishing community, particularly given the unresolved contradiction above as to whether vehicle circulation is even changing.

I request that Council require the applicant to resolve the contradiction between its own reports on vehicle access, correct the capacity figures used throughout the application, require current parking occupancy data, and require all fire-safety and accessibility matters to be fully resolved and demonstrated — including Fire and Rescue NSW approval of the hydrant performance solution — before this application is determined, not deferred to a later stage without public scrutiny.

Privacy/Views

The proposed gantries will allow direct line of vision into residents' apartments across multiple floors. I have not seen a privacy impact assessment addressing sightlines from the gantries into individual Pier 6/7 apartments, nor any defined mitigation such as fixed screening or obscure glazing on the eastern gantries specifically.

The proposed Northern Balcony may similarly allow direct line of vision into apartments at the northern end of Pier 6/7, and may impede westerly harbour views currently enjoyed by residents there. I have not seen a view-loss assessment testing less obtrusive alternative siting, scale or screening for the balcony, of the kind the Land and Environment Court has required in view-sharing cases such as *Tenacity Consulting v Warringah Council*.

I request that Council require a privacy impact assessment with defined mitigation, and a view-loss assessment testing reasonable design alternatives, before either the gantries or the Northern Balcony are approved in their current form and scale.

Heritage Conservation

The proposed Northern Balcony is inconsistent with the other piers on Walsh Bay. The Heritage Impact Statement justifies the new gantries by reference to comparable works "directly comparable to, and consistent with" upgrades at Piers 2/3, 4/5 and 6/7 (s.7.3.1) — but no equivalent precedent is claimed anywhere in its ~~assessment~~ assessment of the Northern Balcony (s.7.3.2), which is instead

justified solely on its own design restraint. This confirms that the Northern Balcony is a novel addition without an established counterpart elsewhere in the precinct, and it should be assessed, and if approved conditioned, on that basis rather than treated as a continuation of accepted precinct character.

The Heritage Impact Statement relies principally on a Conservation Management Plan from 1999, which its own authors acknowledge "predates a number of significant changes to the site and its use" — including the conversion of the adjoining Pier 6/7 to residential use — without an updated CMP or heritage significance review having been commissioned.

The Heritage Impact Statement confirms that this proposal constitutes Integrated Development under section 4.46 of the Environmental Planning and Assessment Act 1979, requiring a separate Section 60 approval from Heritage NSW under the Heritage Act 1977, in addition to Council's consent. Residents were not advised of this dual approval pathway, or of any opportunity to make representations directly to Heritage NSW as the concurrence authority.

If the Council is prepared to permit a heritage departure of this kind, I ask what other departures from established heritage controls residents can expect to see approved elsewhere in the precinct on the same reasoning.

I request that Council require an updated heritage assessment that properly accounts for the pier's current residential context, treat the Northern Balcony as an exception rather than a precedent with reasons published, and confirm in writing the status of the Heritage NSW Section 60 application.

Environmental Impact

An Operational Waste Management Plan has been provided, but its own waste generation calculation (Table 1) uses a floor area of 2,256m² for the function rooms — significantly larger than the total Gross Floor Area for the entire tenancy shown on the architect's own GFA Plans (1,595m² across Levels 2–4, with the main function floor at only 1,170m²). The bin quantities and collection frequencies calculated from this plan may therefore be understated by around 40%.

The Operational Waste Management Plan's description of the waste collection vehicle's route is also internally unclear: it states the vehicle will access the pier "using the boom gate from Towns Place" and will later "leave the pier via the route it entered, not Towns Place" — in the same paragraph. All waste storage is located at Level 00, while the kitchen and bars generating that waste are on Level 02, and no method of transporting waste between the two levels is described.

I remain concerned as to how adherence to the (corrected) Waste Management Plan will be monitored in practice, in particular to ensure no kitchen waste finds its way into the waterway, and what noise will result from waste removal activities, especially given the Plan of Management's own commitment that "no disposal of glass or garbage removal is to occur in external areas after midnight" depends on staff compliance rather than physical controls.

I have not seen adequate detail on the processes proposed to limit cigarette smoke drift, or cigarette butts and other waste being thrown into the harbour from the gantries or Northern Balcony, beyond a general commitment to signage.

I request that Council require the waste generation calculation to be redone using the correct floor area, require clarification of the collection vehicle's actual route and the method of moving waste from Level 02 to the ground-floor bin rooms, and impose independently audited waste and litter controls, including defined smoking areas away from the water's edge, as conditions of any consent.

Rule Enforcement, Dispute Resolution and Management

The Plan of Management provided by the applicant does include a 24-hour complaints line, a complaints and incidents register, an incident register for matters requiring police attention, and a requirement that events finish at least 30 minutes before the approved closing hour, with concurrent events staggered to different finish times.

However, the Plan of Management currently allows the operator to amend it "at the discretion of the operator" (s.8.4), subject only to providing Council a copy of any amended plan "for approval, which approval must not be unreasonably withheld." This means the specific protections residents are relying on — the complaints line, the staggered finish times, the register — could be varied by the operator with only a low bar for Council to clear before amendments take effect.

I have not seen assurance or documentation confirming what response timeframes apply once a complaint is logged, what escalation occurs for repeated non-compliance (for example, a pattern of noise breaches on consecutive weekends), or what would trigger a formal review of consent conditions rather than a further entry in the complaints register.

I ask what preventative measures — as distinct from the largely reactive measures described in the Plan of Management, such as security removing disorderly patrons after the fact — are actually being required as a condition of consent to reduce the likelihood of poor patron conduct occurring in the first place, particularly late in the evening.

I request that Council make the specific protections in the Plan of Management (the complaints line, staggered finish times, incident register, and noise mitigation measures) binding conditions of consent that cannot be varied by the operator without Council's prior written approval on public interest grounds, define response and escalation timeframes for complaints, and provide a mechanism for consent conditions to be formally reviewed if non-compliance is repeated.

Conclusion

For the reasons set out above, I submit that this application should not be approved in its current form. If Council is nonetheless minded to grant consent, I request that it be made subject to conditions addressing each of the matters raised in this submission, and that I be notified of the determination.

Yours faithfully,

Iryna Galyapa

[REDACTED]

From: Karen Moses [REDACTED]
Sent on: Thursday, July 23, 2026 10:47:14 PM
To: council@cityofsydney.nsw.gov.au; DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: D/2026/626 - 23 HICKSON RD MILLERS POINT
Attachments: DA D2026626 Objection.pdf (39.12 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council,

I am a resident at 525/19 Hickson Rd Dawes Point and I am writing to object to DA 2026/626 for 23 Hickson Rd Millers Point. I live on the Pier 6/7 at the northern end immediately adjacent to the site. I have reviewed the reports supporting the development application, and in my view the evidence provided and issues considered fall short in key aspects, and lack sufficient information on other issues, in determining the impact on the residents in the area.

My key areas of concern are

Noise: The acoustic assessment does not consider the concentrated entry and exit times of a 750 guest function centre via the four proposed gantries and in particular the two gantries on the eastern side late into the evening. There wasn't consideration of the combined noise of guests, cars, taxi, ubers and clean up noise up to midnight. There is no consideration of spill over noise throughout an event as gantries doors are opened and the gantries used by patrons to smoke, get some air etc, leaving doors open. The exit gantries on Pier 4/5 are on the eastern side only, facing away from the residents. This Development Application has the gantries on both the western and eastern sides, directly across from the residents.

Traffic: There wasn't any evidence that the traffic management plan had considered the concentrated departure and arrival times. Nor does it address how the goods required to cater to a function for 750 people were to be managed, how waste is to be managed within the operating hours and how pedestrian safety was being provided for. The Pier is a shared public access walkway with very limited vehicle access and is used throughout the day and night by the public including pedestrians, runners, bicyclers, and fisherman.

Personal Safety: the lack of consideration of the potential poor behaviour that comes with an open bar for 750 patrons is very concerning. There is no specified strategies to minimise the risk of residents and other visitors to Walsh Bay being exposed to poor behaviour, security arrangements, escalation protocols, or consequence. There is no consideration of the exposure to passive smoke drifting from the gantries or the northern balcony across to the Pier residents. There is no consideration of privacy concerns to residents directly across from the function centre particularly from the gantries and northern balcony.

Multiple facilities: There is no supporting evidence that a 750 people function centre is required in the area or its impact on other commercial operations. There are already multiple function spaces including at Pier 1, Pier 2/3, and Pier 4/5 and the newly developed Cut Away that provide this facility. This DA application does not address any contention issues between co-incident use of all the facilities across the Walsh Bay precinct and the capacity to cope with traffic, noise, congestion and frustrated visitors, and residents.

I request that Council refuse this application due to insufficient consideration of the impact on the existing residents, commercial operations, and infrastructure.

Yours Sincerely

Karen Moses
525/19 Hickson Rd
Dawes Point

Dear Council,

I am a resident at 525/19 Hickson Rd Dawes Point and I am writing to object to DA 2026/626 for 23 Hickson Rd Millers Point. I live on the Pier 6/7 at the northern end immediately adjacent to the site. I have reviewed the reports supporting the development application, and in my view the evidence provided and issues considered fall short in key aspects, and lack sufficient information on other issues, in determining the impact on the residents in the area.

My key areas of concern are

Noise: The acoustic assessment does not consider the concentrated entry and exit times of a 750 guest function centre via the four proposed gantries and in particular the two gantries on the eastern side late into the evening. There wasn't consideration of the combined noise of guests, cars, taxi, ubers and clean up noise up to midnight. There is no consideration of spill over noise throughout an event as gantries doors are opened and the gantries used by patrons to smoke, get some air etc, leaving doors open. The exit gantries on Pier 4/5 are on the eastern side only, facing away from the residents. This Development Application has the gantries on both the western and eastern sides, directly across from the residents.

Traffic: There wasn't any evidence that the traffic management plan had considered the concentrated departure and arrival times. Nor does it address how the goods required to cater to a function for 750 people were to be managed, how waste is to be managed within the operating hours and how pedestrian safety was being provided for. The Pier is a shared public access walkway with very limited vehicle access and is used throughout the day and night by the public including pedestrians, runners, bicyclers, and fisherman.

Personal Safety: the lack of consideration of the potential poor behaviour that comes with an open bar for 750 patrons is very concerning. There is no specified strategies to minimise the risk of residents and other visitors to Walsh Bay being exposed to poor behaviour, security arrangements, escalation protocols, or consequence. There is no consideration of the exposure to passive smoke drifting from the gantries or the northern balcony across to the Pier residents. There is no consideration of privacy concerns to residents directly across from the function centre particularly from the gantries and northern balcony.

Multiple facilities: There is no supporting evidence that a 750 people function centre is required in the area or its impact on other commercial operations. [There are already multiple function spaces including at Pier 1, Pier 2/3, and Pier 4/5 and the newly developed Cut Away that provide this facility.](#) This DA application does not address any contention issues between co-incident use of all the facilities across the Walsh Bay precinct and the capacity to cope with traffic, noise, congestion and frustrated visitors, and residents.

I request that Council refuse this application due to insufficient consideration of the impact on the existing residents, commercial operations, and infrastructure.

Yours Sincerely

Karen Moses

525/19 Hickson Rd

Dawes Point

From: Karen Moses [REDACTED]
Sent on: Thursday, July 23, 2026 10:47:14 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>;
DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: D/2026/626 - 23 HICKSON RD MILLERS POINT
Attachments: DA D2026626 Objection.pdf (39.12 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

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Yours Sincerely

Karen Moses

525/19 Hickson Rd

Dawes Point

From: Melissa Macias [REDACTED]
Sent on: Friday, July 24, 2026 12:42:03 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Development Application D/2026/626 - Letter of Support - on behalf of Paul Nicolaou
Attachments: Letter of Support - Navarra Venues - 23 July 26.pdf (87.34 KB)

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Dear Mr Warren Geyer

Please find attached our letter of support in relation to Development Application D/2026/626

Best regards
On behalf of Paul Nicolaou

Melissa Macias
Executive Assistant to Executive Director

[REDACTED]
[REDACTED]
a. 8 Chifley Square (corner Phillip St & Hunter St), Sydney NSW 2000

Please note - I work casual hours, if your matter requires immediate attention, please contact Paul Nicolaou or Paula Martin, directly.



23 July 2026

Mr Warren Geyer
City Planning
City of Sydney
456 Kent Street
Sydney NSW 2000

Dear Mr Geyer,

Letter of Support – Development Application D/2026/626: Piers 8/9, 23 Hickson Road, Millers Point 2026
(Lot 2, Tenancy B in SP 64174)

Business Sydney writes in support of the development application lodged by Markham Real Estate Partners for the proposed business events and function centre at Piers 8/9, Walsh Bay.

As the voice of business in Sydney, we welcome projects like this that create jobs, strengthen the visitor economy, and reinforce Sydney's reputation as a leading destination for business events and hospitality.

The new indoor venue will be a high-quality option for corporate events and other functions right on the CBD doorstep and will attract interstate and international visitors to Walsh Bay's broader cultural and arts precinct. It facilitates private investment into the City and will create construction jobs and ongoing employment in venue operations, catering and event management, as well as flow-on benefits to hospitality businesses in the precinct.

The venue will be operated by Navarra Venues, a long-established, family-run business with over 50 years of experience in NSW. The venue design and robust Plan of Management reflect both Navarra and Markham's commitment to professional, high-quality operations that preserve neighbour amenity.

The proposal aligns with the City of Sydney's policies to encourage and support a vibrant night-time economy, including through the Open Sydney Strategy and Action Plan 2013–2030. The proposal is also consistent with the State Government's vibrancy reforms.

Chifley Square, Sydney NSW 2000

| businesssydney.com

ABN 63 000 014 504

Business Sydney, formerly Sydney Business Chamber, is the voice for business in Sydney. For nearly two hundred years we have worked to advance Sydney as a global, competitive, and liveable city. Now, to reflect our broader reach, influence, and strength, we have transformed to become Business Sydney

Business Sydney welcomes the City of Sydney's consideration and approval of this development application.

Yours sincerely



Paul Nicolaou
Executive Director
Business Sydney

From: [REDACTED]

Sent on: Sunday, July 26, 2026 8:24:40 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr Geyer,

Subject: Objection to DA D/2026/626 – Proposed Business Events & Function Centre, 23 Hickson Road, Millers Point

I am a resident of Hickson Road and wish to lodge a formal objection to Development Application D/2026/626 for the proposed conversion of Tenancy B at Piers 8/9, 23 Hickson Road, into a business events and function centre with a capacity of up to 750 people. The proposal includes substantial building works, including new external gantries, stairs, lift structures and a northern balcony associated with the operation of a large-scale events venue.

While I support the appropriate activation and adaptive reuse of heritage buildings, I believe this proposal represents an excessive intensification of use that will have significant and ongoing adverse impacts on the residential amenity, heritage character and liveability of the Walsh Bay precinct. The proposal fails to strike an appropriate balance between commercial activity and the rights of existing residents to enjoy their homes without unreasonable disturbance.

My primary concern is the scale of the proposed operation. A venue accommodating up to 750 patrons and operating until midnight on Thursday, Friday and Saturday nights will generate substantial patron arrival and dispersal activity in a precinct immediately adjoining residential apartments. The most significant impacts are unlikely to arise from events themselves, but rather from hundreds of guests arriving and leaving, congregating on external balconies, gantries and public areas, waiting for taxis and rideshare vehicles, and creating late-night noise that will carry across the harbour environment.

The application relies heavily on management measures and operational controls but does not adequately demonstrate how these impacts will actually be prevented. A complaints register or management plan does not protect residents from sleep disturbance once noise has occurred. The fundamental planning question is whether a venue of this scale and intensity is compatible with its surroundings. In my view, it is not.

I am also concerned that the Traffic Impact Assessment significantly understates the real-world impacts associated with major events. The proposal does not adequately address the cumulative effect of large numbers of rideshare vehicles, taxis, delivery vehicles and guests arriving and departing at the same time, often coinciding with performances and events elsewhere within Walsh Bay. Hickson Road and Towns Place already experience considerable activity associated with the broader arts precinct. Approval of an additional 750-person venue risks creating unacceptable congestion, safety concerns and disruption for residents.

A further concern is the impact on the heritage significance and character of the Walsh Bay Wharves Precinct. The proposed new external structures, gantries, stairways, lifts and balcony, together with the introduction of a substantial late-night event venue, will materially alter the character and setting of this State-significant heritage precinct. Heritage conservation should involve not only protecting physical fabric but also preserving the character, atmosphere and community values that make the precinct unique.

In addition, the applicant's own accessibility assessment identifies a number of unresolved accessibility and compliance issues, including concerns regarding accessible amenities, circulation and other Disability Discrimination Act and Building Code requirements. These deficiencies suggest that important aspects of the proposal have not yet been satisfactorily resolved.

I am also concerned that the operational impacts associated with waste servicing have not been adequately addressed. A venue servicing functions of this scale will inevitably generate significant quantities of waste and bottle disposal. The

absence of clear restrictions on collection and servicing hours creates the risk of late-night and early-morning commercial activities that are incompatible with residential amenity.

For these reasons, I respectfully request that Council refuse Development Application D/2026/626.

Should Council nonetheless be minded to approve the proposal, I strongly request that any consent include:

- A substantial reduction in maximum patron capacity;
- Earlier closing hours and patron dispersal times;
- Elimination or significant restriction of external patron areas, including balconies and gantries;
- An independent peer-reviewed acoustic assessment;
- Strict controls on rideshare, taxi, servicing and patron management;
- Prohibition of waste collection and servicing activities between 10:00pm and 7:00am;
- Full resolution of all accessibility compliance issues before any approval is granted.

The Walsh Bay precinct is one of Sydney's most important heritage and residential communities. **Residents have a legitimate expectation that the character, amenity and liveability of the area will be protected.** In my view, the proposal in its current form fails to achieve that balance and should not be approved.

Yours sincerely,

[REDACTED]
[REDACTED] 21A Hickson Road
Millers Point NSW 2000

[REDACTED]
[REDACTED]

Re: DA D/2026/626 – 23 Hickson Road, Millers Point

From: [REDACTED]
Sent on: Sunday, July 26, 2026 12:22:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Warren Geyer,

We are residents at Pier 6/7, 19 Hickson Road, Dawes Point NSW 2000 (also known as Walsh Bay).

We are objecting to the Markham proposed development at 23 Hickson Road for a Function Centre for 750 attendees.

Our reason is that this is a **residential area**, a fact often overlooked by the City of Sydney as judged by their approvals of businesses in our neighbourhood that impinge significantly on our quality of life.

Specifically, the Markham proposal is for a gantry with **Eastern balcony** at the end of 23 Hickson Road Pier 8.

There are many issues emanating from such a construction:

1. The **distance** between the commercial offices occupying Pier 8 and the residential units on Pier 6/7 is the narrowest between the wharves of Walsh Bay.
Noise travels efficiently on the surface of water especially from a source in close proximity, as evidenced by the noise we already tolerate from restaurants and cafes.
2. A raised **balcony** will be a highly efficient position from which noise will transmit from people interacting and likely disinhibited from alcoholic beverages.
3. Hickson Road is already extremely busy as an established entertainment precinct especially as an **arts precinct** with many arts organisations working.
4. **Barangaroo Park** that includes the multifunction space The Cutaway draws large numbers of people.
5. A **function centre** will bring people who must arrive and leave in large numbers all at once. They will have to walk the length of Pier 8 and it is unlikely they will be silent. It is also hard to imagine that there will not be music outdoors. Many functions are likely to proceed after normal work hours when residents are at home and hoping to rest.
6. Walsh Bay is already a busy popular thoroughfare for tourists and visitors and is already saturated with activity.

This objection is not a NIMBY reaction with objection to any change.

We realise that the location of Walsh Bay should serve the needs of many people given its prime position on Sydney Harbour but it is also an established residential area with many homes that are impacted by the position. As it is, there are many days each year when roads in the area are closed often all day, when there are events like the Sydney Marathon or festivals like Vivid. As residents we accept that there are disadvantages that go with living here. We note that Markham have no interest in adding to the facilities and amenities of Walsh Bay. It does not appear that they are interested in running a Function Centre. It appears that their only interest is to exploit an opportunity to on-sell their development proposal when it is approved. We do not object to such commercial activity but this development in the residential area is inappropriate and highly objectionable to the residents here.

Sincerely, [REDACTED]
[REDACTED]/19 Hickson road, Dawes Point NSW 2000.

From: Ashan Ponnusamy [REDACTED]
Sent on: Sunday, July 26, 2026 7:35:50 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: MY FORMAL OBJECTION TO DA D/2026/626
Attachments: Ashan_Objection_Letter_D_2026_626.md.docx (2.37 MB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Kind regards
Ashan

--

Director, Pakkt P/L ACN 086 055 272 ABN 6608 60 55272
Unit 302, 21A Hickson Rd Millers Point NSW 2000 Australia

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NOTICE: This message contains private information intended only for the personal use of the addressee(s) named above. The contents are confidential & privileged and may not be distributed in any form to other parties. If you have received this message by mistake, you are hereby notified that you may not disseminate, copy or take any action in reliance on it.

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To: City of Sydney Council, DA Assessment Team
Re: D/2026/626 — Pier 8/9 Function Centre — OBJECTION
Date: July 2026

Dear City of Sydney,

I am a resident of Shore Apartments, 21-21A Hickson Road, Dawes Point, immediately adjacent to the proposed function centre at Pier 8/9. I have reviewed the Development Application and supporting documents and **formally object to this application** on the grounds of insufficient information, lack of transparency, and inadequate assessment of residential impacts.

The submitted reports do not provide adequate detail for Council to assess the real-world impact of a 750-person function centre operating until midnight on weekends. Critical information gaps make it impossible for Council to determine whether this development can operate without substantial harm to me and other neighbouring residents.

CONCERN 1: NOISE DURING PEAK EXIT TIMES

The acoustic assessment does not model the actual operational scenario that will occur on Friday and Saturday nights. The Plan of Management requires all 750 patrons to exit via two gantries in a 30-minute window (11:30pm–12:00am), but the acoustic assessment assumes patrons are dispersed in outdoor areas throughout the evening. This fundamental mismatch means the assessment does not reflect real-world conditions.

The assessment also does not model concurrent noise sources during egress: patron vocal noise + vehicle engines + door slamming + taxi horns occurring simultaneously at midnight.

What's missing: No acoustic modelling of the 11:30pm–12:00am exit peak with all 750 patrons departing • No modelling of combined sources (patron egress + concurrent vehicle activity) • No predicted noise levels at residential buildings during actual peak scenarios • No post-approval acoustic monitoring protocol or verification mechanism

CONCERN 2: TRAFFIC MANAGEMENT AT MIDNIGHT

The Transport Assessment does not model peak departure or specify how 244 vehicles will be managed. The assessment assumes dispersed vehicle arrivals and departures, but the Plan of Management states events must finish "at different times to stage exits" without specifying intervals or enforcement mechanisms. The single driveway (Towns Place) becomes the bottleneck for all vehicle departures during midnight peaks.

What's missing: No traffic modelling for the 11:30pm–12:00am departure peak (113 private cars + 131 taxis via single driveway) • No definition of "staged exit" intervals — are sequential events 30 mins apart? 1 hour? Undefined • No protocol for service vehicle overlap with patron egress • No coordination with Barangaroo Metro operating hours (last train time? capacity?) • No taxi/Uber staging capacity detail or queue overflow procedures

CONCERN 3: WASTE COLLECTION TIMING

The waste management plans do not specify collection days or times. The Operational Waste Management Plan (Elephants Foot, June 2026) is included in the DA bundle but is difficult to locate and not cross-referenced to operating procedures. For events ending at

midnight (Fri/Sat), large volumes of catering waste accumulate. If bins overflow, collection could occur at any time — including 3–6am.

What's missing: No locked waste collection schedule specifying days/times • No overflow protocol if bins reach capacity • Operational plan lacks integration with venue operating hours • No noise management procedures for waste vehicle access/bin handling

CONCERN 4: PRIVACY OF NEIGHBOURING APARTMENTS

The DA does not address privacy implications of proposed gantries and northern balcony. The new structures will provide direct line-of-sight into residential apartments at Shore Apartments (70–100m away) across multiple floors. No privacy impact assessment is included and no screening or mitigation measures are proposed.

What's missing: No privacy impact assessment or line-of-sight analysis • No assessment of whether heritage listing prevents privacy screening • No proposed screening measures, design, or materials • No compliance mechanism if privacy is compromised during operations

CONCERN 5: OPERATIONS DURING ROAD CLOSURES

The DA does not address how the venue will operate or manage traffic when Hickson Road is closed during precinct events. Walsh Bay precinct closes Hickson Road multiple times annually for major public events (Vivid in May–June for 3 weeks, Sydney Marathon in September, NYE, film festivals). The DA assumes normal road access but provides no contingency.

What's missing: No protocol for how 750 guests and 244 vehicles access/egress during Hickson Road closures • No alternative routes to Barangaroo Metro, taxi pickup, or parking during closures • No venue policy if an event is booked during a precinct road closure • No assessment of how this impacts "staged exit" and traffic management protocols • No plan for service vehicle access or waste collection during road closures

CONCERN 6: COMPLIANCE AND ENFORCEMENT

The Plan of Management includes operational rules but specifies no monitoring, reporting, or enforcement mechanisms. Operational restrictions (noise limits, guest behavior, waste disposal, traffic management) are unenforceable without monitoring and penalties.

What's missing: No compliance monitoring protocol or frequency • No complaints procedure or response timeframe • No incident reporting requirements • No escalation procedure for repeated violations • No penalties or licence suspension conditions for breaches

SUMMARY

This application is fundamentally flawed by:

1. **Insufficient technical assessment** — acoustic modelling does not test actual peak scenarios (midnight exits with concurrent vehicle noise)

2. **Undefined traffic protocols** — "staged exits" and traffic management unspecified; no contingency for road closures during Vivid, marathons, NYE
3. **Waste management gaps** — collection times unspecified; operational plan exists but lacks clear protocols and integration with operating schedule
4. **No enforcement framework** — compliance rules with no monitoring, reporting, or penalties
5. **Unmitigated residential impacts** — privacy exposure, late-night noise, early-morning waste collection, unmanaged traffic during precinct events
6. **Precinct event blindspot** — no assessment of operations when Hickson Road is closed during Vivid, marathons, and NYE

Council does not have adequate information to approve this application.

I urge Council to either:

- **Refuse this application** due to insufficient information and lack of transparency, OR
- Require substantial revision, re-submission with complete assessment, and explicit enforcement mechanisms before any approval is considered

As a neighbouring resident, I should not be forced to accept inadequately assessed impacts to my sleep, privacy, safety, and amenity.

Yours,
Ashan Ponnusamy
Unit 302, 21A Hickson Rd


From: Jane Heynes [REDACTED]
Sent on: Monday, July 27, 2026 9:45:44 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Jane Heynes
603/21A Hickson Road, Millers Point NSW 2000
[REDACTED]

27/07/2026

Re: Objection to Development Application D/2026/626
23 Hickson Road, Millers Point – Proposed Business Events and Function Centre

Dear Warren Geyer,

I wish to lodge my objection to Development Application D/2026/626 for the proposed business events and function centre at Pier 8/9, 23 Hickson Road, Millers Point.

Whilst I support the adaptive reuse of heritage buildings, I do not believe the applicant has adequately demonstrated that the proposal will not have unacceptable impacts on surrounding residential amenity, the operation and conservation of the State Heritage-listed Walsh Bay wharves, or the surrounding transport network. In particular, I am concerned that the application understates the cumulative impacts arising from the increasing concentration of entertainment and event venues within the Barangaroo and Walsh Bay precinct.

1. Cumulative Intensification of the Precinct

The application should not be assessed in isolation.

In recent years the Walsh Bay and Barangaroo precinct has undergone significant transformation, with an increasing concentration of entertainment, hospitality and major event venues attracting large numbers of visitors, particularly during evenings and weekends.

Importantly, the recent opening of The Cutaway at Barangaroo has introduced another significant event venue into the immediate precinct. When considered together with Roslyn Packer Theatre, Sydney Dance Company, waterfront restaurants, existing function venues and other entertainment facilities, the proposal contributes to an increasing cumulative intensity of activity.

The applicant's reports do not appear to adequately assess the combined effect of multiple venues operating simultaneously, including:

- concurrent events ending at similar times;
- overlapping patron arrivals and departures;
- increased demand for taxis, rideshare services and public transport;
- cumulative traffic generation;
- increased pedestrian congestion; and
- the combined impact of multiple venues on nearby residents.

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires Council to consider cumulative impacts. It is therefore insufficient to assess this proposal as though it were operating independently of other significant venues within the precinct.

2. Residential Amenity

The proposed function centre represents a substantial operational intensification compared with traditional commercial office use.

Unlike offices, function venues generate concentrated arrivals and departures involving large groups of patrons within relatively short time periods.

The resulting impacts include:

- patrons gathering outside before events;
- queues for transport;
- conversations, laughter and shouting;
- smoking congregations;
- vehicle doors closing;
- taxis and rideshare collections;
- horns and engines;
- late-night pedestrian movements.

These activities directly affect surrounding residents and are most intrusive during evening and late-night hours when background noise levels are lowest.

3. Patron Departure Noise Has Been Underestimated

The acoustic assessment appears primarily directed towards controlling noise generated within the building.

However, the greatest disturbance associated with function venues typically occurs after events conclude.

Once patrons leave the premises, venue operators have limited practical ability to control:

- conversations;
- loud farewells;
- shouting;
- waiting for transport;
- vehicle movements;
- groups lingering on public land.

Noise Management Plans cannot realistically prevent these behaviours.

The assessment should therefore give considerably greater weight to external patron dispersal rather than solely internal operational noise.

4. Increased Commercial Traffic Across a State Heritage-listed Pier

The proposal will significantly increase commercial activity requiring access across the State Heritage-listed Walsh Bay wharf structure.

This increase extends well beyond patron vehicles and includes:

- catering suppliers;
- food deliveries;
- beverage suppliers;
- florists;
- event styling contractors;
- audiovisual contractors;
- maintenance contractors;
- waste collection;
- cleaning contractors;
- linen services;
- Delivery vehicles.

Every additional commercial vehicle contributes to increased loading and wear on heritage infrastructure.

The documentation appears to focus principally on physical building alterations rather than the long-term operational impacts associated with substantially increased commercial traffic.

Council should require an independent engineering assessment demonstrating that the heritage-listed structure can safely accommodate the increased commercial loading over the life of the development without adverse impacts on its heritage significance.

5. Traffic Assessment Relies on Outdated Information

The Transport Assessment relies upon parking surveys undertaken several years ago.

Since those surveys were completed, the Walsh Bay and Barangaroo precinct has experienced considerable change, including additional entertainment venues, increased visitation and evolving transport patterns.

The assessment also appears to assume relatively modest private vehicle use and does not adequately examine cumulative demand when multiple venues are operating simultaneously.

Council should require updated traffic and parking surveys reflecting current conditions rather than relying upon historic data.

6. Operational Servicing Has Been Underestimated

The proposal has largely been assessed from the perspective of patron numbers.

However, a commercial function venue requires ongoing servicing before, during and after events.

The cumulative impacts of deliveries, contractors, waste collection, maintenance, catering logistics and event suppliers appear to have received limited consideration.

These operational activities will generate regular vehicle movements across the heritage-listed pier, adding to traffic, structural loading and operational impacts beyond those associated with patrons alone.

7. Heritage Impacts Extend Beyond Physical Alterations

The Heritage Impact Statement concludes that physical alterations are relatively minor.

However, heritage conservation involves more than protecting the physical fabric of a building.

Council should also consider whether increased operational intensity will result in:

- increased structural loading;
- vibration;
- accelerated deterioration;
- increased maintenance requirements;
- pressure on significant heritage infrastructure.

These matters are directly relevant to the long-term conservation of the State Heritage-listed Walsh Bay wharves.

8. Cumulative Impacts Have Not Been Adequately Assessed

The supporting reports consider traffic, acoustics and heritage largely as separate disciplines.

Planning legislation requires Council to consider the cumulative effect of the proposal.

When viewed collectively, the proposal will result in:

- intensified evening activity;
- increased commercial servicing;
- additional vehicle movements;
- greater pressure on heritage infrastructure;
- increased pedestrian activity;

- late-night patron dispersal;
- interaction with other major entertainment venues, including The Cutaway;
- increased impacts on surrounding residents.

These combined effects are substantially greater than the individual impacts described within each consultant report.

Requested Action

Given the matters outlined above, I respectfully request that Council:

- require an updated Traffic and Parking Assessment using current transport conditions and concurrent event scenarios;
- require an independent peer review of the Traffic Assessment;
- require an independent structural engineering assessment addressing the long-term impact of increased commercial traffic on the State Heritage-listed pier;
- require a cumulative impact assessment that considers all nearby entertainment and event venues operating simultaneously, including The Cutaway at Barangaroo;
- require a revised Acoustic Assessment specifically addressing patron arrivals, departures and dispersal after events;
- require a robust and enforceable Patron Dispersal Management Plan;
- require post-occupation noise monitoring with review mechanisms should complaints arise; and
- refuse the application unless it can be demonstrated that residential amenity and the heritage significance of the Walsh Bay wharves will not be adversely affected.

Conclusion

I respectfully submit that the applicant has not demonstrated that the proposal satisfies the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979.

In particular, the proposal fails to adequately address the cumulative impacts associated with increasing event activity within the Walsh Bay and Barangaroo precinct, including the recent introduction of The Cutaway, nor does it adequately demonstrate that increased operational intensity can occur without unacceptable impacts on nearby residents or the long-term conservation of the State Heritage-listed wharf infrastructure.

For these reasons, I respectfully request that Council refuse Development Application D/2026/626 or require substantially more rigorous independent assessment before determining the application.

Yours faithfully,

Jane Heynes

From: Philip Beauchamp [REDACTED]
Sent on: Monday, July 27, 2026 2:47:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Christopher Drivas [REDACTED]
Subject: Development Application D/2026/626 – Letter of Support
Attachments: Development Application D2026626 – Letter of Support.pdf (31.19 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

For the Attention of -

Mr Warren Geyer
Planning
City of Sydney

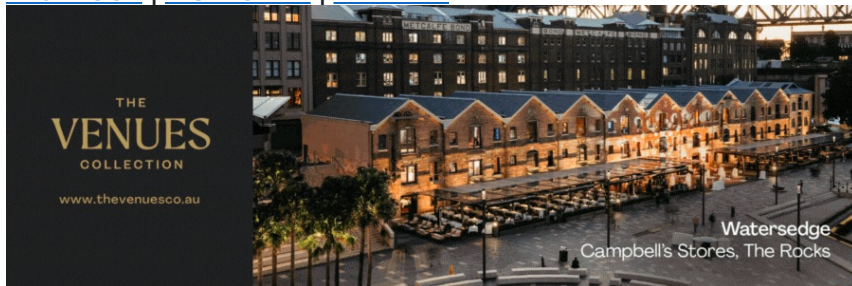
Please accept the attached letter sent on behalf of Mr Christopher Drivas, Managing Partner, The Venues Collections in support of the Development Application D/2026/626.

Kind regards,
Philip

PHILIP BEAUCHAMP
Director

THE VENUES COLLECTION
[REDACTED]

Tower One, Level 30, Suite M30.12, 100 Barangaroo Avenue, BARANGAROO, NSW 2000
Explore our venues & restaurants - <https://thevenuescollection.com.au/>
[FACEBOOK](#) | [INSTAGRAM](#) | [LINKEDIN](#)



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THE
VENUES
COLLECTION

27 July 2026

Mr. Warren Geyer
Planning
City of Sydney
456 Kent Street
Sydney NSW 2000

Via email: dasubmissions@cityofsydney.nsw.gov.au

Re: Development Application D/2026/626 – Letter of Support

Dear Mr Geyer,

I write in support of Development Application D/2026/626 for the proposed business events and function venue at Piers 8 & 9, Walsh Bay.

This proposal is a positive investment in one of Sydney's most loved heritage waterfront buildings, providing a high-quality use that will enhance the Walsh Bay precinct while respecting its heritage character.

The venue will strengthen Sydney's ability to attract conferences, corporate events and business visitors, adding to the city's premium event infrastructure. It will also deliver broader economic benefits by supporting nearby hotels, restaurants, retailers and cultural attractions, while creating employment during construction and ongoing jobs in hospitality and venue operations.

I am also pleased to hear that the venue will be operated by Navarra Venues, whose extensive experience provide me confidence that the facility will be professionally managed with appropriate regard for surrounding amenity.

Overall, the proposal aligns with the City of Sydney's objectives of supporting investment, employment and a vibrant harbour precinct and encourage Council to approve the application.

Yours sincerely,



Christopher Dravis
Managing Partner



Suite 30.02 Level 30, One International Tower, 100 Barangaroo Avenue, Sydney NSW 2000, Australia
<https://thevenuescollection.com.au/>

From: Jori Scobie [REDACTED]

Sent on: Monday, July 27, 2026 3:33:21 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am a resident of 21 Hickson Road and object to Development Application D/2026/626 for the proposed conversion of Tenancy B at Piers 8/9.

In my view, the proposal has not adequately demonstrated that it satisfies the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, particularly in relation to impacts on residential amenity and the suitability of the site for a venue of this scale.

The proposed patron capacity, combined with trading until midnight on multiple nights each week, is likely to generate unacceptable impacts through patron arrival and dispersal, outdoor congregation, vehicle movements, rideshare activity and late-night noise. These impacts extend beyond the building itself and will diminish the amenity of neighbouring residential properties.

I am also concerned that the supporting assessments rely heavily on operational management measures. The Traffic Impact Assessment does not adequately address the cumulative impacts of major events within the broader Walsh Bay precinct, while the application provides insufficient certainty regarding servicing and waste collection associated with a venue of this intensity.

Accordingly, I submit that the proposal has not demonstrated that it will avoid unreasonable impacts on adjoining residents or that it represents an appropriate planning outcome for this mixed residential and cultural precinct.

Should Council grant consent, I suggest that conditions be imposed to substantially reduce patron capacity, restrict the use of external patron areas, require an independent peer-reviewed acoustic assessment, implement robust traffic and patron management measures, and prohibit waste collection and servicing between 10:00pm and 7:00am.

Thank you in advance.

Regards

Jori

--

Jori Scobie
[REDACTED]

From: <jennymcconnell[REDACTED]>
Sent on: Monday, July 27, 2026 10:28:36 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Letter to Warren Geyer RE: Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000
Attachments: Letter to city of Sydney council.docx (70.46 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Enclosed is a letter to the planning department regarding concerns about a proposed development in Hickson Rd.

Regards,

Jenny McConnell

22 Weemala Rd,
Northbridge, 2063
27th July 2026

Planning Assessments
City of Sydney
Attention: Warren Geyer

Dear Mr Geyer,

RE: Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

We are owners of apartment 501 at 21A Hickson Rd, Millers Point (Shore 8/9) which is located directly opposite Pier 8/9, the site of the proposed function centre development. Our apartment is located at the western end of Shore 8/9 directly above the proposed site access via the driveway located on Towns Place (Figure 11 Transport Impact Assessment Report).

We are writing to object to the application and request Council refuse this application which will significantly impact our apartment and the wider local community.

Many aspects of the documentation submitted in support of this application are flawed and are based on deficient assessments and improbable modelling.

Our objections include:

1. **Site access** – the proposed site of patron and service vehicle access will generate considerable noise and disruption.
 - **Guests** will congregate on the Towns Place driveway and promenade directly under our apartment, especially when leaving the venue and while waiting for pick up for taxis and ride-share vehicles (e.g. uber) in the early hours of the morning.
 - **Service vehicles.** The proposal is for service vehicles on entry to undertake a three point turn on the timber boardwalk (directly below our apartment) and then position themselves adjacent to the southern end of Pier 8/9. The ability to make a three point turn will depend on the size of the vehicle with submitted documents referring only to smaller vehicles. Making a three point turn will generate reversing warning noise which has not been considered, especially in relation to waste removal planned to occur upto 1 and half hours after the conclusion of functions at midnight. The impact on pedestrian movement of residents and precinct visitors, and on the timber boardwalk itself, is also not considered.
2. **Noise** – the function centre will generate noise from guests and entertainment which will directly impact residents in Pier 6/7, Shore 6/7 and Shore 8/9. The assessment of noise in the Acoustic report is superficial and deficient.
3. **Traffic** – the traffic and modelled impact is also deficient and based of unrealistic assumptions.

Thank you for considering our concerns.

Yours sincerely,



Jenny and Peter McConnell

From: Glyn Williams [REDACTED]
[REDACTED]
Sent on: Monday, July 27, 2026 8:57:51 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Fw: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr Geyer,

Subject : Objection to DA D/2026/626 - 23 Hickson Road Millers Point NSW 2000

I am a residence at Towns Place and want to lodge a formal objection to Development Application D/2026/626.

The proposal represents an intensification of activity that will have a significant impact on the residents in the vicinity.

Key issues revolve around the creation of a 750 capacity venue where the core activities will be at night in an area that is already active and near capacity with traffic.

On that note the traffic study is extremely flawed and should be discredited as:

1. It does not take into consideration the activity from the recently approved Cutaway which has a 24 hour access and licence until midnight
2. It does not take into consideration the activity that will be generated by Barangaroo Central development with tens thousands of residents and commercial businesses.
3. The study was from 1 night with the Sydney theatre company operating but does not provide any evidence of the Theatres ticket sales of that night to indicate sales.
4. The study indicates traffic numbers but not traffic behaviour ie street parking , which causes delays around the precinct.

Further, there is no clear waste removal strategy and they will under no circumstances be able to manage patron departures appropriately. No one has in this area so why do you think they will ie the boat parties that dock at Pier 9 is a case in point where patrons leaving have been found urinating and consuming drugs within the Towns Place courtyard.

Additional to that, the Rocks police have already indicated they are short staffed and dont have capacity for additional ventures such as this.

This proposal by the developer should be rejected

Kind Regards

Glyn Williams
7/20 Dalgety Road
Millers Point NSW 2000

From: Laszlo Peter [REDACTED]
Sent on: Monday, July 27, 2026 11:33:39 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to D/2026/626, 23 Hickson Road Millers Point

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To the Planning Assessment Officer,

I object to D/2026/626. I live at Unit 201, 21A Hickson Road, metres from this site. Millers Point is a residential community, and this proposal places a 750-person late-night venue against our bedroom windows without assessing what that does to the people living here.

Sleep disturbance. Up to 750 patrons will leave between 11:30pm and midnight, four nights a week, past homes where the background noise level is 44 dB(A) at 10pm and 41 dB(A) after midnight (SEE p.32). Voices, car doors and engines at that hour wake people. The DA never models it: the 12am to 7am period is left unassessed, and no assessment of maximum noise levels, the measure that actually predicts sleep disturbance, has been done.

Midnight traffic in a residential street. Each large function generates 244 vehicle movements (TIA p.14), with rideshare pick-up directed to Towns Place, where our apartments front the kerb (PoM p.10). No analysis of midnight queuing, idling or kerbside capacity was undertaken. The 131 taxi and rideshare trips were simply excluded as vehicles "already circulating on the road network" (TIA p.16), which ignores the noise they make outside our homes.

Loss of privacy. New external gantries, lifts and a northern balcony will place patrons outdoors, at height, looking directly into our apartments (SEE p.11). No privacy assessment was prepared, and no screening is offered to residents. Screening is proposed only for the bin enclosure (PoM p.11).

Waste at unsociable hours. No collection times are specified anywhere in the waste plan (OWMP p.8), and collection vehicles reach the pier via Towns Place, past our homes.

Nothing here can be enforced. The Plan of Management is unsigned, names no operator, still contains blank template fields (p.4), and clause 8.4 allows the operator to amend it at its own discretion (p.16). Compliance after 10pm depends on gantry doors staying closed (SEE p.33), yet those same doors are the only exit for 750 patrons before midnight (PoM p.10). Residents would carry the entire burden of policing a venue whose own rules are optional.

I request that Council refuse the application. If Council is minded to approve, I ask that it defer determination until the applicant provides sleep disturbance modelling for the dispersal period, a midnight departure and kerbside study including Towns Place, a privacy assessment with screening, fixed waste collection hours, and a signed, enforceable Plan of Management. Any approval should be a trial period only, which the applicant concedes applies (SEE p.29), with independent acoustic verification reported to Council after commencement.

Regards

Laszlo

From: A Murray [REDACTED]

Sent on: Tuesday, July 28, 2026 2:59:28 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to D/2026/626. Attention Mr Warren Geyer.

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I am writing to submit an Objection to D/2026/626. This DA is the proposed conversion of Tenancy B, Pier8/9, 23 Hickson Road Millers Point, into a Business Events & Function Centre.

VENUE CAPACITY.

The proposed capacity of 750 patrons far exceeds any other hospitality venue in the Walsh Bay Precinct. This number is completely inappropriate for the largely residential area & limited public space immediately surrounding Pier8/9. By its very nature & purpose, the Function Centre will have extremely large numbers of people arriving & departing the venue at the same time. This raises the obvious concerns of patron congestion & noise, traffic & parking congestion. I see this as basically a Rezoning Issue whereby the Pier changes from a daytime business area to a large scale night & day hospitality venue. This is a major issue & concern for the residents of more than 200 apartments in close proximity to Pier8/9.

PRIVACY.

Our apartment is directly adjacent to Pier8/9, about 70 metres away. Our Apartment living areas, balcony are in a direct line of sight to presumably 3 levels of Function Centre. There appears to be no thought or mitigation factors to address this significant issue. Most apartments have their bedrooms at the front of buildings & are directly impacted here.

BUILDING WORKS

DA lists large scale, extensive renovations & additions to the Heritage listed Pier8/9. These include installation of external gantries, lifts, stairs, northern balcony. This process will undoubtedly be lengthy, complex & disturbing to residents as building, trade & other heavy vehicles will be operating directly outside residential areas on a daily basis. The Pier & wooden walkways are Heritage listed & will sustain damage in this process.

TRAFFIC CONGESTION.

DA does not satisfactorily explain solutions to traffic & patron congestion at crucial peak times. Hundreds of people arriving & leaving Pier area must create a huge pressure point for Taxis, Uber, Ride Share etc. Hickson Road & surrounds are already at capacity when Theatre, other Arts Precinct events, present cafes, restaurants are happening & operating. The addition of proposed Function Centre will make this situation chaotic. For example, at the end of a Function when very large numbers of people have called taxis etc. where do these cars even wait for customers? The resultant car, patron noise & congestion, perhaps on a nightly basis, will be immediate & intense for all residents. DA Statement that a large percentage of patrons will choose public transport is an optimistic guess at best. Observation & history shows that the majority of people choose taxi etc. Patrons attending Elements restaurant on Pier 8/9 overwhelmingly use private transport & residents are presently affected by noise & group movement of people late at night. Patrons often congregate in front of Pier8/9 after leaving Elements. This area is directly below resident bedrooms & living areas. Elements is a far smaller operation than the proposed DA Function Centre.

NOISE.

I would ask for an independent noise assessment to be carried out. I feel a number of areas are missing or unproven Eg noise when patrons leave, the noise that will be caused by a high number of cars coming & going in concentrated time spans. If Function Centre is operating, Council should require an Independent Noise Assessment after a short time to accurately assess the level of noise generated at 11pm, midnight & beyond. Times from midnight to 7am are not assessed.

MANAGEMENT SYSTEMS.

DA explanation of management strategies for monitoring, controlling patron noise, movement & containment to designated premises is easy to write as a document, but extremely difficult & complex to carry out consistently in a satisfactory fashion. Existing restaurants in Walsh Bay have shown an unwillingness/ inability to implement such Management Plans. This raises the important issue of residents being able to make legitimate complaints about such issues to identified bodies & actually receiving a meaningful response & action..

The Management Plan presented is unsigned, there are some blank template fields. It says that the Operator can amend conditions at their discretion. It is therefore an incomplete document that Council should require more relevant information.

WASTE DISPOSAL/DELIVERIES

A large scale hospitality business requires significant resourcing & waste disposal.

DA does not specify specific time spans for these operations. There is concern about the presumably large numbers of service vehicles operating on a daily basis. The access area is extremely limited & narrow & necessitates manoeuvring, reversing of large, heavy vehicles with accompanying noise levels & disruption. Again on Heritage boardwalk that was not designed for such activity.

CONCLUSION.

I would ask that Council reject this DA based on the objections listed above. The scale of the Proposal will negatively impact the liveability & quality of life of Walsh Bay residents. If Council does not reject the DA I would ask that Council examines the documents carefully to ensure that Markham clearly explain & take responsibility for all areas causing Residents' concerns.

Yours Sincerely,

Tony Murray.

202/21A Hickson Road, Millers Point.

From: Judith Martin [REDACTED]

Sent on: Tuesday, July 28, 2026 4:01:39 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Re DA D 2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir /Madam

As the owner and resident of 301/21a Hickson Road

, I am writing to express my deep concern regarding the above DA proposal.

I live on the extreme end of the 3rd floor of 21a Hickson road and already am badly affected by the noise caused by hooning on Hickson road of which the council are well aware .

My bedroom and living room will be totally exposed to the noise of potentially 750 partially inebriated people leaving between 11pm and 12pm every Friday and Saturday night, as the exit point from the pier is literally under my bedroom window.

There are no designated taxi ranks in the Hickson road area away from the exit point. This would mean that potentially 750 people would be congregating outside my bedroom window talking loudly at the exit point for a significant amount of time before everyone is picked up by taxis or Ubers .

I now look forward to your comments.

I would be happy to meet with council at your convenience to show you how this DA will affect not only myself but other residents in the precinct .

Kind Regards

Judith Martin
[REDACTED]

From: Priya Ponnusamy [REDACTED]
[REDACTED]
Sent on: Tuesday, July 28, 2026 1:15:35 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA D/2026/626,

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Re the above DA. I would like the following objections noted.

The area cannot support transport for so many. There's no where to drop off or pick up. Especially when the theatre is on, the whole street is at a standstill while Ubers double park to drop and pick up.

This is a residential area. Why would you put an event space for 750 people??

Time to rethink the master plan.

P Ponnusamy
302/21 A Hickson Rd
Millers Point
[REDACTED]

Sent from my iPhone

From: shirley murray [REDACTED]
[REDACTED]
Sent on: Wednesday, July 29, 2026 2:13:16 AM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: D/2026/626 Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir,

Below are my objections to the above application -

Venue Capacity: Another 750 people in an area that already has 3+ theatres, multiple restaurants and the Barangaroo Cutaway (capacity 2,000) is another imposition on the local area...it is already close to saturation point and the Cutaway has only just opened.

My property will be in direct sight of patrons entering and leaving these premises on the harbour side and also Hickson Road side where we have our bedrooms on street level.

We already have a major problem with the late night hoons (which a number of agencies are working on). The additional road traffic and noise with this venue is going to be another burden for the residents to bear. (The patrons are not going to be using public transport....stiletto heels do not go well on escalators and trains/buses).

This application is another example of commercial interests taking priority over the interests of the long term residents of the area. I have heard comments of the area becoming unliveable...I think we maybe getting close to a tipping point.

Regards,

Shirley Murray

202/ 21A Hickson Road,

Millers Point

[Sent from Yahoo Mail for iPad](#)

From: <rovella[REDACTED]>
Sent on: Wednesday, July 29, 2026 8:07:53 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Warren,

I am a resident of 21 Hickson Rd Millers Point.

I object to Development Application D/2026/626 due to the inadequate assessment of its likely impacts on surrounding residents and the absence of sufficient measures to mitigate those impacts. In particular, the application fails to properly address noise, traffic, waste management, privacy, road closures and operational compliance. I request that Council refuse the application or require substantial revision supported by comprehensive and robust assessments. As a resident who has lived in this precinct for the past four years, I have experienced the cumulative impacts of existing commercial activities and believe the application significantly underestimates the effect this proposal will have on residential amenity.

Specifically, my concerns are as follows:

1. **Noise:** The Acoustic Assessment does not adequately model the cumulative noise impacts associated with up to 750 patrons exiting the venue through two gantries within a 30-minute period. It also fails to assess the combined effect of patron conversations, vehicle engines, car doors, horns and taxi movements occurring simultaneously. Furthermore, the DA does not specify any ongoing noise monitoring, reporting or enforcement protocol to ensure compliance with approved noise limits. As a resident living directly above Ventuno Restaurant, I have experienced ongoing noise disturbance from loud conversations, shouting and antisocial behaviour after operating hours. Noise regularly carries across the pier and affects surrounding residential apartments. Based on this lived experience, I have little confidence that the proposed venue would be able to effectively manage patron noise, particularly as people arrive and depart late at night. While the application refers to management measures such as signage and security personnel, there is no evidence these measures will adequately control patron behaviour. Patrons are likely to open doors and windows, congregate outside the venue and continue conversations as they leave, all of which will contribute to noise escaping into the surrounding residential area. Given how sound already travels across the pier, these impacts are likely to be significant and should have been comprehensively assessed.
2. **Traffic:** The Traffic Impact Assessment does not model the departure of approximately 244 vehicles (113 private vehicles and 131 taxis) within a short period following events. Instead, it assesses traffic conditions on a "typical Saturday" only (page 5), which does not reflect the frequency or timing of theatre performances and function centre events throughout the week. The assessment also overlooks cumulative traffic generated by neighbouring venues, including the Wharf Theatre and Sydney Dance Company, whose patrons already contribute to congestion experienced by local residents. Reference to the cycling network (Section 2.5) is irrelevant to the proposal, as theatre and function patrons are highly unlikely to access the site by bicycle. This does not provide a realistic basis for assessing transport impacts.
3. **Waste Management:** The application does not include a fixed or enforceable waste collection schedule. As a result, waste generated by evening functions could be collected during the early hours of the morning, causing significant disturbance to nearby residents. In addition, the site is located within a heritage-listed area where heavy waste collection vehicles have the potential to damage sensitive infrastructure. The application contains no assessment of these impacts or measures to minimise them.
4. **Privacy:** The proposed structure will introduce direct sightlines towards residential apartments located as close as 70 metres from the site. The application includes no privacy assessment and proposes no screening or other mitigation measures. Even if screening were proposed, residents should not be expected to compromise their privacy or alter their homes to accommodate the impacts of a commercial development within an established residential environment.
5. **Road Closures:** The surrounding area is already regularly affected by road closures associated with City of Sydney events. These closures reduce accessibility and increase pressure on local streets, parking availability and residential amenity. The application contains no contingency plan addressing how patrons will access or leave the venue during such events, nor does it assess the resulting impacts on traffic congestion, parking demand or neighbouring residents.
6. **Operational Compliance:** The application provides little detail regarding how the proposed operational conditions will be monitored, enforced or regulated. This is a significant concern because the surrounding area already experiences ongoing compliance issues, including restaurants exceeding approved noise and patron capacity limits, as well as repeated breaches of fishing restrictions despite clear signage. During the four years I have lived in this area, I have observed first-hand that many operational requirements are not

consistently enforced. The area also experiences regular hooning and other late-night antisocial behaviour. The addition of a venue accommodating up to 750 patrons is likely to exacerbate these existing problems by increasing late-night vehicle movements and pedestrian activity. The application contains no meaningful strategy for preventing or managing these impacts beyond the immediate venue boundary. Without a clearly defined compliance, monitoring and enforcement framework, there is little confidence that the proposed conditions of consent would be effectively upheld or that existing issues would not worsen.

For these reasons, I believe the DA has not adequately demonstrated that its impacts on neighbouring residents can be appropriately managed. I therefore request that Council refuse the application or require the applicant to undertake comprehensive additional assessments and provide enforceable management and compliance measures before any approval is considered.

Regards,
Dr Rosemary Vellar

From: Nicole Luk [REDACTED]
[REDACTED]

Sent on: Tuesday, July 28, 2026 3:26:52 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: DA number D/2026/626 feedback

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I currently have family who live in the area with little children who stay over. Parking is already a struggle especially during weekends. Having an event space would only heighten the problem.

In addition, the noise levels in that area is very bad in the evenings. Having small children sleeping over would be impossible if this event space is open.

Regards,
Nicole

From: Tahren Ponnusamy [REDACTED]
[REDACTED]

Sent on: Wednesday, July 29, 2026 8:00:02 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/626 Objection

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern:

I object to D/2026/626 because of the excessive noise impact a function centre operating until midnight on weekends would have on residential amenity.

As a resident with children, I am concerned about the disturbance this would cause to sleep and daily life, considering the proximity of residential apartments to this venue.

The DA lacks adequate assessment of the acoustic impact a late-night function centre would have on residents.

I request that Council either refuse this application, or require substantial revision including a complete acoustic assessment and appropriate conditions to protect residential amenity, before any approval is considered.

Kind regards,
Tahren

From: Keisha Ponnusamy [REDACTED]
[REDACTED]

Sent on: Tuesday, July 28, 2026 3:59:51 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I am writing in regards to DA number D/2026/626.

I would like this email to represent my formal objection to this proposal.

It will create an EVEN greater scarcity of street parking, adding to an existing problem. It will also introduce a level of noise that, so far, has been mercifully not subjected to that particular area of Sydney City in Millers Point. I would like to keep it that way.

Thank you for your attention to this matter.

Kind regards,

Keisha Petrakis

From: Susan Wannan [REDACTED]
[REDACTED]

Sent on: Tuesday, July 28, 2026 2:59:27 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Development application D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Re D/2026/626

23 Hickson Road, Millers Point

Objections to above development application

As a close resident to this development application I'd like to register my strong objections. For much the same reasons as all the other times this owner has tried to push through unsuitable function centre development for the site.

This area:

Walsh Bay was developed in the early 2000s as a mixed residential and commercial area - heavy on the residential areas, light on the commercial areas.

There are approximately 1,500 residents within a stone's throw of this would be development.

When we bought an apartment, Pier 8/9 was documented as commercial office space. Now the owner wants it to be changed to a function centre. Quite a difference!

Even the recent discussions over entertainment areas have acknowledged the special residential/arts/cultural aspects of Walsh Bay.

Noise:

These old heritage buildings leak sound and light. (As we all discovered some years ago when some unauthorised weddings were held in Pier 8/9). Both sound and light travel quickly and unabated across water. My bedroom is about 100m across water from this would-be development.

The development application talks of double glazing. That doesn't work on old buildings.

Functions also mean early morning rubbish pickup - trucks tipping bins of cans, bottles and rubbish in the dark of early morning !

Privacy intrusions

This plan has new 2nd floor gantries which will have direct sightlines into bedrooms and living rooms on the western side of all the Pier 6/7 residential building (this building has about 140 apartments).

Management of late night clients. The plan shows people obediently exiting on the western side. The reality is that there's no way of stopping them going anywhere they want to and making whatever noise they want to.

Fire risk: As the fishermen have already demonstrated, one carelessly discarded cigarette butt into the wooden walkways of these old buildings sets the place on fire.

What was a bad idea before is still a bad idea.

This owner has tried to develop this site into a function centre of one sort or another on several occasions. Nothing has changed from last time they tried it, and were denied, other than they now want the function area to be bigger and even more intrusive than before.

It also appears that this owner, no matter what the application says about developing business in Walsh Bay, has no real intention of actually doing this, but just wants to have an approved plan to facilitate the building's sale.

I've lived here for 20 years and would like to go on doing so. ~~208~~ function centre next door would make that difficult.

Sue Wannan
312/19 Hickson Rd
Dawes Point.
28 July 2026

From: <avaccaro[REDACTED]>
Sent on: Wednesday, July 29, 2026 7:22:07 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi, Warren,

I am a resident in 21 Hickson Rd and object to this development for the following reasons:

1. Traffic planning is inadequate as the JMT Consulting Transport Impact Assessment has a number of flawed assumptions and conclusions as noted below:
 - a. Section 2.2.1 states *"Previous surveys undertaken in support of the approved DA for the site (D/2021/398) indicated approximately 100 of these on-street parking spaces were unoccupied between 7pm – 8pm on the day of the survey, which represented an occupancy of approximately 84%. On the survey date a show was held at the Roslyn Packer Theatre which operated at full capacity, therefore reflecting parking conditions on a typical Saturday evening."* This data is too old and not representative of the current theatre and restaurant operations in the area. More up to date traffic data is to be obtained and analysed. In addition peak times are from 6 to 7:30pm and then 9 to 10pm on weekdays and Saturdays. Sunday midday to later afternoon are busy for matinee performances. There has also been additional venues open including the Cutaway and the proposed DA approved new residential / retail development between the Crown and Barangaroo Station which will have an impact to parking and traffic flow.
 - b. Section 2.2.2 states *"the Barangaroo Reserve car park on the evening of Saturday 23 April 2022, following the start of concurrent events in the Walsh Bay Arts Precinct including events at the adjacent Roslyn Packer Theatre, demonstrate significant levels of spare capacity within this car park."* Once again this data is old and does not take into account other approved developments in the area.
 - c. Section 2.3 states traffic numbers per day. The analysis should focus on hourly or event 30mins time slots as the road is congested between 6pm – 7:30pm and then at 8:30 to 9:30. The road is blocked and traffic takes a long time to disperse. The operating hours of the venue coincide with the peak period for restaurants and theatres times. With venue patrons of 750 people split into two venues with staggered hours still poses a risk of further congestion in peak times. People attending this venue will primarily travel by car (private/tax/uber) with one to two people per vehicle all converging during the peak periods.
 - d. Section 3.1 provides a table of travel mode. What is the basis of the 30% assumption and 2 people per car. I dispute this % and people per car as most likely people will travel by car and mostly 1 person.
 - e. Section 3.3 states *"To minimise trips by private vehicle to the site and reduce transport impacts on the surrounding community, venue management will provide travel information to function organisers following their booking to pass onto guests which inform them of the following"*. The venue can provide whatever information to function organisers but they have no control so a more robust management action is required. Physical controls are required with staggered start and finish times away from current peak times and a penalty system that if breached by the venue they pay a road congestion fee which increases exponentially with every incident.

I can go on with critiquing the traffic impact assessment but in summary this is a poor document that needs reliable data, thorough analysis and consultation with stakeholders - Council, local residents, precinct managers, Sydney Metro and State Government bodies (Planning, Liquor and Gaming, Venues NSW, Police and Others)

2. Noise is another problem.
 - a. I live above Ventuno restaurant with continuing noise issues with loud talking, shouting and antisocial behaviour after hours. The proposed Venue does not have strong management actions to control noise from the venue. Noise travels across the pier to all the residents. Windows and doors will be opened by patrons and it's unlikely that any signage or actions by security guards will alleviate the noise.
 - b. We also have a noise problem late at night. The venue will just exacerbate this behaviour and have no control over it.
 - c. Removal of waste and preparation for opening is also a source of noise right at the most inappropriate time. With the hours of operation stated as 7am to 11pm and 12am (Thu to Sat), waste removal is likely to occur after 12am and before 7am. This is very annoying as it is during sleep times. Ventuno continues to carry our waste

disposal with bottles crashing well before 7am. The proposed venue will have no control on this. With service preparation starts at 7am with cleaning etc occurring again with noise activities including cars, people, etc.

If you wish to discuss please call me.

Tony

From: Luke Wimble [REDACTED]
Sent on: Wednesday, July 29, 2026 10:07:34 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: Objection to Development Application D/2026/626
Attachments: IMG_9997.jpg (910.91 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council,

I wish to lodge my objection to Development Application D/2026/626.

My household has been a resident of the area for many years, and we live at **21 Hickson Road**, directly opposite the proposed Function Centre. As nearby residents, we have significant concerns about the impact this development would have on our quality of life.

Our primary concerns include:

- Increased noise levels from amplified music and events.
- Extended operating hours, particularly if the venue is permitted to operate until 11:30 pm or 12:00 midnight.
- Noise generated by patrons leaving the venue late at night, including conversations, vehicle movements, and general disturbance.
- Loss of privacy for nearby residents.
- Increased activity in the area after normal restaurant trading hours.

I understand that other local residents have also raised concerns regarding this proposed Function Centre, and I support the issues they have identified.

Based on our experience living in this location for many years, noise already becomes an issue when nearby restaurants close. Staff often move and pack away outdoor tables, chairs, and other furniture, creating considerable noise late in the evening. The addition of a function centre operating later into the night would significantly increase these disturbances.

The proposed extended hours would result in patrons continuing to eat, drink, and socialise before departing the venue, creating excessive noise that would have a substantial impact on nearby residents' ability to enjoy the peaceful use of their homes and obtain adequate rest.

I respectfully ask Council to carefully consider all submissions received and ensure that an appropriate balance is maintained between the interests of commercial operators and the rights of existing residents to reasonable peace, privacy, and amenity.

For these reasons, I respectfully request that Council refuse Development Application D/2026/626.

Alternatively, if Council is minded to approve the application, I request that it require substantial revisions, including a comprehensive assessment of the impacts on surrounding residents and the imposition of strict conditions relating to operating hours, noise management, patron dispersal, and the protection of residential amenity.

Thank you for your consideration of this submission.

Regards

Luke Wimble
210/21 Hickson rd, Millers Point 2000
[REDACTED]

Regards



General Manager

M: [REDACTED] | www.spraygrass.com.au

Head Office | 6 Apprentice Drive, Berkeley Vale NSW 2261

Sydney | 9 Bandon Road, Vineyard NSW 2765

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From: [REDACTED]
Sent on: Wednesday, July 29, 2026 10:28:27 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Objection to DA - D/2026/626 23 Hickson Rd Millers Point

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

VIA EMAIL: council@cityofsydney.nsw.gov.au

To whom it may concern,

I wish to raise my objections to the above mentioned DA and wish for my name, email & street address to remain private.

I am a concerned resident in 21A Hickson Road and believe the proposed event centre at 23 Hickson Road will have a serious impact on my safety and amenity of my home.

My main concerns can be categorised as follows:

1A: GROSS OVER-DEVELOPMENT (1)

The proposal seeks to allow up to 750 patrons at a time to use the venue in an area of approx 800m2. It is expected that due to the nature of events, that all patrons will arrive near the same time. The access onto the pier from Hickson Road is limited and the majority of patrons will need to use a small walkway/driveway adjacent to 21A and walk along a mixed use roadway that used actively throughout the day by vehicles, runners, fisherman and other pedestrians.

The traffic study suggests a high number of arrivals would be expected via taxi or uber. There are no set-down areas near the corner of Towns place and Hickson Road, so the likelihood of accidents will be significantly increased and the ability to cross Hickson Road to catch public transport safely will be significantly impacted.

My request is for a significantly lower number of patrons be approved for the location than currently proposed if it is to proceed.

1B: GROSS OVER-DEVELOPMENT (2)

The nature of events proposed such as presentations, corporate functions etc would be expected to be relatively short in durations (i.e. <3hours). I could find nowhere in the documentation of any limitation in the number of events per day/week/year. The various studies provided appear to ignore this fact and appear to present a case of only one movement in and out on any one day.

My request is for the number of approved events to be clarified and no more than one event per day allowed if the event centre is to proceed.

2: BALCONIES MASQUARADING AS GANTRIES

The proposal is being disingenuous in identifying the large areas at the top of the stairs as Gantries. These are clearly intended to be balconies and will generate a significant reduction in privacy and increased noise for the local residents.

My request is to not allow any congregation to occur on the "Gantries" and they should be reduced in size to only support the ingress or egress into the venue.

3: WASTE DISPOSAL

A significant waste area has been proposed very close to the residents in 21A Hickson Road. It is currently proposed that the disposal of glass can occur until 12am. As it appears that there are no

permanent bar facilities proposed, it would be expected that the venue will therefore supply much of the event alcohol via bottles. An event of 700 patrons consuming bottled alcohol will create a significant amount of glass waste.

My request is to have limits on providing bottled alcohol and no waste to be placed outside after 9pm or before 9am. Any waste after that would need to be retained inside the premises until the appropriate time, if the venue is to proceed.

4: WASTE COLLECTION

Due to the proposed size of the venue, it is expected that the level of waste generated to be high. Collection of waste from the proposed waste area requires a complex movement for waste collection vehicles to undertake directly below the balconies of the residents of 21A Hickson Road which is very noisy, disruptive and dangerous for pedestrian traffic in the area.

My request is for a condition be placed on the proposal to restrict the collection of waste to business hours only if the venue is to proceed.

5: PERMITTED NOISE LEVELS

The proposal currently seeks to allow noise of 90dBa inside the venue. This level of noise is classified by their own noise study as loud and similar to a truck passing. Each time the doors on the eastern and western side are opened, this noise will come out of the building and is significantly higher than the background noise in the area at night.

My request is for airlocks to be provided all external doors that require the internal door to be closed prior to opening the external door to minimise noise leakage if the venue is to proceed.

6: NOISE & ODOUR FROM OPEN PLANT ROOM

It is currently proposed to have an open plan room and exhaust stacks on the roof. There is little detail of what is proposed in this area and how any noise and odour will be controlled.

My request is to have a condition placed on the event centre to ensure that all exhausts are filtered so no odour is present for any resident and sufficient sound shielding is provided if required to ensure no noise from equipment can be heard from residential units.

7: OPERATING HOURS

It is currently proposed to operate up until 12am on some nights. Given the limited access to Hickson Road and the need to walk via a restricted path between the residents of 21A Hickson Road and 6 Towns Place the 12 am request will be very disruptive. The nearest venue to trade beyond 10pm is Ventuno, however the patrons are not allowed outside after 10pm and must exit through the venue directly onto Hickson road and provide minimal disruption to the residents.

My request is for the venue to be limited to 10pm only, with strict conditions place and a requirement of security to be placed at the southern end of Pier8/9 to ensure that patrons leave quietly.

Regards,



From: Catherine Reid [REDACTED]
[REDACTED]

Sent on: Wednesday, July 29, 2026 5:50:45 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Formal objection to DA D/2026/626 - Tenancy B, Piers 8/9, 23 Hickson Road, Millers Point

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To the Planning Assessment Officer,

I write as a resident of Hickson Road to request that Council **refuse Development Application D/2026/626** in its current form. The proposal seeks to introduce a 750-patron event venue into a mixed residential precinct, yet the application completely fails to assess critical late-night impacts. The environmental assessment completely omits the crucial 12:00 am to 7:00 am period and provides no maximum noise level modelling—the precise metric needed to measure sleep disturbance—despite background noise levels dropping as low as 41 dB(A) after midnight. Up to 750 patrons dispersing past our homes between 11:30 pm and midnight, paired with 244 vehicle movements per function and unmodeled rideshare pick-ups routed to Towns Place, will inevitably generate severe sleep disturbance from raised voices, idling engines, and traffic queues. Furthermore, elevated external gantries, lifts, and a northern balcony will directly overlook residential apartments with zero privacy screening provided, while waste collections remain unscheduled and routed directly past our kerbside.

Compounding these unmitigated acoustic and privacy impacts is the fact that the proposal's operating framework is entirely unenforceable.

The application's reliance on keeping gantry doors closed after 10:00 pm to manage noise directly contradicts the PoM, which designates those same doors as the primary exit route for 750 patrons dispersing before midnight. Residents are effectively left to bear the entire burden of policing a venue whose operational commitments are purely voluntary and self-regulated.

Should Council be minded to approve the proposal, I strongly request that determination be **deferred** until the applicant provides comprehensive sleep disturbance modelling for the dispersal period, a midnight kerbside capacity and traffic study inclusive of Towns Place, a privacy impact assessment incorporating screening, fixed waste collection hours outside of residential sleep periods, and an enforceable, signed PoM.

Any eventual consent must be subject to a strict trial period with mandatory, independent acoustic verification reported directly to Council post-commencement.

Regards,

Catherine Reid
602 21A Hickson Road
Millers Point

From: stephanie barakat [REDACTED]
[REDACTED]

Sent on: Wednesday, July 29, 2026 9:42:25 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: objection to DA number D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I object to D/2026/626 due to lack of oversight for current residents and patrons of the area.

People bring their families and their children around for small gatherings within these residences and a large event center would disrupt these gatherings due to the large volume of noise that would be generated, the lack of foresight for parking and traffic in general. There is already limited parking in the area and congestion with traffic for this event center would drive away customers of the local dining businesses and make it exceedingly difficult to leave the area should an event be starting or finishing.

Putting ~750 people into a small area will generate an amount of waste that will pile up and leave the area unsanitary and unsafe for children and families to gather in the open areas. There is already a lack of infrastructure for waste disposal and collection in this area and it would only add to it.

I request the Council refuse this application or require substantial revision with complete assessment.

Kind regards,
Steph Barakat

From: Ross Hughes [REDACTED]
[REDACTED]

Sent on: Wednesday, July 29, 2026 5:55:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

My name is Ross Hughes and along with my wife, we are the owners/occupiers of Unit 19, 5 Towns Place. I wish to comment on the proposed development of a corporate function venue at the Northern end of Piers 8/9. Overall, **object** to the proposed development.

Our unit in Towns Place has two balconies, with the front balcony facing Northwest with direct line of site to the proposed function centre. Our rear balcony faces out onto Hickson Rd, which is also the end where all of our 3 bedrooms are located. Our ability to sleep at night is already very much influenced by the vehicle traffic along Hickson Rd. The acoustics along Hickson Rd (channelled by the tall buildings on both sides), already makes it a popular destination for 'hoons' with loud cars. However, the volume of even normal traffic, particularly in the late evening, has significant impact on the noise levels in our bedrooms.

It is the noise levels late at night that are the primary reasons for our objections to the proposed development. There is no question that noise levels between the hours of 10pm and 1am will be significantly increased with this proposed development, both along Hickson Rd and within Towns Place. I do not necessarily object to the noise levels expected from the venue itself. The controls they are proposing, and the location/orientation of the venue should not have a significant impact on us, particularly on the bedroom end of our apartment. However, all patrons of the function venue will exit on to Towns Place and likely transit along Hickson Rd. Uber/Taxi volumes in this time will be significantly increased. Patrons (likely intoxicated) waiting for Ubers/Taxi or making their way to other venues or the Metro station will also add to the noise levels outside our bedrooms. This does not seem to have been addressed in the noise modelling to date. With an overall venue capacity of 700 patrons, the increased noise impact on us from 10pm to 1am will not be insignificant.

Another concern for us is the removal of waste. Following all large events there will be significant quantities of waste to be removed. This will no doubt include large volumes of glass bottles and cans. These are to be taken out on to Towns Place and loaded into trucks. Our experience to date is this normally happens early in the morning, prior to 7am. Garbage removal from some of the existing venues already impacts our sleep. The large volume expected from the new development will considerably increase the impact.

In principle, I support the addition of new attractions, entertainment and dining in the area. It's such an iconic area of the harbour that I understand the interest. Suitable drawcards to the area would benefit the other existing businesses here, so overall should be supported. However the nature of the proposed development will have a very significant detrimental impact on the residents of the area, without offering any benefit to the existing businesses. As such, I cannot support the proposed function centre and therefore **object** to the proposed development application. I trust my objections will be considered in your assessment of the application.

Thank you

Ross Hughes

From: Ruth Colagiuri [REDACTED]
Sent on: Thursday, July 30, 2026 5:52:07 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/626 23 Hickson Rd Millers Point NSW 2000

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I am an owner resident living at 21A Hickson Rd, Millers Point very close to this proposed development of a 750-guest capacity function centre.

I object to this application not only because I and my neighbours will be directly impacted, but also because it is not in keeping with the precinct - a designated Arts Precinct.

My objection is based on noise from the proposed function centre and guest movement arriving to a function and importantly when leaving the venue in the early hours of the morning. This will be compounded by service and garbage vehicle movements and noise.

The traffic is another major concern which has been grossly underestimated in the supporting documents. Traffic congestion and parking are already a significant problem with theatre and other events.

Another consideration is the detrimental impact on this historic heritage site.

I request Council reject this application.

Yours sincerely

Ruth Colagiuri

703/21A Hickson Rd, Millers Point NSW 2000.

Ruth

Associate Professor Ruth Colagiuri AM
Founder and Director, Juvenile Arthritis Foundation Australia (JAFA)

From: Eddie Fazal [REDACTED]
Sent on: Thursday, July 30, 2026 4:00:21 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

For the attention of Warren Geyer

Objection to D/2026/626

Dear Warren,

We live at Lot 27, 25A Hickson Road, which is part of the Towns Place complex opposite Pier 8/9 in Millers Point, and would like to object strongly to the application above.

The area around this venue is predominantly residential. The redevelopment of the Cutaway, that is now available for late night events is already a concern to us and other residents who face noise and traffic late at night whenever events are staged.

For Markham Real Estate Partners to apply for another function centre holding up to 750 clients will further add noise and traffic to an already congested area.

The nearest car park is actually under our building, and we would ask you to consider seriously the impact of traffic entering early evening, and in particular leaving late at night. Disturbance and noise is inevitable. This new venue will add considerable traffic and patrons to an already busy area with Sydney Theatre venues, and many restaurants already operating in the evening.

Although the application suggests that clients will be encouraged to leave the venue quietly, we all know that once those clients are on the street, there will be no-one to move them on or ask them to stay quiet, if they are waiting for taxis, public transport or walking to another destination along Hickson Road.

The footpath outside our building is below our bedroom, and is the main walkway from Barangaroo Metro Station, and to have functions for 750 people, added to theatre and restaurant patrons will certainly compromise pedestrian safety and footpath capacity when large numbers of people arrive and disperse for any of these events. Once again, I point out that Hickson Road is a **'Residential Street'**.

Late night finishes and loud music from such events will undoubtedly cause disturbance to residents living in our building and those even closer to Pier8/9.

Operating events for 750 people will likely bring many taxis, and coaches to drop and pick up patrons, once again causing disturbance, and certainly compromising pedestrian safety.

We are already constantly disturbed by traffic hoon racing up and down Hickson Road on Friday and Saturday evenings, a fact that Sydney City Police are well aware of and are trying hard to stamp out. This, together with significantly increased foot traffic is a potential safety nightmare for residents and pedestrians alike.

All of the above give us serious concerns about the impact on our current living conditions and would ask you strongly to reject this application.

Thank you for your consideration.

Eddie & Carol Fazal

**25A Hickson Road
Millers Point**

From: Paul Colagiuri [REDACTED]
Sent on: Thursday, July 30, 2026 2:47:17 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA Objection

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I object to this application. The proposal is inconsistent with this area as a heritage-based Arts Precinct. The supporting documents are inadequate and do not fully address the inevitable detrimental effect on residents of a 750-patron capacity function centre from noise and traffic, among other considerations.

Yours sincerely

Paul Colagiuri

703/21A Hickson Rd, Millers Point NSW 2000.

Paul Colagiuri
[REDACTED]

From: [REDACTED]
Sent on: Thursday, July 30, 2026 2:16:08 PM
To: council@cityofsydney.nsw.gov.au
Subject: Objection to a development Proposal. DA D/2026/626.

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

We object to the Development Application – DA D/2026/626, Piers 8/9, 23 Hickson Road.

Hello,
Please keep our name and address private if possible.

We object to this proposal for the following reasons.

Our apartment [REDACTED] 16 Dalgety Road looks out directly over Towns Place and Piers 8/9, with our living room, dining room, kitchen and main bedroom plus bedroom two all facing Towns Place and Piers 8/9.

Whenever there are extra events or functions in this area, we immediately notice a large increase in constant noise levels from people, vehicle traffic, music and services which can happen most of the day and especially at night and late.

There are many disturbing things causing discomfort when big crowds are coming and going but by far the worst is the very dangerous traffic conditions in Towns Place and surrounding streets.
We often see many cars and coaches picking up and dropping off people right along the street and on both sides of the street at the same time, with people getting in and out of vehicles from both sides and directly into traffic. We have seen a lot of local traffic and city busses banked up and trying to get through.

Thankyou,
[REDACTED]

From: Piers Codling [REDACTED]

Sent on: Friday, July 31, 2026 7:28:29 AM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: 23 Hickson Road, Milers Point Sydney - Applicant: Markham Real Estate Partners Pty Limited Reference: D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

The application

Applicant: Markham Real Estate Partners Pty Limited

Reference: D/2026/626

Site: 23 Hickson Road, Millers Point NSW 2000

Proposal: Alterations and additions to Tenancy B, at the northern end of Piers 8/9 across Levels 2 to 4, for a business events and function centre.

Dear Sirs,

I refer to the Development Application D/2026/626.

My name is Joanne Siew Choo Lim, I am the Owner of Lot 33, 9/25A, Hickson Road, Millers Point which is within the Towns Place residential complex that overlooks Pier 8/9.

I strongly object to this proposal for many reasons which include:-

- Traffic generation and congestion on Hickson Road and Towns Place, particularly at event start and finish times, and the cumulative effect with existing precinct traffic.
- Pedestrian safety and footpath capacity where large numbers of patrons arrive and disperse in a residential street.
- Noise and acoustic amenity — patron noise, amplified music, late-night dispersal
- Servicing, deliveries and waste collection outside business hours.
- Parking pressure and the risk of patron overflow into residential and visitor parking.
- Taxi, rideshare and coach queuing, set-down and pick-up arrangements. Cumulative impact when this venue operates concurrently with other Walsh Bay venues and events.
- Hours of operation

There have been proposals some years ago to use this building for events and there were numerous objections at that time - for all the same reasons as stated above.

If this proposal were unfortunately approved, there must be strict conditions attached relating to limiting patron numbers, event frequency, noise levels and servicing and opening / closing times

I hope you will reject this Development Application as it is an inappropriate use of this space and its adverse effect on the surrounding residential community.

Kind Regards

Joanne Siew Choo Lim

[REDACTED]

From: [REDACTED]

Sent on: Friday, July 31, 2026 9:35:25 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I live at [REDACTED] 21A Hickson Road and wish to lodge a formal objection to Development Application D/2026/626 for the proposed conversion of Tenancy B at Piers 8/9, 23 Hickson Road.

The apartment that I live in is the building directly where Pier 8/9 joins through to Hickson Road. 750 people leaving Pier 8/9 after midnight, making their way along the boardwalk in front of our apartment and Hickson Road behind our apartment, will be very disruptive to residents. I understand the business proposing the development wants to make an additional return from their investment, but I do not think this new development should override the peaceful enjoyment for the 100s of people already living in the area. By all means, have an event centre at the end of the Pier, but it needs to close well before midnight so that residents don't pay the price for the developer's gain.

Yours faithfully

From: Stephen Colagiuri [REDACTED]
Sent on: Friday, July 31, 2026 3:19:38 PM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000
Attachments: Stephen Colagiuri Submission D2026 626.pdf (136.81 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Warren Geyer,

Please find attached a submission outlining my objections to the above Development Application.

Thank you for considering my submission requesting Council reject this DA.

Regards

Stephen Colagiuri

I am an owner resident living at 703 / 21A Hickson Rd, Millers Point in very close proximity to this proposal to develop a 750-patron function centre at the northern end of Pier 8/9 which would operate until 12 midnight on Friday and over the weekend.

I strongly object to this application which will directly and significantly impact me, the neighbourhood and the precinct.

The DA supporting documents do not adequately consider the local impact and some of the modelled assumptions used to downplay the impact are frankly fanciful.

The significant and critical gaps in this DA include, but are not limited to the following:

1. **Noise impact:** the acoustic report and assessment of noise is superficial, deficient and has not adequately considered noise from
 - patrons while at the venue and on the gantries
 - patrons and entertainment from the function centre will directly impact residents in Pier 6/7, Shore 6/7 and Shore 8/9
 - patrons leaving the venue in the early hours of the morning congregating on the narrow Towns Place driveway entrance and exit to the function and on promenade directly under Shore 8/9 apartments
 - patrons congregating on the sidewalk waiting for pick up taxis and ride-share vehicles (e.g. uber) in the early hours of the morning
 - service vehicles which are proposed to enter via the Towns Place driveway, make a three-point turn on the timber boardwalk (directly below Shore 8/9 apartments) and then park adjacent to the southern end of Pier 8/9. Vehicle size has not been adequately considered with submitted documents referring only to smaller vehicles. A three-point turn will generate reversing warning noise which has not been taken into account, especially for waste removal vehicles planned to remove waste up to 1 and half hours after the conclusion of functions at midnight. Also there has been no consideration on impact of local and visiting pedestrians (eg during VIVID), and potential damage to the timber boardwalk, some of which is part of Shore 8/9 strata.
2. **Traffic** – the traffic impact assumptions are unrealistic and have completely underestimated and downplayed current traffic congestion and parking which is a significant challenge for residents entering and exiting the resident car park, especially on theatre days and evenings.
 - the report states that “*there are a number of dedicated taxi ranks*” which can accommodate the modelled extra 131 taxis/ubers without acknowledging that these are low volume taxi ranks with spaces for 2-3 taxis.
 - there is no consideration of the proposal to make Towns Place a no stopping zone after 11pm and the implication for parking and especially taxi/uber pick up after an event
3. **Parking** - the travel demand analysis models 113 extra vehicles parking in the precinct at the times of a function and concludes that these can be accommodated in the three nearby existing off-street car parks close to the site. The report also refers to 230 parking spaces are available along Hickson Road with a further 379 spaces on surrounding streets, totalling 609 parking spaces within a five-minute walk of the site.

Comments:

- on Saturday at 7pm on theatre nights, there are NO available car parking spaces on Hickson Rd.
- the other suggested available nearby 379 spaces are invariably occupied by residents (without off street parking) and visitors to other venues eg restaurants. Furthermore, most surrounding streets (eg Windmill St) can only be directly accessed from Pier 8/9 via approximately 60 very steep stairs which many older patrons could not negotiate.

- there is no consideration of the impact of events held at the nearby Cutaway
 - the report's conclusion that "*the additional parking demands generated by functions at the site represents a relatively minor increase of this existing on-street parking capacity*" is a grossly inaccurate statement.
4. **Plan of management** – lacks transparency and fails to adequately address the many problems which this DA will cause. Furthermore, the measures outlined are not enforceable as has been the repeated experience with other retail venues in the Precinct.
 5. **Heritage** – there are numerous concerning Heritage implications and the detrimental impact on this as a valued Arts Precinct heritage site.

For all the above reasons, I request Council to reject this application.

Yours sincerely

Stephen Colagiuri

703/21A Hickson Rd, Millers Point 2000.

From: <nixmax[REDACTED]>
Sent on: Friday, July 31, 2026 4:23:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA Objections
Urgent: High

Attachments: DA objection.docx (20.89 KB)

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Send to: dasubmissions@cityofsydney.nsw.gov.au

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I am an owner resident living at 702 / 21A Hickson Rd, Millers Point which is in very close proximity to the proposed development of a 750 guest capacity function centre.

I write to object to this application as it will directly and adversely impact me and my family. I believe the DA and supporting documents do not adequately consider the impact on me and other local residents including:

Noise – coming from the proposed function centre; guests arriving and especially leaving the venue in the early hours of the morning; service vehicles removing garbage.

Traffic – the traffic impact assumptions are unrealistic especially in relation to how 750 guests will arrive and leave the venue and the consequent impact on traffic congestion, parking and taxis/uber movements.

Heritage – the detrimental impact on this heritage site.

Plan of management – as we frequently experience with retail venues, the proposed plan of management is inadequate and not enforceable.

I request Council not to approve the application.

Yours sincerely

N Leontios

From: [REDACTED]

Sent on: Friday, July 31, 2026 4:52:46 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: [REDACTED]; [REDACTED]

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

I am resident at [REDACTED] 5 Towns Place and would like to make my opposition to this development clear in this email.

I do not want my identity disclosed but am more than happy for the content of my concern to be shared as required.

I have been an owner and resident of an apartment in 5 Towns Place for almost 10 years and the noise problem is becoming so bad that I am questioning whether I can live here long term.

Our apartment windows face Towns Place on level 1 of the block, so the current level of people and vehicle noise is disruptive to sleep and quality of life.

The noise from the party boats leaving and arriving from the pier across the road, loud cars on fridays and weekends who use Hickson Road as a drag strip, along with general traffic of people and increasing activity in the cutaway area is now an unacceptable impact on residents.

Council needs to draw the line as to whether Millers Point is a residential area or not. We have tolerated a lot over the last 5 years and enough is enough.

The last thing we need is more of this disruption and impact on residents.

Thank you for the opportunity to comment and for your consideration.

Regards [REDACTED]

Sent from my iPhone

From: Lucy Osborn [REDACTED]

Sent on: Friday, July 31, 2026 5:05:38 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Pier 8/9 Function Centre - DA D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr Geyer,

Re: Objection to Development Application D/2026/626 – Proposed Business Events and Function Centre, 23 Hickson Road, Millers Point

I live on Hickson Road and am writing to formally object to DA D/2026/626, which seeks approval to convert Tenancy B at Piers 8/9, 23 Hickson Road, into a business events and function venue catering for up to 750 people. The application also involves significant construction work, including new external gantries, staircases, lift structures and a northern balcony to support the venue's operations.

I am not opposed in principle to sensitively activating and repurposing heritage buildings. However, I consider this proposal to be a disproportionate escalation of use that would cause lasting harm to residential amenity, heritage values and overall quality of life in Walsh Bay. It does not adequately reconcile commercial ambitions with residents' reasonable right to peaceful enjoyment of their homes.

My chief concern relates to the sheer scale of the proposed operation. Hosting up to 750 guests, with events running until midnight on Thursdays, Fridays and Saturdays, will inevitably produce heavy foot traffic as patrons arrive and leave a site situated right next to residential apartments. The greatest disturbance is likely to come not from the events themselves, but from the surrounding activity — large crowds gathering on balconies, gantries and outdoor spaces, queuing for taxis and rideshares, and generating late-night noise that carries easily across the harbour.

The application leans heavily on proposed management practices and operational conditions, yet offers little real assurance that these impacts will be avoided. A noise complaints process or management plan cannot undo the disturbance to residents' sleep once it has already occurred. The central issue is whether a venue of this size and intensity is even appropriate for this location — and I do not believe it is.

I also have concerns that the Traffic Impact Assessment understates the true effects of large-scale events. It fails to properly account for the combined impact of taxis, rideshare vehicles, delivery trucks and patrons all converging at once — often at the same time as other performances and functions taking place elsewhere in Walsh Bay. Hickson Road and Towns Place already carry substantial traffic linked to the broader arts precinct, and adding a 750-person venue threatens to create serious congestion, safety hazards and disruption for local residents.

Another significant issue is the impact on the heritage value and character of the Walsh Bay Wharves Precinct. The new external gantries, stairs, lifts and balcony, combined with introducing a large late-night events venue, would fundamentally alter the character and setting of this state-heritage-listed precinct. Protecting heritage should extend beyond physical fabric to also safeguard the atmosphere, character and community identity that define the area.

Furthermore, the applicant's own accessibility report flags a number of outstanding compliance concerns, including issues with accessible facilities, circulation, and requirements under the Disability Discrimination Act and Building Code. This suggests key elements of the proposal remain unresolved.

I am also troubled by the lack of adequate detail on waste management. A venue of this scale will generate substantial waste, including bottle disposal, from its functions. Without clear limits on collection and servicing hours, there is a real risk of disruptive activity occurring late at night or in the early morning, incompatible with residential living.

For these reasons, I respectfully ask that Council refuse DA ~~D/2026/626~~ ²³³.

If Council is nevertheless inclined to approve the application, I strongly urge that any consent include the following conditions:

- A significant reduction in the maximum number of patrons permitted;
- Earlier closing times and patron dispersal deadlines;
- Removal or substantial restriction of outdoor patron areas, such as balconies and gantries;
- An independent, peer-reviewed acoustic study;
- Robust controls governing rideshare, taxi, servicing and patron flow;
- A ban on waste collection and servicing between 10:00pm and 7:00am;
- Complete resolution of all accessibility compliance matters prior to any approval.

Walsh Bay is among Sydney's most significant heritage and residential communities, and its residents have a reasonable expectation that its character, amenity and liveability will be safeguarded. I do not believe the current proposal achieves this balance, and I ask that it not be approved. At the end of the day, the quality of life of a large number of local residents who will be impacted by this development should not be sacrificed for the financial profiting of a single commercial enterprise..

Regards

Lucy Osborn

Unit 601/21A Hickson Road

Millers Point

NSW 2000

From: Bernie Kenny [REDACTED]
Sent on: Friday, July 31, 2026 5:18:36 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Bernie Kenny [REDACTED]
Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer
Urgent: High

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir/Madam,

Re: D/2026/626

Address

23 Hickson Road MILLERS POINT NSW 2000

Applicant

MARKHAM REAL ESTATE PARTNERS PTY LIMITED

Description

Alterations and additions to Tenancy B, located at the northern end of the Piers 8/9 across Levels 2 to 4, for a business events and function centre premises. The proposal requires approval under the Heritage Act,

I wish to make a submission to object to the proposed business function venue to be established approximately 50 meters across the water from my apartment on Pier 6/7, 19 Hickson Road Dawes Point.

While I support appropriate development and the activation of our waterfront, I have serious concerns about the impact this particular venue will have on the health and wellbeing of myself, my family and of nearby residents.

As the proposed venue is separated from my apartment by water, note that sound and music are amplified across open water and noise in general travels exceptionally well in this area of our harbour. Music, patron noise and late evening entertainment noise will severely and directly impact me and surrounding residential properties. I know the impact of this noise as currently we hear the loud and unacceptable noise levels from party boats going past our pier.

My major concerns include:

- **Excessive noise from live or amplified music, DJ and/or entertainment.**
- **Noise generated by patrons arriving, congregating, and leaving the venue, particularly late in the evening - it appears the acoustics may have been averaged on 20-40 patrons?? We currently have to listen to fishermen on the wharf, often groups of 5 or less persons in the evening and at night and the noise carrying from those persons alone is terrible, talking loudly amongst themselves, both keeping us awake or waking us up, so I can't imagine what large groups of patrons and music at this proposed venue would sound like.**
- **Increased vessel and vehicle activity both on the water and on our street associated with the proposed venue.**
- **The noise of delivery of food and drinks and disposal of rubbish from the proposed venue.**
- **A decline in the peaceful enjoyment of open windows of our homes and outdoor living areas/our**

balconies - currently the foul language of small groups of fishermen carries across to our apartments and it is very disturbing.

- Privacy concerns as we will be overlooked into our living areas and bedrooms - we often have fishing hooks/sinkers land on our outdoor balconies, that it how close it can be.
- Potential impacts on property values and the attractiveness of the area as a residential and quiet pocket of the harbour front.

Introducing a high-noise entertainment venue within such close proximity to my property would fundamentally alter the character of the area and diminish our residents' quality of life.

I respectfully request that the decision-maker carefully consider in particular the unique acoustic characteristics of water. An independent acoustic assessment appears to be based on 20-40 patrons, instead of specifically evaluating noise propagation from larger groups across the water under varying weather conditions, including temperature inversions and prevailing winds, and demonstrate that nearby residences will not be adversely affected.

The planning process should protect existing residents' right to reasonable peace and quiet while balancing commercial interests. In my view, the proposal has not adequately demonstrated that the amenity of nearby residents will be preserved.

For these reasons, I respectfully request that the application be refused.

Yours faithfully,

Bernadette Kenny
Apartment 608/19 Hickson Road, Dawes Point NSW 2000

From: Finnian Kenny [REDACTED]
Sent on: Friday, July 31, 2026 5:24:01 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Finnian Kenny [REDACTED]
Subject: D/2026/626 23 Hickson Road, Millers Point NSW 2000- Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern

I am writing to you in regards to the development application for pier 8/9, 23 Hickson Road, Millers Point. I am a resident on the Pier 6/7 and are very concerned about the noise implications that will be caused by your application. We live in a peaceful and quiet neighbourhood. I am also concerned about the amount of people coming into our precinct. This pier was never designed to accommodate a late night venue. The board walk needs constant attention and can cause injuries to the public, especially a late night venue where alcohol is involved. Its close proximity to the water also causes a huge issue.

Kind regards,

Finnian Kenny
Director

[REDACTED]
[REDACTED]
W: www.kennyconstructions.com.au

image001.png

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Any views expressed in this email are those of the sender and do not necessarily reflect those of Kenny Constructions (Aust) Pty Ltd.

From: Mark Osborn [REDACTED]
Sent on: Friday, July 31, 2026 5:26:11 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr Geyer

Re: Objection to Development Application D/2026/626 – Proposed Business Events and Function Centre, 23 Hickson Road, Millers Point

I live at 21A Hickson Road right opposite the pier in question.

I am writing to formally object to DA D/2026/626, relating to a conversion of Tenancy B at Piers 8/9, 23 Hickson Road into a business events and function venue catering for up to 750 people.

I understand the desire to activate and repurpose heritage buildings. However, given the nature of our small residential blocks at this part of Hickson Road I consider this proposal to be out of proportion, and believe it will seriously affect our residential amenity, heritage values and overall quality of life for people living in Walsh Bay.

The apartments around us suffer from extreme noise from hooning during weekends, affecting sleep and creating stress for all residents.

A development of this scale catering for up to 750 people with events running until midnight on Thursdays, Fridays and Saturdays, will inevitably produce heavy foot traffic as patrons arrive and leave a site right next to residential apartments.

I am concerned about large numbers of people gathering on balconies, gantries and outdoor spaces, queuing for taxis and rideshares, and generating late-night noise that carries easily across the harbour. In particular exacerbated by the probable use of alcohol by many of these patrons.

I do not have any faith that the proposed management practices and operational conditions would mitigate these concerns sufficiently to allow residents to have the expected peaceful enjoyment of their apartments.

Already at weekends we hear the sound of many bottles being deposited in bins from the Lord Nelson pub. I can only imagine the problems of late night noise from clearing up after 750 patrons.

I do not believe that a development of this size in terms of patrons is appropriate for this location.

Hickson Road is already a busy area, and I also have concerns that the extra traffic generated on weekends will create extra congestion and potential dangers to residents and pedestrian visitors such as elderly theatre goers who are already in danger from the hoons who seem to frequent this area.

I also have concerns that the proposed external structures do not respect the heritage nature of these pier structures.

I note that there are a number of unresolved aspects of the application, relating to accessible facilities, circulation, and requirements under the Disability Discrimination Act and Building Code.

For the reasons above, I request that Council refuse DA D/2026/626.

If Council were to decide to approve the application despite what I consider to be very reasonable objections, I believe the following issues should be addressed:

- Complete resolution of all accessibility compliance matters prior to any approval.
- A reduction in the number of patrons permitted to a number more sympathetic to this area;
- Earlier closing times;
- Removal of outdoor patron areas, such as balconies and gantries, or restriction to the end of the pier where noise is less likely to impact shore residents;
- An independent study by an acoustics expert;
- A ban on waste collection and servicing between 10:00pm and 7:00am;

Walsh Bay is among Sydney's most significant heritage and residential communities, and its residents have a reasonable expectation that its character, amenity and liveability will be safeguarded. I do not believe the current proposal achieves this balance, and I ask that it not be approved.

The quality of life of a large number of local residents who will be impacted by this development should not be sacrificed for the financial benefit of a single commercial enterprise.

--

Regards

Mark Osborn

601/21A Hickson Road

From: David Cockbain [REDACTED]
[REDACTED]

Sent on: Sunday, August 2, 2026 7:38:37 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr Geyer,

Subject: Objection to DA D/2026/626 – Proposed Business Events & Function Centre, 23 Hickson Road, Millers Point

I reside at Unit 605, 21A Hickson Road, Millers Point and wish to lodge a formal objection to Development Application D/2026/626, which proposes converting Tenancy B at Piers 8/9, 23 Hickson Road, into a business events and function centre with capacity for up to 750 people.

Overview of Objection

The proposal involves substantial building works, including new external gantries, stairs, lift structures and a northern balcony. These works are associated with the operation of a large-scale events venue and represent a significant change to heritage elements of the building.

As a restorer and owner of several heritage buildings, I support appropriate activation and adaptive reuse of heritage places when it is done the right way however this proposal undermines the Heritage strategy previously employed with positive outcomes within the precinct. I firmly believe this proposal represents an excessive intensification of use that would have significant and ongoing adverse impacts on residential amenity, heritage character and the liveability of the Walsh Bay precinct.

In my view, the application fails to strike an appropriate balance between commercial activity and the protection of the building's heritage value. It would also detract from the rights of existing residents to enjoy their homes without unreasonable disturbance.

Scale, Noise and Residential Amenity

My principal concern is the scale of the proposed operation. A venue accommodating up to 750 patrons and operating until midnight on Thursday, Friday and Saturday nights would generate substantial pedestrian movements, patron arrival and dispersal activity, and late-night congregation in a precinct immediately adjoining long-standing residential apartments.

The most significant impacts are likely to arise not from the events alone, but from the movement and behaviour of large numbers of patrons before and after those events. These impacts include:

- hundreds of guests arriving and leaving along a constrained, narrow walkway;
- patrons congregating on external balconies, gantries and public areas;
- people waiting for taxis and rideshare vehicles in limited set-down areas; and
- late-night noise carrying across the harbour environment to nearby residential properties.

The application relies heavily on management measures and operational controls, but it does not adequately demonstrate how these impacts would be prevented in practice. A complaints register or management plan is a lower order control, and in my experience as an auditor utilised very loosely if at all by most licensed premises but simply does not protect residents from sleep disturbance once

noise has already occurred.

There is no effective management plan or strategy for noise and the impact it has upon workers in the buildings. Noise severely disrupts the essential sleep cycles of shift workers—such as nurses, police officers, firefighters, doctors, surgeons, paramedics, and train drivers—all who reside in the adjacent buildings and must sleep during non-traditional hours. For these critical professionals, sleep is not a luxury but a safety requirement; unpredicted daytime or late-night noise pollution triggers elevated cortisol levels, chronic sleep deprivation, and heightened cardiovascular stress. Because their bodies are already fighting natural circadian rhythms to rest, noise from patrons accessing/egressing the premises, loud music, delivery and transport vehicles strip them of deep REM sleep, leading to profound cognitive fatigue and slower reaction times. Ultimately, these preventable sleep disruptions do not just compromise the personal health and well-being of these renting residents, but directly jeopardise public safety when they return to their high-stakes shifts.

The fundamental planning question is whether a venue of this scale and intensity is compatible with its surroundings. In my view, it is not.

Traffic, Access and Safety

I am also concerned that the Traffic Impact Assessment underplays the real-world impacts associated with major events. The proposal does not adequately address the cumulative effect of rideshare vehicles, taxis, delivery and service vehicles, and large numbers of guests arriving and departing at similar times, particularly when this activity coincides with performances and events elsewhere within Walsh Bay.

Council, Police and Transport for NSW understand Hickson Road and Towns Place already experience considerable activity associated with the broader arts precinct. Approval of an additional 750-person venue risks creating unacceptable congestion, safety concerns and disruption for residents.

Heritage Character and Built Form

A further concern is the impact on the heritage significance and character of the Walsh Bay Wharves Precinct. The proposed external structures, gantries, stairways, lifts and balcony, together with the introduction of a substantial late-night event venue, would materially alter the character and setting of this State-significant heritage precinct. Heritage conservation should protect not only physical fabric, but also the character, atmosphere and community values that make the precinct unique.

Accessibility, Compliance and Emergency Response

The applicant's own accessibility assessment identifies unresolved accessibility and compliance issues, including concerns about accessible amenities, circulation, and Disability Discrimination Act and Building Code requirements. The material also appears to omit adequate consideration of delayed or restricted emergency services access and response. These deficiencies suggest that critical aspects of the proposal have not yet been satisfactorily assessed or resolved.

Waste, Servicing and Operational Impacts

I am also concerned that the operational impacts associated with waste servicing have not been adequately addressed. These impacts include organic food waste, cooking oil, single-use service ware, packaging, grease trap sludge, increased sewage volumes, sanitary waste and other waste streams generated by large-scale hospitality operations.

Having owned and managed hospitality venues, I submit that a venue servicing functions of this magnitude will inevitably generate significant quantities of packaging and bulk-material waste, including cans, bottles, cardboard cartons, plastic wrap, palletised materials and related commercial waste.

The absence of clear restrictions on collection and servicing hours creates a risk of late-night and early-morning commercial activity that is incompatible with residential amenity and would seriously affect residents' ability to sleep and rest.

Requested Outcome

The Walsh Bay precinct is one of Sydney's most important heritage and residential communities. **Residents have a legitimate expectation that the character, amenity and liveability of the area will be protected.** In my view, the proposal in its current form fails to achieve that balance and should not be approved.

For these reasons, I respectfully request that Council refuse Development Application D/2026/626.

Yours sincerely,

David Cockbain

From:

Sent on: Sunday, August 2, 2026 4:27:26 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Follow-up Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr Geyer,

Re: Further Submission Regarding Acoustic Assessment and Residential Amenity Impacts

I refer to my earlier objection to Development Application D/2026/626 concerning the proposed 750-person function and events venue at Piers 8/9, Walsh Bay. **Since lodging that submission**, I have obtained additional technical comments from **Dr Eric Hamilton, Managing Director at Omnibatz, being an Electrical Engineer with experience in noise propagation modelling**, who reviewed aspects of the DA's acoustic assessment and noise management approach. These comments raise further concerns regarding the adequacy of the proposal's acoustic safeguards and the potential impact on nearby residents.

1. Concerns Regarding the Use of 15-Minute Average Noise Measurements

A concern relates to the methodology used to assess noise impacts. The acoustic assessment relies on the standard approach of measuring noise as a 15-minute averaged equivalent noise level (Leq). While this approach has an accepted regulatory basis, it can obscure the impact of short-duration but **highly disruptive** noise events.

The technical analysis provided to me demonstrates that a loud noise event occurring over only a short period may be averaged down over a 15-minute assessment interval and therefore appear compliant, even though the actual peak noise experienced by residents may be significant.

By way of example, Dr Hamilton modelled a scenario involving a brief noise event associated with a door opening to the outside of the proposed events venue. Using standard sound propagation calculations, **he concluded that with internal noise levels of 90 dBA to 95 dBA, a door opening for just 30 seconds could still result in noise levels in the order of approximately 70 dBA to 76 dBA being experienced at a bedroom located around 70 metres away from the source**. Although the resulting 15-minute average Leq measure may appear substantially lower, residents would still experience an **unacceptable level of noise**.

This is a critical distinction. Residents attempting to sleep are affected by **sudden noise events, voices, cheering**, doors opening and crowd dispersal activity, not merely by the arithmetic average calculated over a quarter-hour period. Accordingly, compliance with an averaged acoustic metric does not necessarily demonstrate that sleep disturbance and loss of amenity will be avoided.

2. Lack of Independent Verification of Proposed Noise Mitigation Measures

The acoustic assessment appears to contemplate internal noise levels of up to 90 dBA and 95 dBA, provided that appropriate sound attenuation measures are installed within the premises. However, it is not evident from the application material how these mitigation measures will be independently verified, tested or audited.

In particular, the following questions arise:

- Have the proposed acoustic treatment designs been independently reviewed or audited?
- What assurance is there that all required noise attenuation works will actually be completed prior to operation?
- What post-construction testing will be undertaken to verify that the acoustic performance objectives have been achieved?

- Will the results of any testing be made publicly available and subject to independent scrutiny?

Given the close proximity of residential apartments to the venue and the unusually high noise levels contemplated within the building, I submit that Council should require independent acoustic certification, commissioning tests and ongoing compliance monitoring before any occupation certificate is issued.

3. Patron Departure Noise Remains Insufficiently Addressed

My original submission raised concerns regarding noise generated when large numbers of patrons leave late-night events. The additional technical review reinforces those concerns.

The Plan of Management relies heavily on signage and security personnel to encourage patrons to be considerate of neighbours and to manage departures from the site.

However, these measures do not eliminate the underlying source of noise. They cannot prevent hundreds of people from talking, gathering, waiting for transport services, coordinating rideshare collections or moving through external circulation areas at the conclusion of events. As noted in the technical comments provided to me, such measures are essentially reactive rather than preventative....they present **asan ambulance at the bottom of the cliff solution rather than a fence at the top.**

The proposal anticipates events involving up to 750 patrons and operating until midnight on certain evenings. In those circumstances, patron dispersal noise is not an incidental issue but a predictable and recurring consequence of the proposed use.

Requested Additional Conditions

If Council is minded to approve the application despite the concerns raised by residents, I respectfully submit that Council should, at a minimum, require:

1. Independent review and certification of all proposed acoustic attenuation measures.
2. Independent post-construction acoustic testing before commencement of operation.
3. Public availability of acoustic testing results.
4. A requirement that compliance be assessed not only against Leq averaging metrics but also with regard to short-duration peak noise events capable of causing sleep disturbance.
5. Ongoing acoustic monitoring following commencement of operations.
6. Further assessment of noise generated by patron arrivals and departures, including crowd dispersal from external areas and gantries.

I maintain my objection to Development Application D/2026/626 and request that Council give substantial weight to the protection of residential amenity, particularly during evening and late-night periods when residents are entitled to reasonable quiet enjoyment of their homes.

Yours faithfully,

[Redacted Signature]

[Redacted]
21A Hickson Road
Millers Point NSW 2000

From: Glyn Williams [REDACTED]
Sent on: Sunday, August 2, 2026 11:30:13 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

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Hi Peter,
I just want to thank you for all the consideration you have put into this. Its good to hear that there are 25 submissions and all the residents understood the potential impact of this activity, they would all be involved.
Regards
Glyn

From: Glyn Williams [REDACTED]
Sent: Monday, 27 July 2026 8:57 PM
To: dasubmissions@cityofsydney.nsw.gov.au <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Fw: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Dear Mr Geyer,

Subject : Objection to DA D/2026/626 - 23 Hickson Road Millers Point NSW 2000

I am a residence at Towns Place and want to lodge a formal objection to Development Application D/2026/626.

The proposal represents an intensification of activity that will have a significant impact on the residents in the vicinity.

Key issues revolve around the creation of a 750 capacity venue where the core activities will be at night in an area that is already active and near capacity with traffic.

On that note the traffic study is extremely flawed and should be discredited as:

1. It does not take into consideration the activity from the recently approved Cutaway which has a 24 hour access and licence until midnight
2. It does not take into consideration the activity that will be generated by Barangaroo Central development with tiths thousands of residents and commercial businesses.
3. The study was from 1 night with the Sydney theatre company operating but does not provide any evidence of the Theatres ticket sales of that night to indicate sales.
4. The study indicates traffic numbers but not traffic behaviour ie street parking , which causes delays around the precinct.

Further, there is no clear waste removal strategy and they will under no circumstances be able to manage patron departures appropriately. No one has in this area so why do you think they will ie the boat parties that dock at Pier 9 is a case in point where patrons leaving have been found urinating and consuming drugs within the Towns Place courtyard.

Additional to that, the Rocks police have already indicated they are short staffed and dont have capacity for additional ventures such as this.

This proposal by the developer should be rejected

Kind Regards

Glyn Williams
7/20 Dalgety Road
Millers Point NSW 2000

From: [REDACTED]

Sent on: Saturday, August 1, 2026 8:23:37 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2026/626 23 Hickson Rd Millers Point NSW 2000

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I write to object to this application. I am a frequent visitor to this area where my parents live in 21A Hickson Rd, very close to the proposed function centre with a capacity of 750 patrons.

The proposal will significantly impact parking (already at a premium) and access with limited capacity to accommodate the proposed increased volume of ride share vehicles.

Noise from the venue and especially patrons leaving the venue at midnight will adversely affect residents, particularly elderly residents and younger residents with young children.

This is a treasured heritage site. The proposed development is completely out of character with the area as a designated arts precinct.

I request Council not approve this application.

Yours sincerely

[REDACTED]

[REDACTED]

From: Michael Siede [REDACTED]
Sent on: Saturday, August 1, 2026 10:43:47 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: Development Application DA D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir/Madam,

I write to object to the above Development Application and request that Council give further consideration to several material deficiencies that have not been adequately addressed within the submitted documentation.

1. Noise Impacts During Patron Departure Periods

The application appears to focus primarily on noise generated within the proposed function centres but provides insufficient detail regarding noise impacts associated with patron departure, particularly during evening and late-night periods.

Experience with similar venues demonstrates that the greatest disturbance to surrounding residents often occurs when guests leave an event, congregate on footpaths, wait for transport, enter vehicles, or interact in public areas. The application does not provide a comprehensive management plan setting out:

- Procedures to minimise noise during patron dispersal.
- Appropriate levels of security and supervision during peak exit periods.
- Requirements for venue staff to actively manage patron behaviour outside the premises.
- Controls on amplified music cessation and staged departures.

Without clear operational requirements, there is a significant risk of unreasonable impacts on neighbouring residents and local amenity.

2. Lack of Traffic and Transport Management Strategy

The proposal fails to adequately address the traffic impacts associated with additional patron vehicles, rideshare services and taxis.

The application does not provide a detailed traffic management strategy that considers:

- Increased vehicle movements before and after events.
- Taxi and rideshare pickup/drop-off arrangements.
- Potential congestion on surrounding roads.

Given the expected patron numbers, a comprehensive traffic and transport management plan should be developed and independently assessed prior to any approval being granted.

3. Inadequate Protocols During Road Closures and Major Events

The application does not adequately consider circumstances where local roads may be partially or fully closed due to community events, public gatherings, construction activities or emergency management requirements.

There is currently no operational protocol specifying how the venue will function during such periods. In particular, Council should require that:

- Function centres are prohibited from operating concurrently during periods when road closures or access restrictions materially reduce the capacity of the surrounding road network.
- Events are subject to cancellation or capacity restrictions where traffic movements cannot be safely accommodated.
- Clear communication and coordination procedures are established with Council, Police and transport authorities.

Failure to address these scenarios may create unacceptable traffic, safety and amenity impacts.

4. Monitoring, Compliance and Enforcement

The application places significant reliance on future management measures but provides limited detail regarding how compliance will be monitored and enforced.

Should Council determine to approve the application, robust conditions should be imposed requiring:

- Ongoing noise monitoring.
- Periodic independent compliance audits.
- Maintenance of a complaints register.
- Regular reporting to Council.
- Clearly defined enforcement mechanisms for breaches of approval conditions.
- The ability for Council to review operating conditions if adverse impacts are identified.

Without effective monitoring and enforcement, there is no assurance that any proposed mitigation measures will be maintained throughout the life of the development.

Conclusion

For the reasons outlined above, I submit that the application has not adequately demonstrated that it can operate without causing unacceptable impacts on surrounding residents, local traffic conditions and community amenity.

I respectfully request that Council either refuse the application or require the applicant to provide further assessment and detailed management plans addressing noise management, traffic impacts, road closure protocols, and ongoing compliance and enforcement arrangements before any approval is considered.

Yours faithfully,

Michael Siede
Unit 303
21A Hickson Road
Walsh Bay

From: [REDACTED]
Sent on: Sunday, August 2, 2026 8:57:25 AM
To: dasubmissions@cityofsydney.nsw.gov.au; council@cityofsydney.nsw.gov.au
Subject: D/2026/626 23 objection
Attachments: D-2026-626 Objection 20260731.pdf (23.23 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir or Madam - a pdf copy of the text below is attached to this email.

=====

Attention: Warren Geyer

Reference: D/2026/626 23 Hickson Rd Millers Point NSW 2000

I request that **all my personal details** including my name, properties that I own, and my contact details including email address, phone number and street/postal addresses **be kept private**. In particular, I request that my details not be published on your website in relation to this or any other matter.

I am an owner of apartments [REDACTED] at 21 Hickson Rd, Millers Point which overlook and are within a very short distance of the proposed development of a function centre accommodating 750 patrons.

I am writing to request Council refuse this application which will detrimentally affect residents and this heritage precinct.

The application and submitted documentation lodged with Council are deficient and make many unrealistic assumptions which downplay the potential impact. For instance:

- **Guest arrivals and departures** – the modelling of impact of noise, traffic and parking is based on flawed assumptions with respect to modes of transport to and from the venue; the current congestion at peak time from patrons arriving to attend other events and local restaurants; guests congregating on the promenade directly under residential apartments when leaving the venue.
- **Noise** – function noise directly impacting Pier 6/7 residents and also Shore 6/7 and 8/9 residents.
- **Service vehicles** – especially waste removal in the early hours of the morning after functions

These and other impacts have been inadequately addressed in the Acoustic, Access and Traffic reports.

Yours sincerely

[REDACTED]

dasubmissions@cityofsydney.nsw.gov.au

council@cityofsydney.nsw.gov.au

31 July, 2026

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[REDACTED]

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Sent on: Sunday, August 2, 2026 8:57:25 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; City of Sydney <council@cityofsydney.nsw.gov.au>
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Yours sincerely

[REDACTED]

dasubmissions@cityofsydney.nsw.gov.au

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These and other impacts have been inadequately addressed in the Acoustic, Access and Traffic reports.

Yours sincerely

[REDACTED]

From: Anne Crabb [REDACTED]
[REDACTED]

Sent on: Monday, August 3, 2026 11:28:06 AM

To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>

Subject: Submission - D/2026/626 - 23 Hickson Road MILLERS POINT NSW 2000 - Attention Warren Geyer

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Warren,

We object to this DA

Placing another large 'entertainment venue' in the area is untenable. With the recent opening of the Cutaway (licensed to hold approximately 2900 patrons) and the proposed bump in and bump out 'event space' at the northern end of Barangaroo Park planned to accommodate 2000 patrons, this venue holding 750 - add to that the many people attending the arts precincts – the area is already at capacity.

We know we live in the inner city and expect visitors to our area, but there has to be a limit to its capacity to move such large crowds in and out of the area.

We have concerns at the erosion of the heritage fabric proposed by this application, the removal of existing openings, rooves and the installation of outdoor spaces next to peoples' homes.

In the acoustic report, the consultants state that the internal noise levels can be increased to 90dBA or 95dBA, provided noise reduction mechanisms are implemented.

In the acoustic report, the consultants state that the internal noise levels can be increased to 90dBA or 95dBA, provided noise reduction mechanisms are implemented.

This raises three questions, being:

1. Have the designs for noise reduction been audited? Given that these are very high noise levels, and close to residence bedrooms, we would expect that some independent audit be undertaken.
2. Can we be sure that the noise reduction works will be undertaken? We would expect that if the work proceeds that there be appropriate checking and testing by Council staff to ensure the works have been done.
3. Will the noise reduction solution, once it has been implemented, be properly tested and documented? As a minimum, we would expect that there be extensive testing of the solution to ensure that we can be assured that the solution actually works. We ask that the results be publicly available, and residents should be allowed to witness these tests and conduct independent measurements at the time of this testing.

It would appear that these new outdoor spaces and large staircases to access them will limit vehicles servicing the venue.

We urge Council to reject this application.

Yours sincerely,

Martin and Annie Crabb
83 Kent Street,
Millers Point, NSW, 2000
[REDACTED]
[REDACTED]

From: Gordon Cairns [REDACTED]
[REDACTED]
Sent on: Sunday, August 2, 2026 4:48:33 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
CC: Jane Cairns [REDACTED]; Karen Moses [REDACTED]
Subject: 23 Hickson Rd, Millers Point, New 2000

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir/ Madam,

I refer to the proposed development by Markham Real Estate Partners Pty Ltd, reference # D/2026/626.

We are residents of Apartment 618, 19 Hickson Rd, Dawes Point, Sydney 2000.

As residents we are hugely supportive of the creation of the NSW Arts precinct, and are regular attendees at the Sydney Theatre Company, Bell Shakespeare Company and the Sydney Symphony. I also served on the board of Opera Australia.

We are also hugely supportive of the need to preserve Pier 8/9, "as one of Australia's most significant heritage buildings." We also agree with the proposal to encourage the activation of the wharf through compatible commercial, cultural and event uses, which in turn will underwrite the financial viability of the wharf.

What we do not agree with is the impact of the proposed gantries and the balcony on the norther facade. The assessment done by Curio, to justify these changes, ties itself in knots.

They acknowledge that the balcony "introduces a new external element to the northern facade, which is a highly prominent elevation of the building, which is both physically significant in its intact facade composition and highly visible within Sydney Harbour and to key public views". They also concede that the visual coherence of the wharf is one of its most compelling and significant attributes. And they reference the 2000 review which set a precedent on the adaptive use of the wharf as a landmark heritage conservation project. By their own admission the proposed changes alter the architectural coherence of the building. Page 61 of their report visibly demonstrates the extent of these alterations, which is significant.

In order to untie the knots they argue that the materials used and the design will have minor and acceptable impact on the heritage significance. This is not the substantive point, only an amelioration. With an even more spurious argument, they state that the proposed new elements are consistent with upgrades elsewhere in the precinct, but they fail to mention what and where.

We would strongly advocate for rejecting their proposals on the northern balcony and the gantries.

In addition to the above we have similar concerns on the plant room, which is described as "not visible or only minimally visible" from key public viewpoints. It can't be both! And again we would argue that the integrity of the roof line is an important architectural feature. The roof also has asbestos sheeting, and no mention is made of how this will be treated, in creating a plant room, and whether it is a health and safety issue in the building

Answers to all are important considerations before approval.

Finally Markham were successful in getting approval for boats to dock on the eastern side of the wharf. Where does this proposal stand in relation to that?

Your sincerely,
Gordon & Jane Cairns

From: Ashan Ponnusamy [REDACTED]
Sent on: Monday, August 3, 2026 3:28:40 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Re: MY FORMAL OBJECTION TO DA D/2026/626

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I would like to add 3 further dimensions to my objection.

- The plans call for a change to the roofline in a heritage protected building, which forms part of a heritage precinct. The heritage assessment has not provided an assessment of the whole precinct in the DA, which is mandatory for approving it.
- The DA proposes to dramatically change the balance of activity, and its timing, across the precinct. Again, the application provides no information on the significant change and its impact on the precinct, including, but not limited to, commercial activity; arts activity and access; residential access, and; precinct events
- Thirdly, the application proposes to use the existing grease trap facilities for the pier. At present, the sole restaurant volume is of the order of 100-1200 customers a week. Adding this capacity to the pier will multiple the grease trap requirement and the resulting trap clearing activities, further affecting my amenity. Currently the trap is cleared each quarter, and releases foul smelling sewer gas throughout the 21a building atrium (all levels)

Thank you for the consideration

Kind regards

Ashan

--

Director, Pakkt P/L ACN 086 055 272 ABN 6608 60 55272
Unit 302, 21A Hickson Rd Millers Point NSW 2000 Australia

[REDACTED]

--

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On 26 Jul 2026, at 7:35 pm, Ashan Ponnusamy [REDACTED] wrote:

<Ashan_Objection_Letter_D_2026_626.md.docx>

Kind regards

Ashan

--

Director, Pakkt P/L ACN 086 055 272 ABN 6608 60 55272
Unit 302, 21A Hickson Rd Millers Point NSW 2000 Australia

[REDACTED]

--

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