

19 March 2026

At 5.00 pm

Central Sydney Planning Committee

Agenda

- 1. Disclosures of Interest**
- 2. Confirmation of Minutes**
- 3. Matters Arising from the Minutes**
- 4. Development Application: 65 Martin Place, Sydney - D/2025/1160**
- 5. Public Exhibition - Planning Proposal - Special Entertainment Precincts - Sydney Local Environment Plan 2012, Sydney Development Control Plan 2012 Amendment and Precincts Management Plan**



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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 committee 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 (with a warning bell at two minutes) 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 committee 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 Central Sydney Planning Committee meeting, the Chair may reorder agenda items so that those items with speakers can be dealt with first.

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Item 1.

Disclosures of Interest

Pursuant to the provisions of the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Members of the Central Sydney Planning Committee are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

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

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

Item 2.

Confirmation of Minutes

Minutes of the following meeting of the Central Sydney Planning Committee are submitted for confirmation:

Meeting of 19 February 2026

Item 3.

Matters arising from the Minutes

Matters arising from the minutes of the Central Sydney Planning Committee of 19 February 2026.

Item 4.**Development Application: 65 Martin Place, Sydney - D/2025/1160****File Number:** D/2025/1160**Summary****Date of Submission:** 20 November 2025, amended 6 and 17 February 2026**Applicant/Owner:** Reserve Bank of Australia**Architect:** Architectus**Planning Consultant:** DFP Planning Pty Limited**Heritage Consultant:** NBRS & Partners**DAP:** 2 December 2025**Cost of Works:** \$401,632,165.00

Zoning: The site is zoned SP5 Metropolitan Centre under the Sydney Local Environmental Plan 2012. The proposed development maintains the existing commercial use of the site, which is permissible with consent.

Proposal Summary: The application is for the full remediation and reconstruction of the heritage listed existing building, involving substantial demolition except for the existing basement, steel frame structure and southern boundary wall between levels 1-6, installation of new slabs and external facades, construction of a new building core and a replacement roof pavilion, and associated reinstatement of the Reserve Bank's original emblems, reconstruction of the Munro Garden and public domain works.

A further development application will be submitted for the internal fitout of the building.

The application is referred to the Central Sydney Planning Committee for determination as the proposed development is defined as a "major development" for the purposes of the City of Sydney Act 1988.

The application was notified and advertised for an extended period between 24 November 2025 and 12 January 2026. Three (3) submissions were received from the Department of Communities and Justice raising concerns with the adequacy of the submitted construction management plans, the lack of consent to carry out work within neighbouring properties to the south, and potential construction impacts to the operation and building at 225-227 Macquarie Street.

As the proposed development results in a building exceeding 55m in height in Central Sydney, it triggers the following requirements of the Sydney Local Environmental Plan 2012:

- the preparation of the site-specific development control plan under the provisions of Clause 7.20; and
- the undertaking of a competitive design process pursuant to Clause 6.21D.

It is recommended that the consent authority consider these requirements to be unreasonable and unnecessary in this instance as the scope of new elements is limited to a new side building core and a new, reinterpreted roof pavilion. The undertaking of both a site-specific development control plan and competitive design process on this heritage listed site would have limited value in this instance.

Notwithstanding that a competitive design process is not undertaken, the proposal has been reviewed by the City's Design Advisory Panel. The panel generally supported the proposed development, with further design refinements to positively address the panel's recommendations.

The application has also been amended, and additional information submitted, to address issues identified by City staff during assessment and raised in the submission received. The key issues relate to:

- the design of the ground floor lobby ramp and the level 3 terrace balustrade;
- ventilation and heat management for the fire stairs;
- clarifications that no works will be carried out on the adjoining properties to the south;
- calculation of existing gross floor area; and
- noise and vibration management in response to submission received.

Subject to conditions, the proposal is generally compliant with the relevant planning provisions contained in the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012. Any non-compliances have been assessed as having merit in the context of the site and are addressed in this report.

The proposed development is considered to exhibit a high standard of architectural design, materials and detailing. It is a high-quality outcome, comprises an appropriate response to the site's heritage value, and the character of the broader Martin Place special character area.

Summary Recommendation: The development application is recommended for approval, subject to conditions.

Development Controls:

- (i) Environmental Protection and Biodiversity Conservation Act 1999 (Cth)
- (ii) Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021
- (iii) City of Sydney Act 1988 and City of Sydney Regulation 2016
- (iv) SEPP (Resilience and Hazards) 2021
- (v) SEPP (Industry and Employment) 2021
- (vi) SEPP (Transport and Infrastructure) 2021
- (vii) SEPP (Biodiversity and Conservation) 2021
- (viii) SEPP (Sustainable Buildings) 2022
- (ix) Sydney Local Environmental Plan 2012
- (x) Sydney Development Control Plan 2012
- (xi) Central Sydney Development Contribution Plan 2000
- (xii) City of Sydney Affordable Housing Program 2023

Attachments:

- A. Recommended Conditions of Consent
- B. Selected Drawings
- C. Clause 4.6 Variation Request - Height of Buildings
- D. Submissions

Recommendation

It is resolved that:

- (A) the requirement under Clause 6.21D(2) of the Sydney Local Environmental Plan 2012 requiring a competitive design process is unreasonable or unnecessary in the circumstances;
- (B) the requirement under Clause 7.20(3) of the Sydney Local Environmental Plan 2012 requiring the preparation of a development control plan is unreasonable or unnecessary in the circumstances;
- (C) the variation requested to Clause 4.3 height of buildings in accordance with Clause 4.6 exceptions to development standards of Sydney Local Environmental Plan 2012 be upheld; and,
- (D) consent be granted to Development Application D/2025/1160 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 proposed development satisfies the objectives of the Environmental Planning and Assessment Act 1979, in that, subject to the imposition of conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.
- (B) The proposed development generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012. Where non-compliances arise, they have been demonstrated to be acceptable in the circumstances of the case or can be resolved by the recommended conditions of consent.
- (C) The proposed development will allow the full remediation and reconstruction of the Head Office of the Reserve Bank of Australia in a manner that respects the original 1960s design, including the reintroduction of many external elements that have been lost in later remedial works. The proposed development, subject to the recommended conditions of consent, will conserve the heritage significance of the site in accordance with the Environmental Protection and Biodiversity Conservation Act 1999 (Cth) and Clause 5.10 of the Sydney Local Environmental Plan 2012.
- (D) The proposed development complies with the maximum floor space ratio development standard in Clauses 4.4 and 6.4 of the Sydney Local Environmental Plan 2012.
- (E) The proposed development complies with the sun access planes for Hyde Park and The Domain in accordance with Clause 6.17 of the Sydney Local Environmental Plan 2012.

- (F) Based upon the material available to the Central Sydney Planning Committee at the time of determining this application, the Committee is satisfied that the applicant has demonstrated that compliance with the height of buildings development standard under Clause 4.3 of the Sydney Local Environmental Plan 2012 is unreasonable or unnecessary in the circumstances and that there are sufficient environmental planning grounds to justify the contravention of the development standard in accordance with the requirements of Clause 4.6(3) of the Sydney Local Environmental Plan 2012.
- (G) The architectural design, materiality and environmental performance of the proposed development combine to achieve a high-quality design outcome that respects the original 1960s design and satisfy the relevant provisions and matters for consideration in Clause 6.21C of the Sydney Local Environmental Plan 2012.
- (H) The proposed development has a height, scale and form suitable for the site and its context, and subject to conditions, satisfactorily responds to the heights and setbacks of neighbouring developments and is appropriate in the streetscape context and setting of the Martin Place special character area.
- (I) Subject to the recommended conditions of consent, the proposed development achieves acceptable amenity for the existing and future occupants of the subject and neighbouring sites.
- (J) The public interest is served by the approval of the proposed development subject to recommended conditions imposed relating to the appropriate management of associated potential environmental impacts.

Background

The Site and Surrounding Development

1. The site has a legal description of Lot 1 DP 444499, Lot 1 DP 32720, and Lot 1 DP 33919, commonly known as 65 Martin Place, Sydney. It is irregular in shape with an area of approximately 2,831m². It has a primary street frontage to the southern side of Martin Place, and secondary frontages to Macquarie Street and Phillip Street. Levels on the site fall by approximately 3.63m from east to west. The site is located within the Martin Place special character area.
2. The site contains the Head Office of the Reserve Bank of Australia, which is a 22-storey commercial building with 3 basement levels. The building features a predominantly glazed double-volume foyer with a mezzanine fronting Martin Place, 2 levels of podium that draws on the characteristics of the late twentieth-century stripped classical style, a 17-storey tower with a pavilion roof addition in the late twentieth-century international style. The building obtains vehicular access to its basement from Phillip Street.
3. The Head Office is listed on the Commonwealth Heritage List (Place ID no. 105456) and protected under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act). It is also identified as a local heritage item under the Sydney Local Environmental Plan 2012 as the 'Reserve Bank including interior' (I1897).
4. The surrounding area is characterised primarily by commercial office buildings along Martin Place and several public administration and health services buildings along Macquarie Street, including the Land and Environment Court to the southeast.
5. Photos of the site and surrounds are provided below:

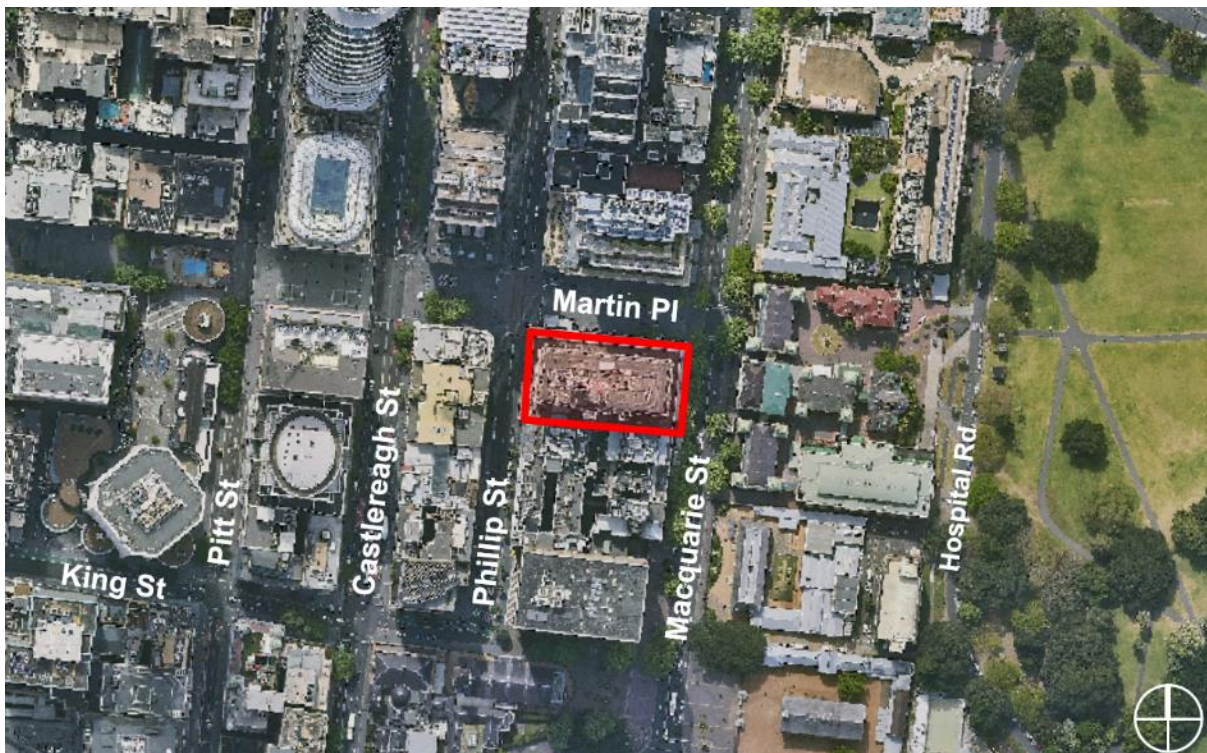


Figure 1: Aerial view of site and surrounds

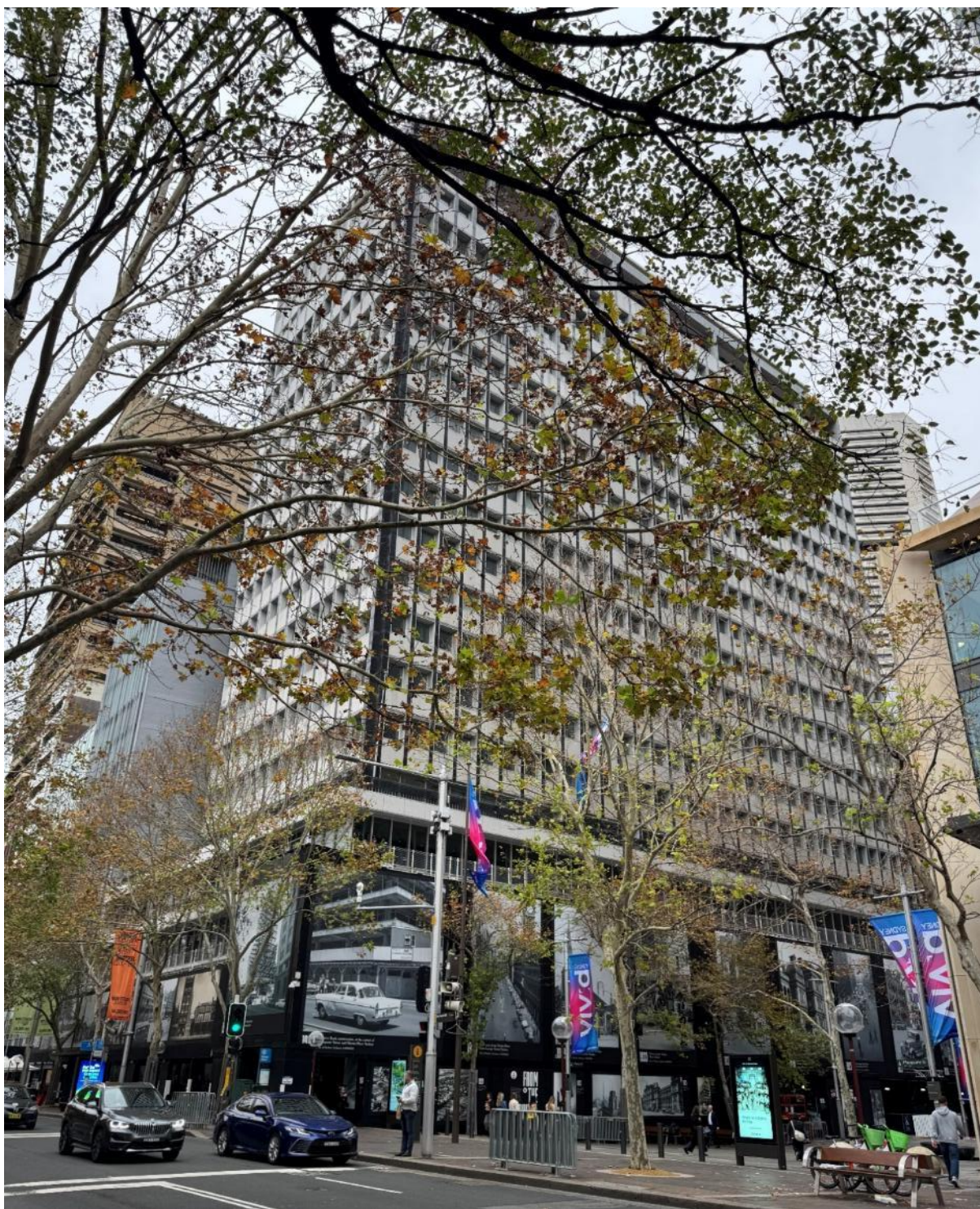


Figure 2: Site viewed from the corner of Martin Place and Macquarie Street



Figure 3: Site viewed from Martin Place



Figure 4: Site viewed from Macquarie Street



Figure 5: Site viewed from Philip Street

History Relevant to the Development Application

6. The Head Office was designed by the Special Projects Branch of the Commonwealth Department of Housing and Construction. It was completed in 1964, ready for occupation in January 1965.
7. The building was designed in the International Modernism architectural style with an emphasis on openness and transparency, marking a departure from the more typical load bearing masonry construction of other bank buildings lining Martin Place. The building used steel-frame construction with reinforced concrete slabs (Figure 6), clad in Australian marble and granite, and adorned with high-quality finishes, specially commissioned furniture and artworks (Figure 7), and a native garden (Munro Garden) on Macquarie Street.
8. The building was later extended in the late 1970s following the acquisition and demolition of 2 adjoining buildings to the south. The extension included substantial additions on each floor, increasing the depth of the building by nearly one-third, and centralising the original southern building core (Figure 8). The extension was designed to maintain the rhythm of the original window and stone facade, giving the building an increased presence in Macquarie Street and Phillip Street without increasing the height of the building.

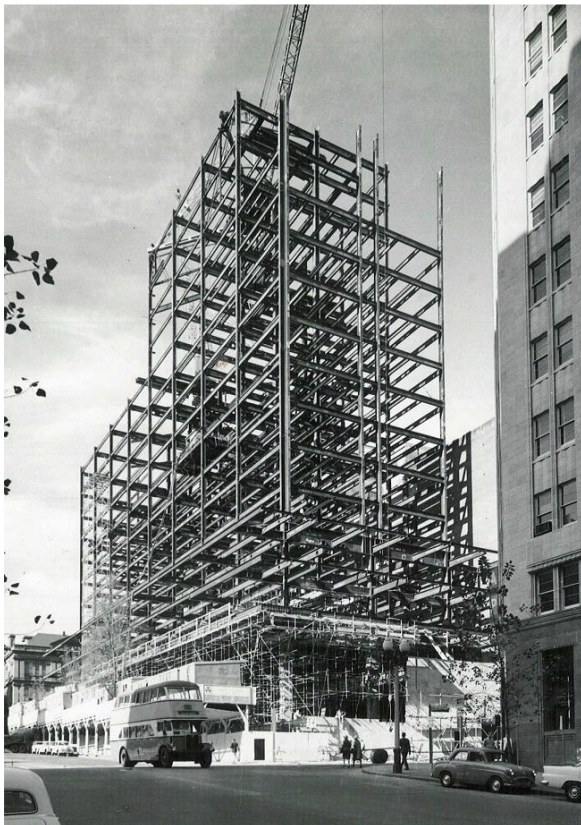
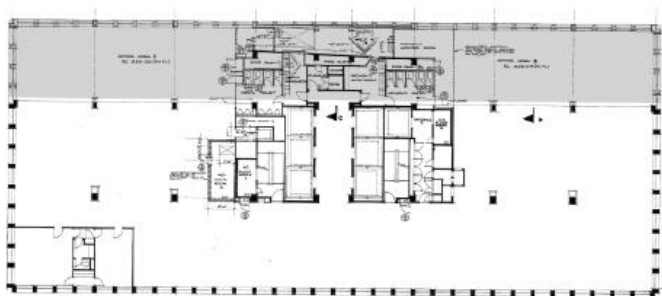


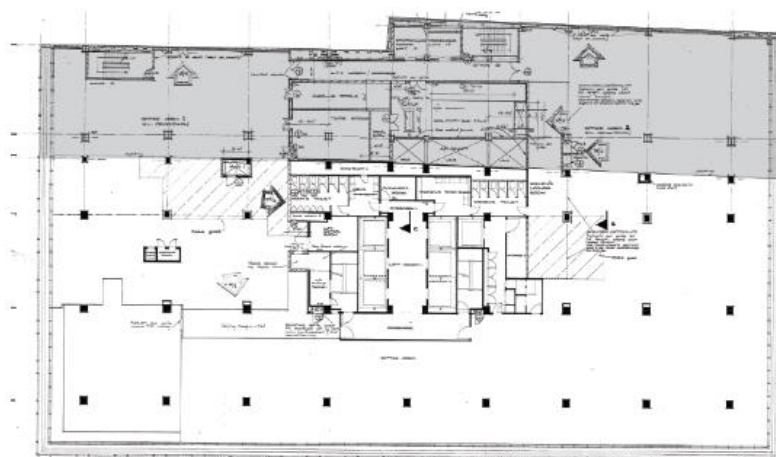
Figure 6: The Head Office building viewed from Martin Place, in 1962 during construction and at completion in 1964



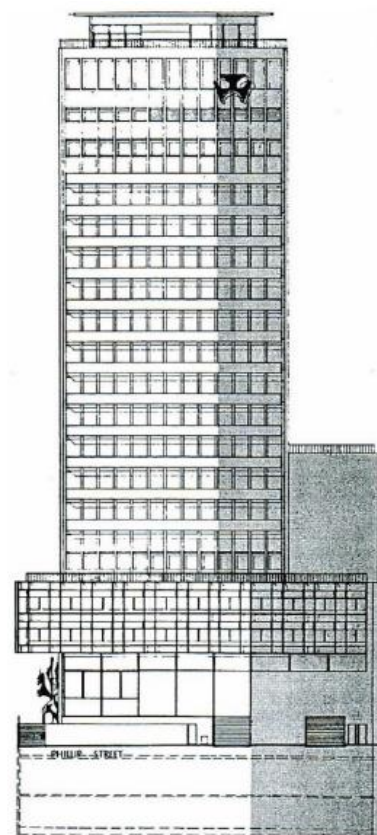
Figure 7: Drawings of the Head Office building, c1964



Typical Tower Floor Plan - 1970s Extension



Typical Podium Floor Plan - 1970s Extension



Building Elevation - 1970s Extension

Figure 8: Plans and elevation of the late 1970s extension

9. However, by late 1980s it became apparent that the original Wombeyan marble cladding of the external facade was deteriorating. The exterior of the building was over-clad using both Australian and Italian stone, attached to aluminium trusses bolted to the inner frame of the building, while retaining the rhythm of the original fenestration.

10. Over the years, asbestos remediation projects have been undertaken to ensure safety to the building's occupants and visitors, including identifying, encapsulating and removing asbestos containing materials in compliance with the regulations and safety standards at the time. But when internal works commenced circa 2022/23, it was revealed that significant quantities of asbestos containing materials are still embedded within the building fabric and structure. Accordingly, the Reserve Bank vacated the building to enable unobstructed site access for remediation works, except for critical operations located in the basement. All original furniture and moveable artworks have also been removed to safe storage off-site.

Development Applications

11. Development consent **D/2025/406** was granted on 21 August 2025 for initial removal of hazardous building materials, including removal of some external facade elements and internal structures to facilitate temporary construction access and the installation of temporary services equipment. The consent also allowed the salvage and off-site storage of significant heritage fabric for later reinstatement or re-use; and the protection of remaining significant heritage fabric and art installations retained on-site.

Works Zones

12. Perimeter hoarding, a tower crane, 2 works zones on Phillip Street, and a works zone on Macquarie Street have been established. The Macquarie Street works zone, in particular, facilitate vehicular access to a temporary loading bay within the site, as approved by D/2025/406.

Amendments

13. Following an assessment of the proposed development, a request for amendment and additional information was sent to the applicant on 22 January. The applicant responded on 6 and 17 February as follows:
 - modifying the design of the ground floor lobby ramp to be more readily apparent upon crossing the threshold between the existing foyer and the new lobby;
 - modify the design of the level 3 terrace balustrade design to consist of a frameless balustrade to completely avoid structural posts that may interfere with the slender design of the original bronze balustrade;
 - amend the demolition plans to include the retention of the southern boundary wall to avoid works on neighbouring properties to the south;
 - provide additional details on the provision of natural ventilation, aided by passive shading and mechanical ventilation, to manage thermal comfort within the new fire stairs;
 - provide updated Construction Noise and Vibration Management Plan to address the Interim Submission made by the Department of Communities and Justice, and,
 - provide calculation of the Gross Floor Area (GFA) of the existing building.
14. However, the requested calculation of existing and proposed Total Floor Area (TFA) has not been provided.

15. The subject application follows D/2025/406, seeking consent to facilitate the full remediation of the building, retaining only the existing basement, the steel frame structure, and sections of the southern boundary wall between levels 1-6.
16. The application also seeks consent for the subsequent reconstruction of the podium and tower to reflect the original 1960s design, including the installation of new slabs and external facades, construction of a new side building core and a replacement roof pavilion, reconstruction of the Malcolm Munro Garden on Macquarie Street, reinstatement of the Reserve Bank's original emblems, and public domain works to consolidate the existing driveways on Phillip Street.
17. Selected drawings and photomontages of the proposed development are provided below.

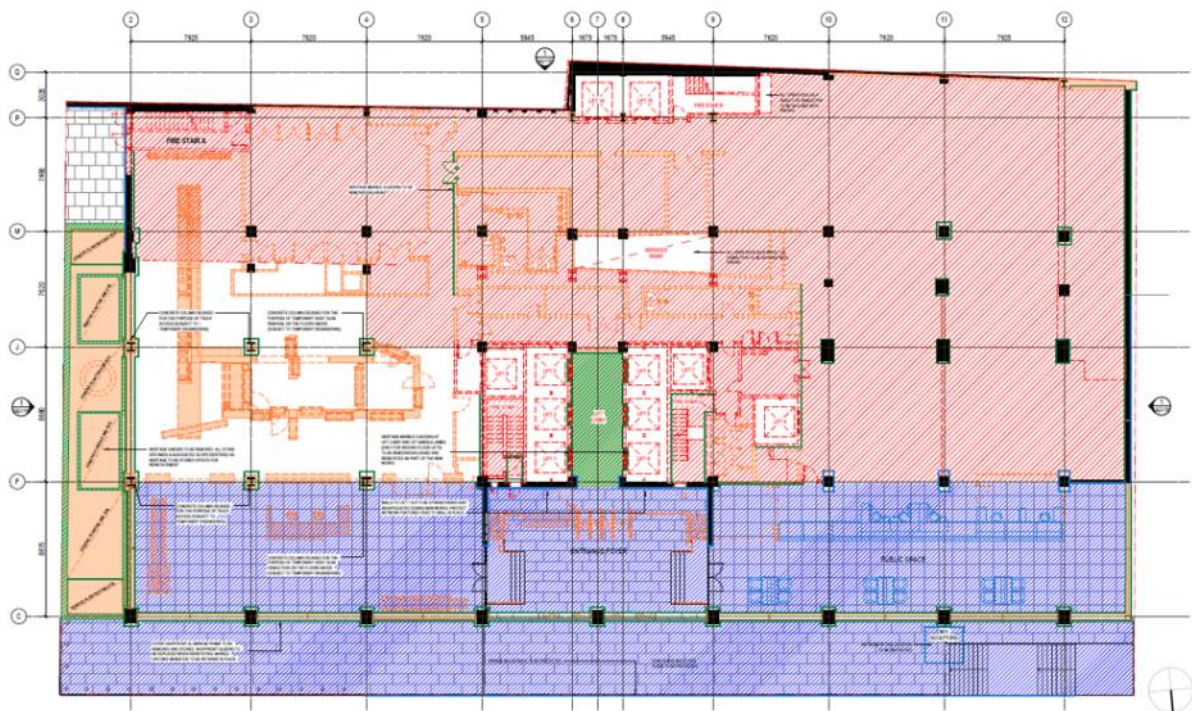


Figure 9: Demolition plan - ground floor

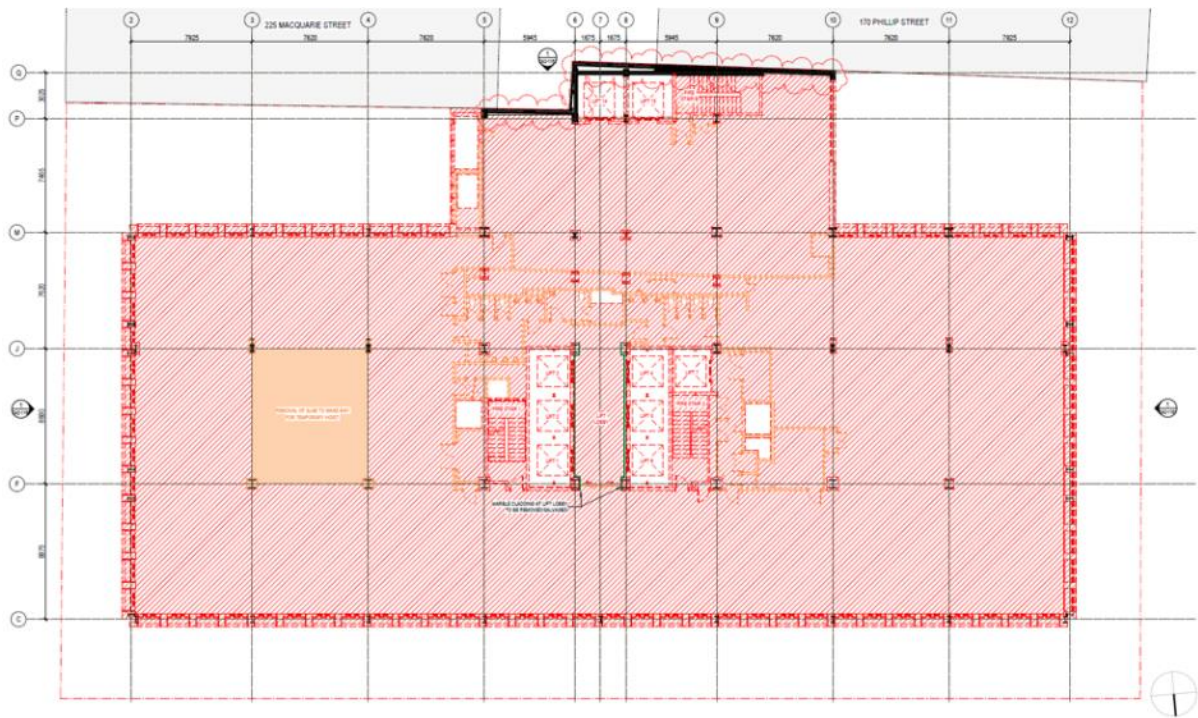


Figure 10: Demolition plan - typical podium levels

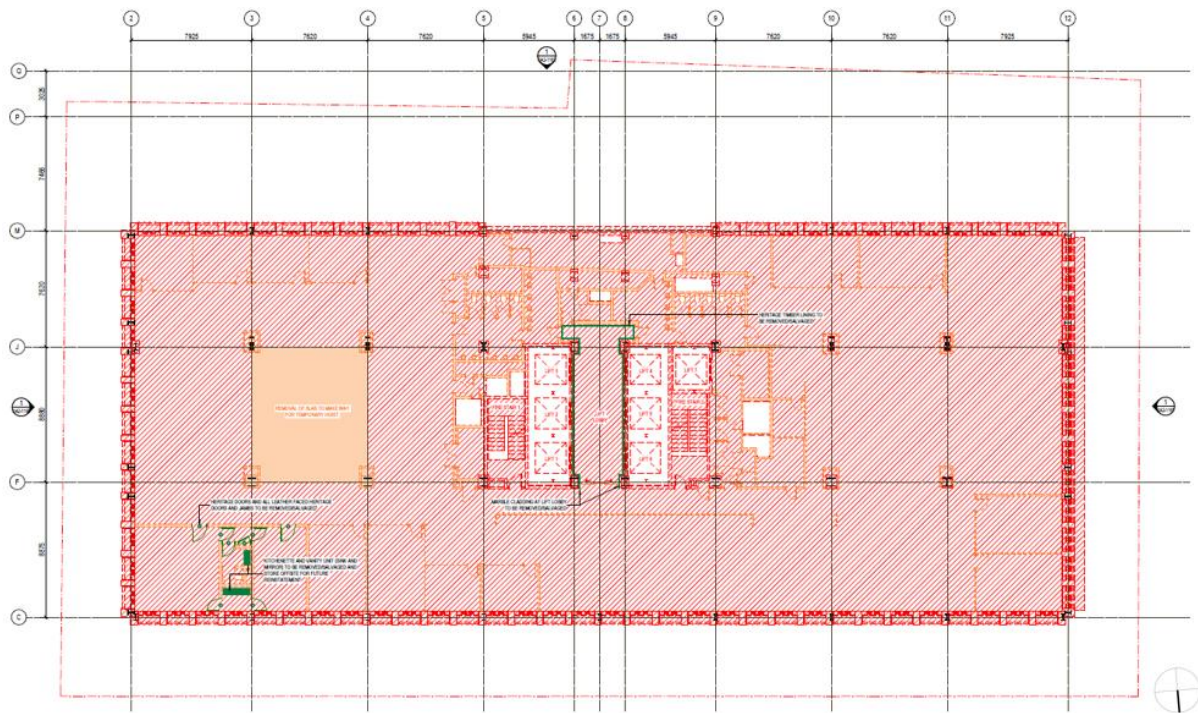


Figure 11: Demolition plan - typical tower levels

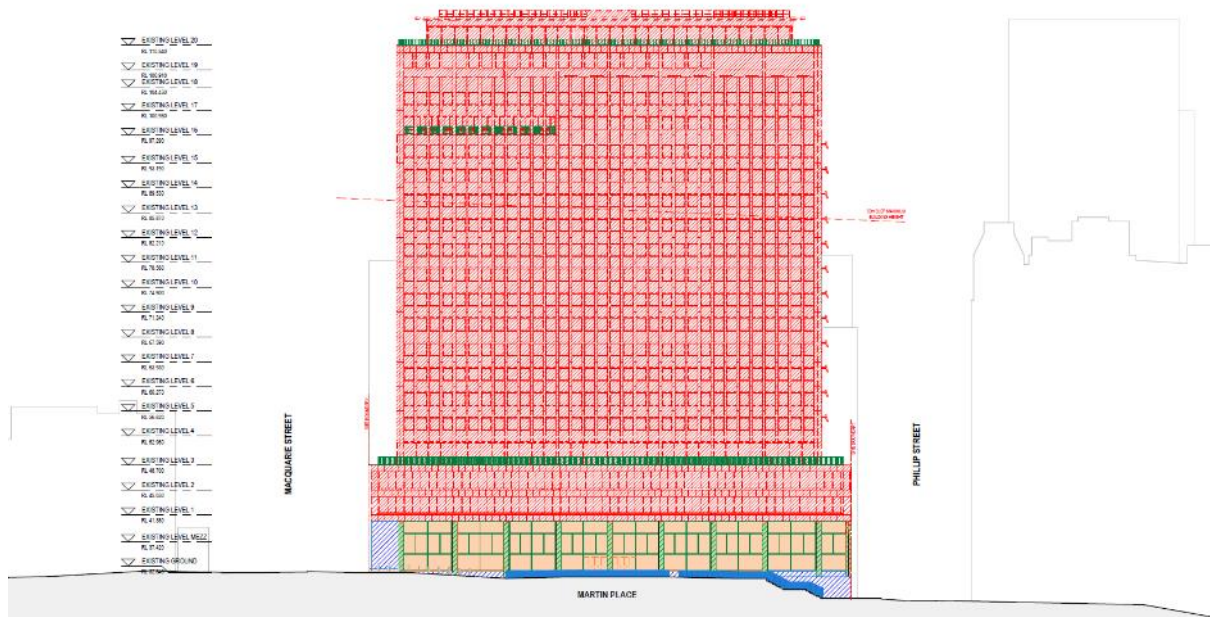


Figure 12: Demolition elevation - north



Figure 13: Proposed plan - ground floor

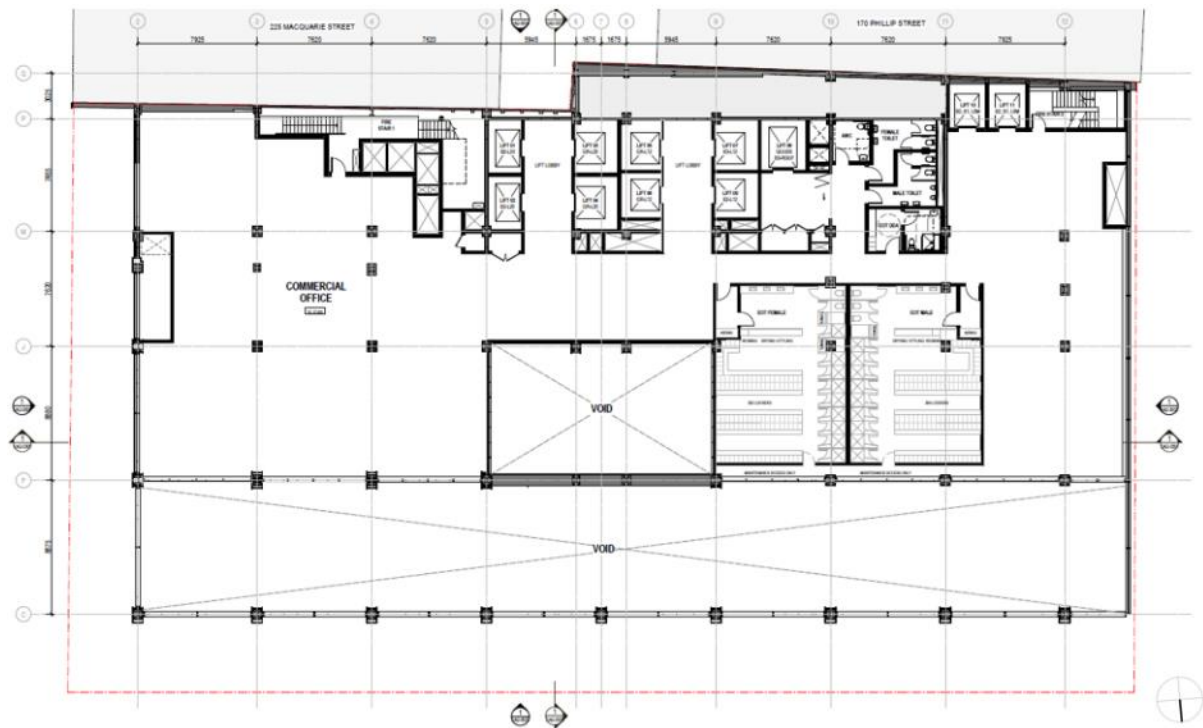


Figure 14: Proposed plan - mezzanine



Figure 15: Proposed plan - typical podium levels



Figure 16: Proposed plan - typical tower levels

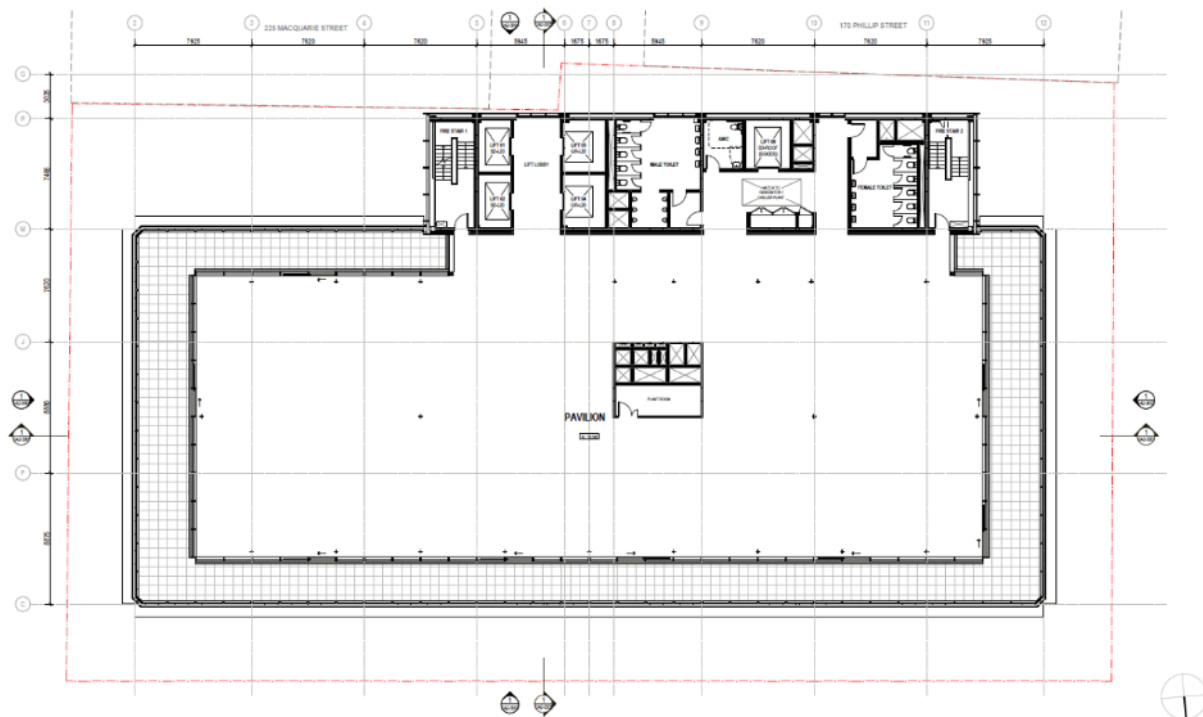


Figure 17: Proposed plan - roof pavilion level

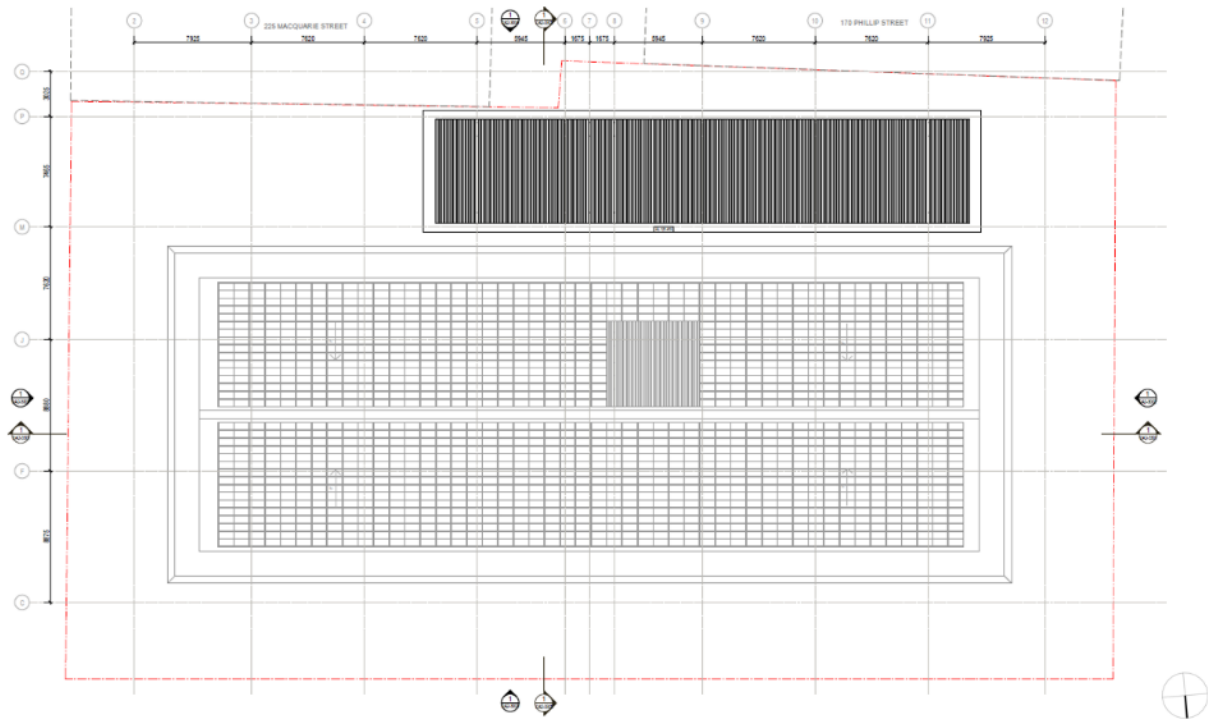


Figure 18: Proposed plan - roof

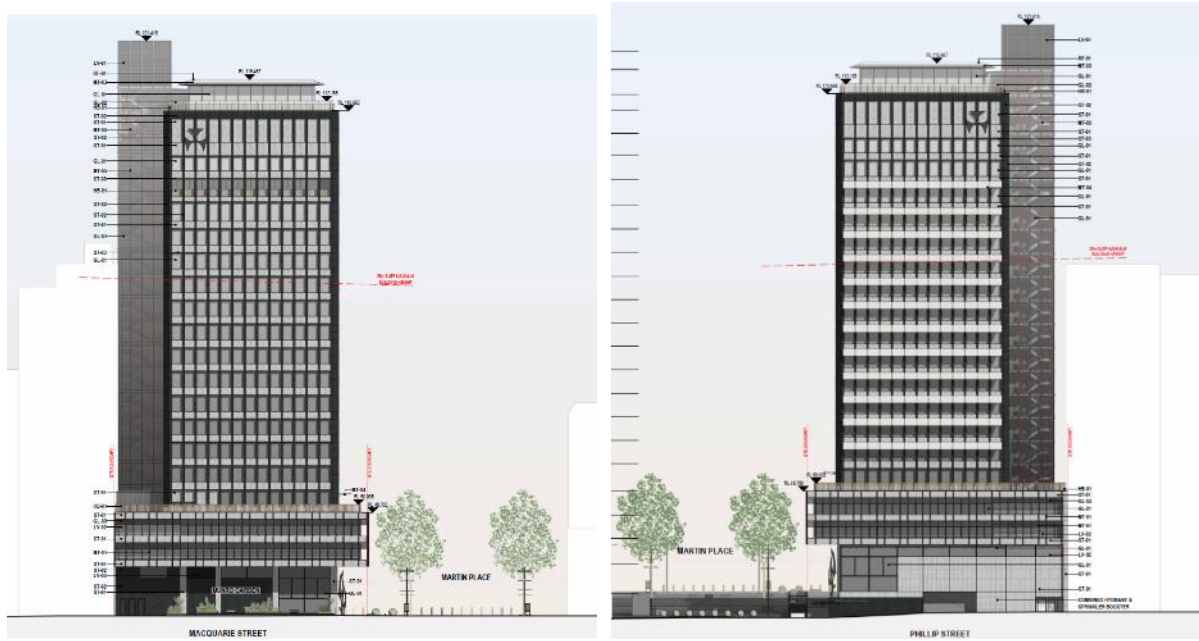


Figure 19: Proposed elevations - east (left) and west (right)

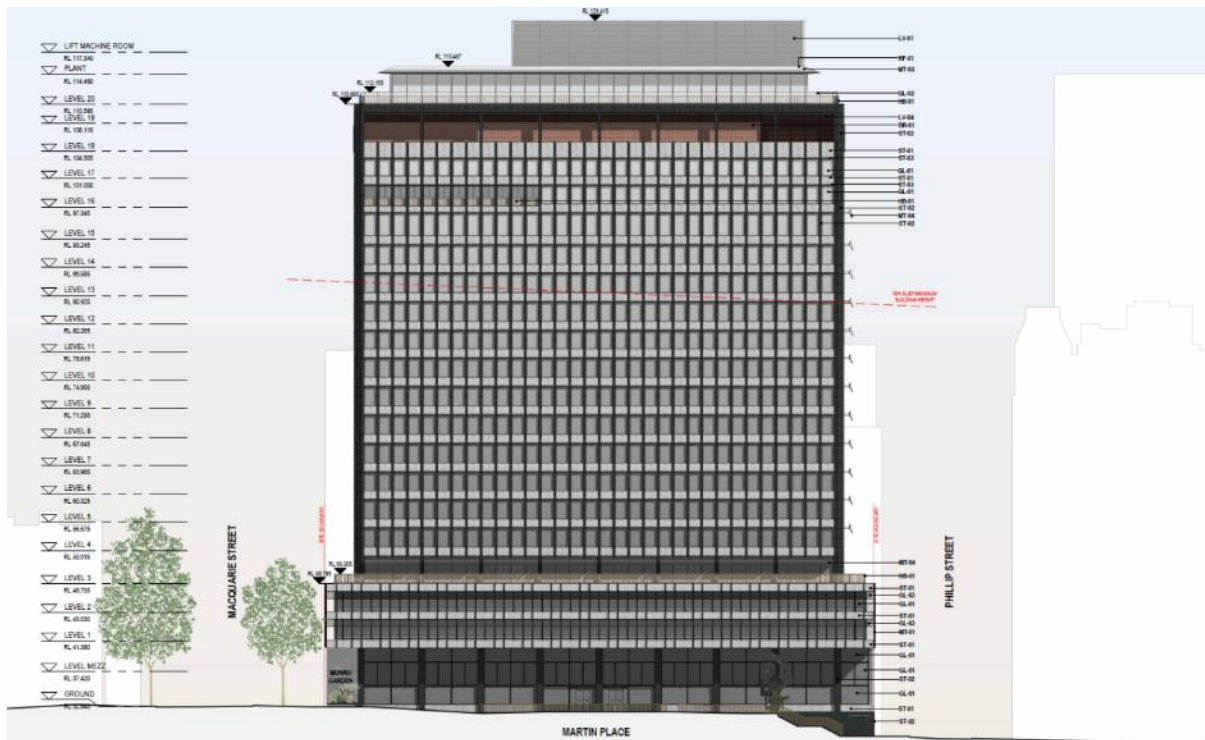


Figure 20: Proposed elevation - north

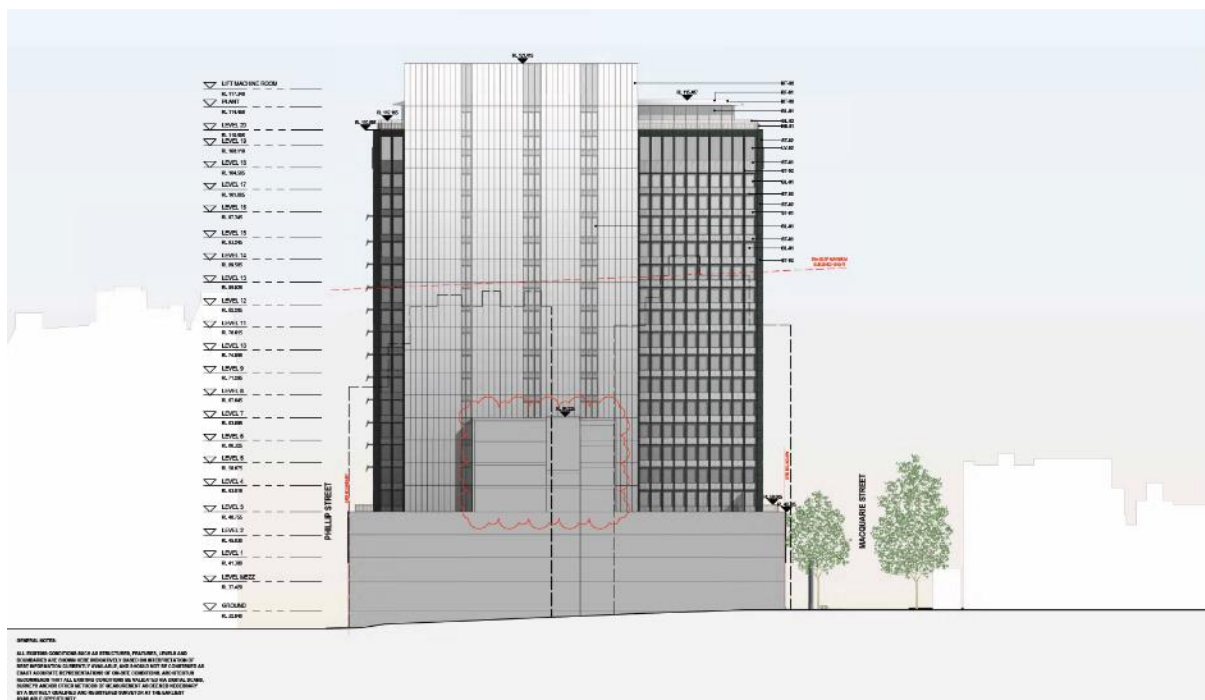


Figure 21: Proposed elevation - south



Figure 22: Existing (left) and proposed (right) photomontages viewed from Martin Place



Figure 23: Existing (left) and proposed (right) photomontages viewed from Martin Place



Figure 24: Proposed photomontage of the new roof pavilion



Figure 25: Proposed photomontage viewed from the Domain

Assessment

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

Environmental Protection and Biodiversity Conservation Act 1999 (Cth)

19. The applicant made a referral to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) to seek consent for the proposed development, as the Head Office is listed on the Commonwealth Heritage List.
20. DCCEEW has granted approval for the proposed works on 14 October 2025, with minor amendments made on 21 October 2025, subject to the notice of approval outlining mandatory design, heritage and compliance conditions.
21. The submitted heritage impact statement appropriately demonstrates that the proposed development is generally consistent with the mandatory design, heritage and compliance conditions of the notice of approval.

State Environmental Planning Policies

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

22. Detailed investigations have identified asbestos containing material in the form of sprayed coating and vermiculite insulation residue throughout the buildings including structural beams, columns, bulkheads, soffits of floor slabs, within service risers and other service penetrations; around windows and in other facade cavities and below topping slab.
23. A Consolidated Asbestos Report has been submitted to detail the extent of asbestos contamination within the building and outline a 2-stage remediation strategy to allow the future long-term occupation of the building.
24. The first of the 2-stage process has already commenced under D/2025/406, and the subject application will enable the full remediation of the building.
25. The City's Environmental Health Unit has reviewed the report and is satisfied that the existing building can be made suitable for re-occupation subject to compliance with the proposed strategy. The recommended conditions have been included in Attachment A, requiring compliance with the strategy, for Council to be notified should there be any changes to the strategy, and compliance with other relevant regulations and policies.

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

26. The aim of Chapter 3 of the Industry and Employment SEPP is to ensure that signage 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.

27. The original emblems, being 2 building identification signs, are proposed to be reinstated on the eastern and western facade. The reinstatement of the original emblems is consistent with the objectives set out in Clause 3.1 and satisfies the assessment criteria specified in Schedule 5.

State Environmental Planning Policy (Sustainable Buildings) 2022

28. The proposed development is subject to Chapter 3 of the Sustainable Buildings SEPP as it is a non-residential development that involves the alterations of an existing building with an estimated development cost of more than \$10 million and is defined as a 'large commercial development'.
29. As details in the 'Discussion' section, appropriate documentation has been submitted to adequately address the relevant considerations and to demonstrate that the proposed development can achieve the relevant energy and water use standards. Conditions are recommended in Attachment A to ensure that the development achieves the required standards.

State Environmental Planning Policy (Transport and Infrastructure) 2021

30. Pursuant to Section 2.98, the proposed development is adjacent to a rail corridor and was subsequently referred to TfNSW (Sydney Trains) for comment. TfNSW responded on 16 December 2025 raising no objections, and the recommended conditions are included in Attachment A.

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

31. The site is within the Sydney Harbour Catchment but is not located in the Foreshores Waterways Area or adjacent to a waterway. The proposed development satisfies the requirements of Division 2 of the Biodiversity and Conservation SEPP as it will have negligible impacts to the water quality and quantity.

Local Environmental Plans

Sydney Local Environmental Plan 2012

32. An assessment of the proposed development against the relevant provisions of the Sydney Local Environmental Plan 2012 (LEP) is provided in the following sections.

Part 2 Permitted or prohibited development

Provision	Compliance	Comment
2.3 Zone objectives and Land Use Table	Yes	The site is located in the SP5 Metropolitan Centre zone. The proposed development maintains the existing use of the site as a 'commercial premises'. It is permissible with consent and generally meets the objectives of the zone.

Part 4 Principal development standards

Provision	Compliance	Comment
4.3 Height of buildings	No, but acceptable	The majority of the site is subject to a maximum building height of 55m, while the southwestern corner of the site is subject to the sun access planes for Hyde Park and The Domain. The proposed development has a maximum height of 89.7m, which exceeds the maximum by up to 34.72m. A request to vary the height of buildings development standard in accordance with Clause 4.6 has been submitted as detailed in the 'Discussion' section.
6.17 Sun access planes	Yes	The proposed development complies with both of the sun access planes, satisfying Clause 6.17.
4.4 Floor space ratio (FSR) 6.4 Accommodation Floor Space	Yes	A base FSR of 8:1 (22,648m ²) is permitted under Clause 4.4 and an additional floor space of up to 4.5:1 (12,739.5m ²) is available under Clause 6.4 for business, office or retail premises. Resulting in a maximum FSR of 12.5:1 (35,387.5m ²). A compliant FSR of 12.44:1 (35,228m ²) is proposed.
4.6 Exceptions to development standards	Yes	A Clause 4.6 variation request has been submitted with the application to vary the height of buildings development standard prescribed under Clause 4.3. See details in the 'Discussion' section.

Part 5 Miscellaneous provisions

Provision	Compliance	Comment
5.10 Heritage conservation	Yes	The heritage consultant who has been overseeing the conservation of the heritage item has provided a heritage impact statement with suitable recommendations to mitigate impacts on the heritage values, including mitigation measures necessary to comply with the approval issued under the EPBC Act.

Provision	Compliance	Comment
		A condition is recommended to require the heritage consultant to continue to be involved, and for the proposed development to comply with the recommendations and mitigation measures of the heritage impact statement. A condition is also recommended for further details on the reuse of salvaged materials.

Part 6 Local provisions – height and floor space

Provision	Compliance	Comment
6.11 Utilisation of certain additional floor space requires allocation of Heritage Floor Space (HFS)	Yes	Subclause (1)(a) requires HFS be allocated to the site equal to 50% of the accommodation floor space utilised, which is the GFA above the base FSR of 8:1. Subclause (3) then caps the required amount to the difference between the amount required if: - the building (as altered or added to) was to be constructed as a new building; and, - the building (without the alteration or addition) was to be constructed as a new building. The proposed development utilises 12,580m², and the existing building utilises 8,350m², of accommodation floor space. The required HFS is therefore capped at 2,115m², being 50% the difference of the 2 scenarios. A condition is included in Attachment A to require the HFS to be purchased and allocated.
6.16 Erection of tall buildings in Central Sydney	Yes	The proposed development will maintain acceptable wind comfort and safety standards to the surrounding public domain and acceptable movement of air to provide ventilation. It will preserve the nominated view planes along Martin Place, and acceptable level of outlook for the

Provision	Compliance	Comment
		proposed development and neighbouring properties. It is respectful of the context of the Martin Place special character area and the heritage context of the site and neighbouring heritage items. The proposed height will preserve sun access to public places, including Martin Place, Hyde Park, and The Domain, and will maintain acceptable daylight access to the surrounding public domain.
6.21C Design excellence	Yes	The proposed development has been designed to reconstruct the podium and tower to reflect the original 1960s design, including the use of high-quality local materials, to ensure the heritage significance of the building is preserved despite the substantive works necessary to remediate the building while at the same time improving tenant outlook with deeper windows. The replacement roof pavilion and new side core are designed as contemporary additions that are complementary to, and reflect the arrangement of, the original 1960s design. Overall, the proposed development will largely maintain its presentation to the public domain, particularly to the Martin Place special character area. The works ensures contemporary sustainability performance. The proposed development achieves the principle of ecologically sustainable development and has an acceptable environmental impact with regard to the amenity of the surrounding area and future occupants. It will also maintain a positive contribution to the public domain, through the provision of public art and landscaping.
6.21D Competitive design process	Yes	While the proposed development will result in a building that exceeds 55m in height, it is recommended that the requirement to undergo a competitive design process be waived as it is unreasonable and unnecessary in this

Provision	Compliance	Comment
		instance as detailed in the 'Discussion' section.

Part 7 Local provisions – general

Provision	Compliance	Comment
7.6 Office premises and business premises	Yes	The proposed development includes 6 car parking spaces and complies with the maximum of 57 spaces permitted.
7.13 Contribution for purpose of affordable housing	Yes	Despite the applicant's request for a waiver to the imposition of an affordable housing contribution, a condition is recommended requiring an affordable housing contribution as detailed further in the 'Financial Contributions' section.
7.14 Acid Sulfate Soils	Yes	The site is located on land with class 5 Acid Sulfate Soils. The application does not propose works requiring the preparation of an Acid Sulfate Soils Management Plan.
7.20 Development requiring or authorising preparation of a development control plan	Yes	While the proposed development will result in a building that exceeds 55m in height, it is recommended that the requirement to prepare a site-specific development control plan be waived as it is unreasonable and unnecessary in this instance as detailed in the 'Discussion' section.
7.33 Sustainability requirements for certain large commercial development	Yes	The proposed development satisfies the sustainability requirements for large commercial development. Refer to the 'Discussion' section.

Development Control Plans**Sydney Development Control Plan 2012**

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

Section 2 – Locality Statements

34. The proposed development is in keeping with the unique character and the design principles of the Martin Place special character area in that it will:
- (a) facilitate the long-term conservation of the heritage building, including its significance as a twentieth century institutional building;
 - (b) facilitate the long-term occupation of the building by the Reserve Bank and the continuing contribution of that to the social and historic significance of Martin Place; and,
 - (c) maintain the contribution of the site to the significance of Martin Place as one of Central Sydney's grand civic spaces and as a valued business location.

Section 3 – General Provisions

Provision	Compliance	Comment
3.1.4 Public Open Space	Yes	The proposed development will preserve solar access to surrounding public domain, particularly Martin Place, Hyde Park and The Domain.
3.1.5 Public Art	Yes	The proposed development will retain the existing public art installation, including the Marge Hinder sculpture at the ground floor entry and the Bim Hilder artwork in the lobby; and reinstate the Munro Garden on Macquarie Street and the original emblems. In addition, 2 potential locations are identified for an additional public art installation. A condition is recommended in Attachment A to require further public art documents to be submitted and the installation of the additional artwork prior to the re-occupation of the building.
3.2. Defining the Public Domain	Yes	The proposed development will have no additional overshadowing to public open spaces between 9am and 3pm in mid-winter or impacts on views to public places or heritage buildings and monuments. It will maintain its presentation to Martin Place, while the reconstruction of the Munro Garden and potential new public art will improve the presentation to Macquarie Street. The 2 existing driveways on Phillip Street will also be consolidated to provide an

Provision	Compliance	Comment
		improvement while satisfying the operational needs of the Reserve Bank.
3.2.7 Reflectivity	Yes	A facade design statement has been provided to confirm that the proposed development can comply with the maximum light reflectivity of 20%, and a condition is recommended in Attachment A to require verification prior to the re-occupation of the building.
3.3 Design Excellence and Competitive Design Processes	N/A	The requirement to undergo a competitive design process is recommended to be waived as detailed in the 'Discussion' section.
3.5 Urban Ecology	Yes	The proposed development does not involve the removal, or further pruning, of any existing trees. Appropriate conditions are recommended to ensure the tree protection measures required by D/2025/406 is maintained.
3.6 Ecologically Sustainable Development	Yes	The proposed development satisfies the sustainability requirements for large commercial development as detailed in the 'Discussion' section.
3.9 Heritage	Yes	As discussed under Clause 5.10 of the LEP, the proposed development is acceptable from a heritage perspective.
3.11 Transport and Parking	Yes	The proposed development provides appropriate end of trip facilities, including 253 bicycle parking spaces in the basement, and 406 lockers, 18 showers, and other facilities on the mezzanine level. It also provides a loading area and a turntable to allow waste collection and other loading and servicing to occur on-site.
3.12 Accessible Design	Yes	An accessibility report is submitted to confirm the proposed development is capable of complying with the accessibility requirements of the NCC and DDA standards.

Provision	Compliance	Comment
3.13 Social and Environmental Responsibilities	Yes	The proposed development provides adequate passive surveillance and is generally designed in accordance with the CPTED principles.
3.14 Waste	Yes	The proposed development will modify the existing layout of basement 1 to accommodate a larger waste storage area, including a separate area for bulky waste, a waste collection area onsite, and a turntable. The modified layout will allow waste collection to occur within the building and allow waste trucks to enter and exit in a forward direction. This is an improved outcome compared to the existing kerb-side collection, and is supported by the City's Cleansing and Waste Unit. Relevant conditions are recommended in Attachment A to ensure the delivery of this improved outcome and the compliance with the relevant provisions of the City's <i>Guidelines for Waste Management in New Development</i>.
3.16 Signage and Advertising	Yes	The original emblems will be reinstated on the eastern and western facades of the tower. The 2 emblems are top of building signs and reflect the heritage significance of the building in its association with the Reserve Bank. While top of building signs are typically subject to a 5-year time-limit, it is recommended that a separate development consent is only required should the Reserve Bank cease to occupy the building or if the emblems are proposed to be replaced, given the emblems' historic significance.

Section 4 – Development Types

4.2 Residential Flat, Commercial and Mixed Use Developments

Provision	Compliance	Comment
4.2.1 Building height 4.2.1.2 Floor to ceiling heights and floor to floor heights	Yes	The proposed development maintains the existing floor-to-floor heights of the basement, and the reconstructed podium and tower. While the existing floor-to-floor heights represent a variation to the recommended 4.5m for the basement and ground floor, and 3.6m for the levels above, the proposed floor to floor heights are acceptable as the proposed development will allow high level of daylight access into the interiors and contribute to the flexible use of the podium.
4.2.4 Fine grain, architectural diversity and articulation	Acceptable	The proposed development maintains the frontage length of the building to Martin Place, which is approximately 70.85m. While this exceeds the 65m length recommended by the DCP, the facade design, particularly with the proposed reinstatement of vertical sunshade in the podium provides a finely articulated presentation to Martin Place that is appropriate to its context.

Section 5 – Specific Areas

Provision	Compliance	Comment
5.1.1 Built form controls 5.1.4 Building exteriors	Acceptable	The existing building is a heritage item and the proposed development is designed to reproduce the original 1960s design, maintaining the existing street alignment, podium heights, building setbacks, and facade detailing. The extensive use of glass, particularly below the maximum frontage height recommended by the DCP, is reflective of the original design intent to emphasise openness and transparency. The new side core and replacement roof pavilion are designed as a reinterpretation of the original arrangement, while being complementary to the design of the reconstructed building. The design of the

Provision	Compliance	Comment
		top levels also ensures all plant and equipment are concealed, including the integration of solar panels, to present a high-quality fifth facade.
5.1.3 Heritage items, warehouses and special character areas	Acceptable	The proposed development has been appropriately designed in consultation with the heritage consultant to comply with the approval issued under the EPBC Act. Given the conservation of the site is also subject to a Heritage Management Plan approved by the Australia Heritage Council, a separate heritage committee to consider the proposed new elements is considered unnecessary.
5.1.6 Heritage floor space	Yes	The proposed development relies on additional floor space. A condition is recommended in Attachment A to require the allocation of HFS.
5.1.7 Sun projection of public parks and places	Yes	The proposed development will preserve solar access to Martin Place, Hyde Park and The Domain, as verified by the City's Model Unit.
5.1.8 Views from public places	Yes	The proposed development will not affect the views along Martin Place as nominated on the Public Views Protection Maps given the proposal maintains the existing setbacks to Martin Place.
5.1.9 Managing wind impacts	Yes	A wind report has been provided to demonstrate the proposed development will maintain the same level of wind comfort to the surrounding public domain, while continuing to satisfy the wind safety standard.

Discussion

Clause 4.6 Request to Vary a Development Standard

35. The site is subject to a maximum height of buildings control of 55m, except the south-western portion, where building height is restricted by the Hyde Park and The Domain sun access planes under Clause 6.17 of the LEP (Figure 26). The proposed development is compliant with the Hyde Park and The Domain sun access planes.

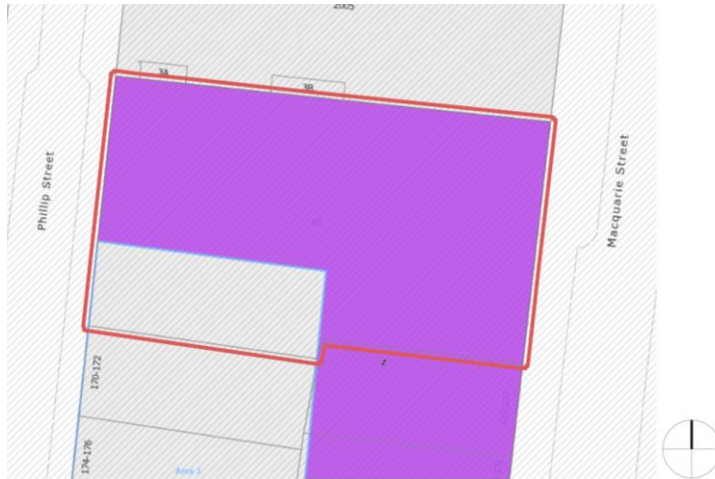
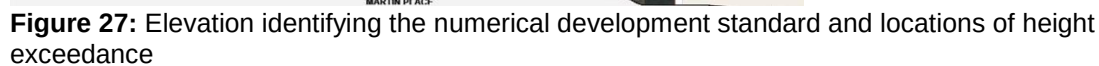


Figure 26: Extract of the LEP height of buildings map

36. The existing building generally exceeds the numerical maximum heights of 55m. With the proposed development primarily reconstructing the existing tower, a variation to the numerical development standard is maintained, despite some minor reduction, while introducing new exceedance in the south-eastern portion of the site to accommodate the new building core. The proposed variations are as followings
- (a) Point A - new exceedance of 34.72m (63.1%) at the eastern side of the new building core;
 - (b) Point B - reduced exceedance of 28.08m (51.1%) at the eastern side of the roof pavilion; and
 - (c) Point C - reduced exceedance of 30.47m (55.4%) at the western side of the roof pavilion.



- ### *Applicant's Justifications*

- compliance with the development standard is unreasonable or unnecessary in the circumstances of the case:*

- 33

- (iii) the new side core has been located in the southern portion of the site to avoid impacts to the Martin Place special character area, and to allow height transitions to future developments to the southwest, where taller buildings are possible under the relevant sun access planes.
- (b) consistent with objective (c) of the development standard, the proposed variations will have no impacts on any nominated views along Martin Place.
- (c) consistent with objective (d) of the development standard, the proposed heights will continue to allow an appropriate transition to the heritage items and The Domain to the east, particularly considering the side core's setback from Macquarie Street.

there are sufficient environmental planning grounds to justify contravention of the standard:

- (a) the reconstruction of the existing building, particularly in a manner that preserves the site's heritage significance, necessitate the contravention of the numerical standard;
- (b) the original 1960s design has a side core south of the main tower, the proposed new side core is designed to reinstate that arrangement while improving vertical transportation and fire egress for the whole building;
- (c) the proposed variations also allow the full integration of building services and new solar panels to provide a high quality fifth facade;
- (d) the proposed variations will not result in unreasonable amenity impacts to neighbouring properties; and
- (e) the proposed variations will not result in additional impacts to the public domain, including overshadowing to Hyde Park or The Domain nor view impacts along Martin Place.

Precondition to granting consent where a development standard has been contravened:

39. Development consent must not be granted unless the consent authority is satisfied that the applicant has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances, and that there are sufficient environmental planning grounds to justify contravening the standard.

Has the applicant demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances?

40. The applicant has adequately demonstrated that the proposed development meets the objectives of the height of buildings development standard despite the non-compliance with the numerical standard. As such, to the extent of the variation proposed, compliance with the development standard is unreasonable and unnecessary.

Has the applicant demonstrated that there are sufficient environmental planning grounds to justify the contravention of the development standard ?

41. The applicant has established environmental planning grounds that are specific to the circumstances of the site to justify the extent of non-compliance with the numerical standard. In this instance, the elements of non-compliance are appropriate within the context of the immediate surroundings, allowing the proposed development to reconstruct the existing heritage-listed building with improved building services to comply with relevant building standards while preserving the amenity of neighbouring developments and the public domain. The written request has therefore demonstrated that there are sufficient environmental planning grounds to support the extent of the variation proposed.

Conclusion

42. For the reasons provided above, the requested variation to the height of buildings standard is recommended for support as the applicant has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances and that there are sufficient environmental planning grounds to justify the contravention of the development standard in accordance with the requirements of Clause 4.6 of the LEP.

Design Advisory Panel

43. The proposed development was considered by the City's Design Advisory Panel on 4 December 2025. The Panel supported the overall proposal and provided recommendations for further design refinements.
44. The proposed development has been amended, or appropriate conditions have been recommended in Attachment A, to positively address the Panel's recommendations as detailed in the table below.

Recommendations	Response
The accessible ramp from the ground floor to the lift lobby is tight and refinement is required for a more generous design resolution.	The accessible ramp has been extended to be more readily apparent upon crossing the threshold between the existing foyer and the new lobby (Figure 13). However, it still does not present as a generous option. A condition is therefore recommended to require further design refinement.

Recommendations	Response
The Panel supports a minimum sill height of 450mm and recommends that higher sills be considered, up to 650mm high. Notwithstanding, the Panel notes that windows sills are proposed at 450mm high to open up harbour views. These views may be impacted by desk heights and the need for excessively dark glass to mitigate solar impacts. If this is the case the intended balance between light and dark materials may not be achievable. There is a significant quantum of glazing which poses sustainability and reflectivity issues. Further information is sought on the performance requirements of glazing on the western facade.	The sill height of 450mm is maintained. While the exact glazing products are still being finalised, the preliminary selection achieves a minimum visible light transmission of 70%, with low iron to minimise green hue, and an external reflectivity of no more than 15%. To ensure the intended balance between light and dark materials, and for sustainability purposes, a condition is recommended to ensure the above performance criteria are achieved in the final selection of glazing.
The glazed fire stairs is a challenging proposition and requires further resolution for ventilation and heat mitigation, including an option for natural ventilation	The design has been clarified to include ventilation louvres at the top for heat release and lower-level louvers and/or a dedicated air plenum to assist with continual air purging. The fire stairs are also capable of drawing air from the building's air conditioning relief duct riser to provide additional cooling on high ambient temperature days without adding additional demand on the building's chiller plant.
The Panel notes that the quality and proportions of glass and stone as well as the precise selections to match existing materials is critical.	A preliminary selection of Australian stones has been made to match the original Wombeyan Marble and Imperial Black Granite as closely as possible, in colour, pattern and arrangement. So, together with the glazing selection, can faithfully restore the distinctive 'tartan' composition of the building facades. The preliminary selection is undergoing testing to confirm their long-term durability and suitability for high-rise façade applications. A condition is recommended to require the final selection to be approved by the City.
The Panel notes that the double balustrade on Level 3 Terrace is provided to meet BCA requirements. However the structural posts are very heavy, which weakens the response to the original slender balustrade.	The balustrade design has been amended to consists of frameless balustrade to completely avoid structural posts that would interfere with the slender design of the

Recommendations	Response
More refinement of this element is recommended.	original bronze balustrade salvaged for reuse.  Figure 28: Render of the proposed frameless balustrade
The Panel supports the reinstatement of vertically on the podium; and the interiors with fine detailing and metal pan ceiling.	The reinstatement of vertical fins and dark-tinted glass sunshades to the podium reflects the original 1960s design. The reuse of original interior materials and detailing is required by the approval issued under the EPBC Act, development consent D/2025/406, and a recommended condition in Attachment A.
It is recommended that opportunities to improve the switchback stairs in Martin Place are explored as part of this development.	Public domain upgrades are not proposed as part of the subject application. Notwithstanding, the applicant has been in consultation with the City and TfNSW (Sydney Trains) to explore opportunities to improve the switchback stairs in Marin Place.

Waiver of requirement to prepare a Development Control Plan and for a competitive design process

45. The site is located in Central Sydney, and the proposed development will result in a building that exceeds 55m in height. Clauses 7.20(2) and 6.21D(2) of the LEP therefore requires the preparation of a site-specific development control plan and the undertaking of a competitive design process, respectively.
46. The applicant has formally requested that the requirements of Clauses 7.20 and 6.21D of the LEP be considered as unreasonable and unnecessary by the consent authority. This is because the proposed development is largely limited to the reconstruction of the exiting building based on the original 1960s design, with the addition of a new side core and a replacement rooftop pavilion.

47. Under the provisions of Clauses 7.20 and 6.21D of the LEP, the consent authority may waive the requirement to prepare a site-specific development control plan and undertaking a competitive design process where it is unreasonable or unnecessary in the circumstances or that the development:
- (a) involves only alterations and additions to an existing building;
 - (b) does not significantly increase the height or GFA of the building;
 - (c) does not have significant adverse impacts on adjoining buildings or the public domain; and
 - (d) does not significantly alter any aspect of the building when viewed from public places.
48. The request to waive the requirement for the preparation of a site-specific development control plan and a competitive design process is recommended for support in this instance, and should be considered are unreasonable and unnecessary in the circumstances of the development as follows:
- (a) The proposed development consists primarily of the reconstruction of the heritage building following the original 1960s design, with the replacement roof pavilion and the new side building core located and designed to provide an interpretation of the original arrangement. As such, the proposal would not significantly benefit from a site-specific development control plan or a competitive design process.
 - (b) The height of the main tower is generally maintained, and despite the introduction of the localised new side core which is appropriately 5.95m taller than main building to allow vertical transportation and fire egress, the overall height of the development is not considered to be increased significantly.
 - (c) The proposed development generally maintains its contribution to the public domain, including its street alignments, podium height, building setbacks, and presentation to Martin Place, including the presentation of public art and landscaping; and the proposed development is not considered to result in adverse impacts to adjoining properties.
 - (d) Despite the new side core, which will be visible from public places, the proposed development is consistent with the key design intent of the original 1960s design, including the location of entrance points, and the interface with, and the view from, the public domain.
49. Based on the above and the individual circumstances of the proposed development, it is considered that the requirement to prepare a site-specific development control plan or undertake a competitive design process would be unreasonable and unnecessary. On this basis, it is recommended that these requirements of Clauses 7.20 and 6.21D of the LEP 2012 be waived.

Sustainability

50. The proposed development is categorised as a 'large commercial development' as it involves alterations and additions to the existing commercial building with an estimated cost of more than \$10 million. As such, it is subject to the sustainable buildings provisions of the Sustainable Buildings SEPP, the LEP, and Section 3.6.1 of the DCP.

51. The submitted ESD Report, being a completed City of Sydney Design for Environmental Performance template, adequately address the requirements of Section 3.2(1) of the Sustainable Buildings SEPP by demonstrating that the proposed development:
- (a) will target 90% of construction and demolition waste to be diverted from landfill to ensure reuse or recycling of bulk;
 - (b) will reduce peak electricity demand through the use of energy efficient technology;
 - (c) has been designed to reduce the reliance on artificial lighting and mechanical heating and cooling through passive design;
 - (d) will install energy meters and monitoring systems, including sub-metering in accordance with Section J of the NCC, with an automated control of central systems being investigated to further reduce unnecessary energy consumption; and
 - (e) will minimise of the consumption of potable water through sub-metering major water end-users and the use of a building management control system for water efficiency, and the installation of all water supply fixtures within 1 star of the highest WELS star rating commercially available.
52. A NABERS embodied energy form prepared by an appropriately qualified person as required by the regulations has also been submitted to adequately quantified the embodied emissions attributable to the development, satisfying Section 3.2(2) of the Sustainable Buildings SEPP.
53. A net zero statement has been submitted to confirm that all building services will be electrically powered with on-site renewable energy generation to allow the development to operate as fossil fuel-free at completion, satisfying Section 3.3(1) of the Sustainable Buildings SEPP. It is noted that the use of diesel for emergency backup power only is excluded from the above consideration.
54. In relation to water use standards, the submitted ESD Report commits to attaining a minimum 3-star NABERS Water Rating as required by Section 3.3(2) of the Sustainable Buildings SEPP.
55. In relation to energy use standards, Section 3.3(4) of the Sustainable Buildings SEPP defers to Clause 7.33 of the LEP, which requires the proposed development to be designed to optimise energy efficiency and the use of renewable energy generated on-site; while Section 3.6.1 of the DCP establishes the requirements. The ESD report commits that the proposed development will achieve the City's requirement for a 5.5-star NABERS energy commitment agreement with a 25% modelling margin.
45. Conditions of consent are recommended to ensure that the proposed development will achieve the relevant water and energy use standards as outlined above.

Construction Noise and Vibration Management

56. Updated Stage 1 Construction Noise and Vibration Management Plan (CNVMP) for the initial remediation works under D/2025/406 has been prepared in consultation with, and with written endorsement from, representatives of the Department of Communities and Justice (DCJ).

57. An updated Stage 2 CNVMP has been submitted on 6 February 2026 to support the subject application and address DCJ's Interim Submission. It builds on the Updated Stage 1 CNVMP and continues to:
- (a) identify sensitive receivers, including surround commercial premises (including legal chambers), the Federal Court, the Sydney Hospital, the vault and data centre within the existing basements of the subject site, and with a particular emphasis on the Land and Environment Court adjoining to the south;
 - (b) reference Australian Standard AS 2436-2010 Australian Standard (noise and vibration control), German Standard DIN 4150-3 (vibration criteria); the NSW EPA Interim Construction Noise Guideline, the City of Sydney Code of Practice for Construction Hours/Noise 1992, as well as the internal noise management levels specific to the Land and Environment Court;
 - (c) model different scenarios, particularly with the use of different tools during the heavy demolition phase, structural reconstruction phase, and facade installation phase; and,
 - (d) identify a suite of noise and vibration management measures to achieve compliance with the referenced criteria and recommends that respite periods be implemented where exceedance is expected. This includes noise and vibration monitoring and implementation of respite periods between 9am and 4:30pm, Monday to Friday as previously required by the DCJ.
58. The updated Stage 2 CNVMP, however, also acknowledges that a precise assessment for vibration emissions cannot be modelled and further field sample testing and trials are necessary.
59. Consistent with the approach adopted under D/2025/406, a condition is recommended in Attachment A to require a final CNVMP to be prepared in accordance with the updated Stage 2 CNVMP. This is to continue to ensure that the final management measures are selected following further testing, compliance with the appropriately referenced noise and vibration criteria, and the implementation of on-going noise and vibration monitoring. The condition will continue to allow the City to maintain the expectation for the applicant to work collaboratively with the DCJ in managing impacts to the Land and Environment Court, and to impose additional respite periods where necessary.
60. Considering the above, compliance with the updated Stage 2 CNVMP, subject to conditions, will adequately protect the amenity of neighbouring sensitive receivers, including the Land and Environment Court at 225-227 Macquarie Street.

Consultation

Internal Referrals

61. The application was discussed with the City's Heritage and Urban Design Unit, Environmental Health Unit, Access and Transport Unit, Public Domain Unit, Construction and Building Unit, and Cleansing and Waste Unit. Relevant comments have been included in the assessment above, and where appropriate, recommended conditions are included in Attachment A.

External Referrals

Transport for NSW (Sydney Trains)

62. Pursuant to Section 2.98 of the Transport and Infrastructure SEPP, the application was referred to TfNSW (Sydney Trains) for comment. TfNSW (Sydney Trains) have raised no objections, and recommended conditions are included in Attachment A.

Advertising and Notification

63. In accordance with the City of Sydney Community Participation Plan, the proposed development was notified and advertised for an extended period between 24 November 2025 and 12 January 2026 because of the Christmas/New Year exclusion period identified by the EP&A Act. A total of 360 properties were notified and three (3) submissions, referred to as the January, February and March submissions, were received from the DCJ.

64. The submission raised the following issues:

- (a) **Issue:** The construction of the proposed development will likely impact on the operation of the Land and Environment Court. In particular, the construction noise and vibration management plan fails to incorporate the mutually-agreed noise and vibration limits, and does not include ground-borne noise monitoring or real-time alerts.

Response: The submitted CNVMP has been updated on 6 February 2026 to incorporate the agreed noise and vibration limits previously endorsed by the DCJ's representatives. As requested in the submissions received, the Land and Environment Court has been treated as a highly sensitive receiver, and a condition is recommended for a final CNVMP to be prepared following further field sample testing and trials.

- (b) **Issue:** The proposed development could affect the structural integrity of the existing building at 255-227 Macquarie Street. Pre- and post-works dilapidation report for all adjoining properties should be required, as well as real-time structural movement and vibration monitoring. Confirmation of compliance with the NCC and Australia Standards should also be required.

Response: The proposed development has been amended to retain the existing southern boundary, and dilapidation reports and the rectification of any damages are required by a condition recommended in Attachment A. The application is supported by a report confirming that the proposed development is capable of complying with the NCC. Compliance with the NCC is required by the prescribed conditions contained in Part 4, Division 2, Subdivision 1 of the EP&A Regulation.

- (c) **Issue:** The proposed development requires access to 225-227 Macquarie Street to carry out certain construction works. However, owner's consent has not been obtained.

Response: The proposed development has been amended to retain the existing southern boundary walls to avoid access to, or works to be carried out on, 225-227 Macquarie Street.

- (d) **Issue:** The asbestos management plan is insufficient given the large volume of materials requiring special disposal, particularly to ensure no impacts to the occupants of the Land and Environment Court.

Response: Compliance with the relevant regulations, code of practice and guidelines is recommended in the submitted Consolidated Asbestos Report and required by a standard condition recommended in Attachment A, including pre-occupation certification.

Financial Contributions

Levy under Section 7.12 of the Environmental Planning and Assessment Act 1979

65. The Central Sydney Development Contributions Plan 2020 applies to the site, and the cost of the development is over \$250,000. The development is therefore subject to a Section 7.12 contribution under this Plan and a relevant condition is recommended in Attachment A.

Contribution under Section 7.13 of the Sydney Local Environmental Plan 2012

66. The site is located within the Central Sydney affordable housing contribution area. Section 7.13 of the LEP applies as the proposed development creates more than 100m² of additional GFA, and the consent authority may impose a condition requiring an affordable housing contribution.
67. The applicant has requested that the consent authority exercise discretion not to impose a condition. This is because such contribution would be unreasonable in this instance as:
- the proposed development is not borne of a need to create new office accommodation or to increase the existing capacity of the building, thus not of itself reducing the availability of any housing in the locality or creating additional demand for affordable housing;
 - the proposed development is to remediate a contaminated heritage item and reconstruct it to enable its ongoing use for its original purpose as the Head Office of the Reserve Bank;
 - the creation of additional GFA is primarily a consequence of the need to provide compliant vertical access without undue adverse impacts on the heritage significance of the building; and
 - the proposed development would likely be subject to a contribution under Section 7.12 of the EP&A Act and the Housing and Productivity Contribution.

68. However, it is recommended that the consent authority impose the condition recommended in Attachment A to require an affordable housing contribution considering:
- (a) While acknowledging the reasons for substantive works to the existing building, the proposed development nonetheless creates 4,230m² of additional GFA. The additional GFA is not exclusively for the purpose of providing compliant vertical access, particularly noting that common vertical circulation areas are excluded from the calculation of GFA. The additional GFA contributes to a consolidated commercial floor plate and will increase the capacity of the reconstructed building on site.
 - (b) The increase in GFA is also greater than the threshold of 100m² identified under Clause 7.13(1)(d)(i) or (ii) of the LEP, which authorises the recommended condition to be imposed.
 - (c) The contribution amount, in accordance with the City of Sydney Affordable Housing Program, is calculated based only on the new floor area. The contribution is therefore directly related to the increase in capacity and is reasonable.
 - (d) The following necessary preceding considerations are also noted:
 - (i) Section 7.32(2)(b) of the EP&A Act allows the consent authority to impose the condition requiring payment of a monetary contribution for the purpose of providing affordable housing;
 - (ii) Section 7.32 of the EP&A Act applies because Clause 14 of the Housing SEPP identifies that there is a need for affordable housing within each area of the State, satisfying Section 7.32(1) of the EP&A Act;
 - (iii) The condition would comply with all relevant requirements made by a state environmental planning policy, including Clause 15 of the Housing SEPP, with respect to the imposition of conditions under Section 7.32 of the EP&A Act, satisfying Section 7.32(3)(a) of the EP&A Act;
 - (iv) The condition is authorised to be imposed by Section 7.13 of the LEP and is in accordance with the City of Sydney Affordable Housing Program adopted by the Council on 26 June 2023, which is a scheme for dedications or contributions set out in or adopted by such a plan, satisfying Section 7.32(3)(b) of the EP&A Act;
 - (v) The condition requires a reasonable contribution, noting that the applicant is not required to provide any other dedication under Section 7.32 or pay a contribution under Section 7.11 of the EP&A Act, satisfying Section 7.32(3)(a) of the EP&A Act. It is noted that contribution under Section 7.12 of the EP&A Act or the Housing and Productivity Contribution are not relevant considerations.

69. The applicant has not provided calculation of the existing and proposed TFA despite a request for such information. As such, a condition is recommended to require TFA calculations be submitted, the contribution amount be calculated based only on the additional floor area generated, and the payment of affordable housing contribution prior to the issue of a construction certificate.

Housing and Productivity Contribution

70. The proposed development is a type of commercial development that is subject to a Housing and Productivity Contribution under the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024. The contribution amount is only calculated based on the additional GFA created by the proposed development, and a relevant condition is recommended in Attachment A.

Relevant Legislation

71. Environmental Protection and Biodiversity Conservation Act 1999 (Cth)
72. Environmental Planning and Assessment Act 1979
73. City of Sydney Act 1988

Conclusion

74. The application seeks consent for the full remediation and reconstruction of the existing building, involving substantial demolition except for the existing basement, steel frame structure and southern boundary wall between levels 1-6, installation of new slabs and external facades, construction of a new building core and a replacement roof pavilion, and associated reinstatement of the Reserve Bank's original emblems, reconstruction of the Munro Garden and public domain works.
75. The proposed development is necessary to facilitate the full remediation of the existing building to allow its safe and long-term occupation by the Reserve Bank and has been designed to faithfully reconstruct the original 1960s design, including a replacement roof pavilion and a new side building core to interpret the original arrangement.
76. The proposed development, despite the substantive works, will conserve the heritage significance of the Head Office in accordance with the Environment Protection and Biodiversity Conservation Act 1999 (Cth) and Clause 5.10 of the Sydney Local Environmental Plan 2012.
77. The applicant has requested to vary the height of buildings development standard under Clause 4.3 of the Sydney Local Environmental Plan 2012. The variation relates to non-compliances associated with the reconstruction of the building and additional bulk to accommodate the new side core. The applicant has demonstrated that compliance with the numerical development standard is unnecessary in this instance and that there are sufficient environmental planning grounds to justify the variation.
78. The proposed development otherwise complies with the other key development standards applicable to the site, including the maximum floor space ratio and sun access planes for Hyde Park and The Domain, under Clauses 4.4, 6.4, and 6.17 of the Sydney Local Environmental Plan 2012.

79. The requirements for the preparation of a site-specific development control plan and for a competitive design process in accordance with Clauses 7.20 and 6.21D of the Sydney Local Environmental Plan 2012 are recommended to be waived as the proposed development is limited to alterations and additions and these requirements would be unreasonable and unnecessary in this instance.
80. The proposed development in its design, materiality, environmental performance and contribution to the public domain is consistent with the desired future of the Martin Place special character area and exhibits design excellence to satisfy Clause 6.21C of the Sydney Local Environmental Plan 2012
81. The proposal is generally consistent with other applicable planning provisions, including the relevant State Environmental Planning Policies, the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012. Where non-compliances arise, they have either been considered as having merit in the circumstances of the site, or addressed by conditions recommended in Attachment A.
82. Subject to the conditions recommended in Attachment A, the proposed development will not result in any unreasonable impacts on the existing or likely future developments on neighbouring properties or the surrounding public domain, and responds appropriately to the site's constraints.
83. The proposed development is therefore in the public interest and is recommended for approval by the Central Sydney Planning Committee.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport

Bryan Li, Senior Planner

Attachment A

Recommended Conditions of Consent
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Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below in Schedules 1 to 3.

SCHEDULE 1

GENERAL CONDITIONS

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2025/1160 dated 20 November 2025 and the following drawings prepared by Architectus Australia Pty Ltd:

Drawing No	Rev.	Drawing Name	Date
DA2-1101S	A	Remediation Plan – Basement Level 3	07.11.25
DA2-1102S	A	Remediation Plan – Basement Level 2	07.11.25
DA2-1103S	A	Remediation Plan – Basement Level 2 - Mezzanine	07.11.25
DA2-1104S	A	Remediation Plan – Basement Level 1	07.11.25
DA2-1105	A	Remediation Plan – Ground Level	07.11.25
DA2-1106	A	Remediation Plan – Mezzanine	07.11.25
DA2-1107	B	Remediation Plan – Level 1	13.02.26
DA2-1108	B	Remediation Plan – Level 2	13.02.26
DA2-1109	B	Remediation Plan – Level 3	13.02.26
DA2-1110	B	Remediation Plan – Level 4	13.02.26
DA2-1111	B	Remediation Plan – Level 5	13.02.26
DA2-1112	B	Remediation Plan – Level 6	13.02.26
DA2-1113	B	Remediation Plan – Level 7	13.02.26
DA2-1114	A	Remediation Plan – Level 8	07.11.25
DA2-1115	A	Remediation Plan – Level 9	07.11.25
DA2-1116	A	Remediation Plan – Level 10	07.11.25
DA2-1117	A	Remediation Plan – Level 11	07.11.25
DA2-1118	A	Remediation Plan – Level 12	07.11.25
DA2-1119	A	Remediation Plan – Level 13	07.11.25
DA2-1120	A	Remediation Plan – Level 14	07.11.25
DA2-1121	A	Remediation Plan – Level 15	07.11.25

Drawing No	Rev.	Drawing Name	Date
DA2-1122	A	Remediation Plan – Level 16	07.11.25
DA2-1123	A	Remediation Plan – Level 17	07.11.25
DA2-1124	A	Remediation Plan – Level 18	07.11.25
DA2-1125	A	Remediation Plan – Level 19	07.11.25
DA2-1126	A	Remediation Plan – Level 20	07.11.25
DA2-1127	A	Remediation Plan – Roof	07.11.25
DA2-1160	A	Remediation – Elevation – East	07.11.25
DA2-1161	A	Remediation – Elevation – West	07.11.25
DA2-1162	A	Remediation – Elevation – North	07.11.25
DA2-1163	B	Remediation – Elevation – South	13.02.26
DA2-2001S	A	General Arrangement Plan – Basement 3	07.11.25
DA2-2002S	A	General Arrangement Plan – Basement 2	07.11.25
DA2-2004S	A	General Arrangement Plan – Basement 1	07.11.25
DA2-2005	B	General Arrangement Plan – Ground Floor	04.02.26
DA2-2006	A	General Arrangement Plan – Mezzanine	07.11.25
DA2-2101	A	General Arrangement Plan – Level 1	07.11.25
DA2-2102	A	General Arrangement Plan – Level 2	07.11.25
DA2-2103	B	General Arrangement Plan – Level 3	13.02.26
DA2-2104	A	General Arrangement Plan – Level 4	07.11.25
DA2-2105	A	General Arrangement Plan – Level 5	07.11.25
DA2-2106	A	General Arrangement Plan – Level 6	07.11.25
DA2-2107	A	General Arrangement Plan – Level 7	07.11.25
DA2-2108	A	General Arrangement Plan – Level 8	07.11.25
DA2-2109	A	General Arrangement Plan – Level 9	07.11.25
DA2-2110	A	General Arrangement Plan – Level 10	07.11.25
DA2-2111	A	General Arrangement Plan – Level 11	07.11.25
DA2-2112	A	General Arrangement Plan – Level 12	07.11.25
DA2-2113	A	General Arrangement Plan – Level 13	07.11.25
DA2-2114	A	General Arrangement Plan – Level 14	07.11.25
DA2-2115	A	General Arrangement Plan – Level 15	07.11.25
DA2-2116	A	General Arrangement Plan – Level 16	07.11.25
DA2-2117	A	General Arrangement Plan – Level 17	07.11.25
DA2-2118	A	General Arrangement Plan – Level 18	07.11.25

Drawing No	Rev.	Drawing Name	Date
DA2-2119	A	General Arrangement Plan – Level 19	07.11.25
DA2-2120	A	General Arrangement Plan – Level 20	07.11.25
DA2-2121	A	General Arrangement Plan – Roof Plant Room	07.11.25
DA2-2122	A	General Arrangement Plan – Lift Machine Room	07.11.25
DA2-2123	A	General Arrangement Plan – Roof Plan	07.11.25
DA2-3001	A	Elevations – East	07.11.25
DA2-3002	B	Elevations – West	13.02.26
DA2-3003	A	Elevations – North	07.11.25
DA2-3004	B	Elevations – South	13.02.26
DA2-3301	A	East-West Section	07.11.25
DA2-3302	B	North-South Section	13.02.26
DA2-4100	B	Facade Details – General Facade Type	07.11.25
DA2-4101	A	Facade Details – Material Palette	07.11.25
DA2-4102	A	Detailed Elevation – Macquarie Street	07.11.25
DA2-4103	A	Detailed Elevation – Phillip Street	07.11.25
DA2-4104	A	Detailed Elevation – Martin Place	07.11.25
DA2-4105	A	Detailed Elevation – Level 20 Pavilion West	07.11.25
DA2-4106	A	Detailed Elevation – Level 20 Pavilion East	07.11.25
DA2-4107	A	Detailed Elevation – Level 20 Pavilion South	07.11.25
DA2-4108	A	Detailed Elevation – Level 20 Pavilion North	07.11.25
DA2-4109	A	Facade Details – Typical Curtain Wall – North, East & South	07.11.25
DA2-4110	A	Facade Details – Typical Curtain Wall – West	07.11.25
DA2-4111	A	Facade Details – Typical Curtain Wall – Level 16 Balcony	07.11.25
DA2-4112	A	Facade Details – Level 18 Plant Room North	07.11.25
DA2-4113	A	Facade Details – Level 18 Plant Room East & West	07.11.25
DA2-4114	A	Facade Details – Typical Level 20 Pavillion	07.11.25
DA2-4115	A	Facade Details – Typical Ground Floor Shopfront	07.11.25
DA2-4116	B	Facade Details – Typical Podium	04.02.26

Drawing No	Rev.	Drawing Name	Date
DA2-4117	A	Facade Details – Typical Curtain Wall – Level 3	07.11.25
DA2-4118	B	Facade Details – Typical Curtain Wall – Level 3 Shopfront	04.02.26
DA2-4119	A	Facade Details – Typical Tower Core – East & West	07.11.25
DA2-4120	A	Facade Details – Typical Tower Core – South	07.11.25
DA1200	A	Proposed Layout (Illustrative)	07.11.25
DA1201	A	General Arrangement Plan	07.11.25
DA4201	A	Planting Plan	07.11.25
DA6101	A	Section and Elevation	07.11.25
DA9001	A	Section and Detail	07.11.25

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) BUILDING HEIGHT

- (a) The height of the building must not exceed RL 110.7 (AHD) to the parapet of the tower, RL 115.5 (AHD) to the top of the pavilion, and RL 121.5 (AHD) to the top of the tower core.
- (b) Prior to the issue of any Occupation Certificate, a Registered Surveyor must provide certification that the height of the building accords with (a) above, to the satisfaction of the Principal Certifier.

Reason

To ensure the constructed development complies with the approved height.

(3) FLOOR SPACE RATIO - CENTRAL SYDNEY

- (a) The Floor Space Ratio of the proposal must not exceed 12.44:1 calculated in accordance with Sydney Local Environmental Plan 2012. For the purpose of the calculating Floor Space Ratio, the Gross Floor Area of the approved development is 35,228sqm.

- (b) Prior to the issue of any Construction Certificate, Council's written verification must be obtained, confirming that 2,115sqm of heritage floor space was allocated (purchased, transferred and registered by Council as an allocation) to the development in accordance with Clauses 6.11(1) and 6.11(3) of the Sydney Local Environmental Plan 2012.
- (c) Prior to any Occupation Certificate being issued, a Registered Surveyor must provide certification of the total Gross Floor Area in the development, utilising the definition under the Sydney Local Environmental Plan 2012 applicable at the time of development consent, to the satisfaction of the Principal Certifier.

Reason

To ensure the constructed development complies with the approved floor space ratio.

(4) SECTION 7.12 CONTRIBUTIONS PAYABLE

A monetary contribution is payable to the City of Sydney pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* and the *Central Sydney Development Contributions Plan 2020*.

The Section 7.12 levy is determined by the development cost, as per the following table:

Development cost *	Levy
* Refer to Section 2.3 of the <i>Central Sydney Development Contributions Plan 2020</i> for information on determining the development cost.	
Up to and including \$250,000	NIL
More than \$250,000, up to and including \$500,000	1%
More than \$500,000, up to and including \$1,000,000	2%
More than \$1,000,000	3%

The Section 7.12 levy is payable to the City of Sydney in accordance with the following:

- (a) Prior to the issue of any Construction Certificate, evidence must be provided of Council's written verification of the amount of the contribution as required in (b) below, and that the levy has been paid to the Council in accordance with this condition. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the City of Sydney. Direct debit, personal or company cheques will not be accepted.

- (b) The contribution must not be paid to the City of Sydney until it is accompanied by separate written verification by the City of Sydney of the specific amount payable. In order to obtain such verification, one of the following must be submitted:
 - (i) **For development between \$250,000 and \$3,000,000** – the City of Sydney *Cost Summary Report* must be completed by a suitably qualified person such as the Project Architect or Project Manager and submitted to the City of Sydney together with the copies of the plans the subject of the application for the Construction Certificate. An electronic copy of the *Cost Summary Report* is available from the City's website at www.cityofsydney.nsw.gov.au; or
 - (ii) **For development more than \$3,000,000** – The City of Sydney *Registered Quantity Surveyor's Detailed Cost Report* must be completed by a Quantity Surveyor registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification and submitted to the City of Sydney together with the copies of the plans the subject of the application for the Construction Certificate. An electronic copy of the *Registered Quantity Surveyor's Detailed Cost Report* is available from the City's website at www.cityofsydney.nsw.gov.au.
- (c) The Council will consider the documentation submitted under subclause (b) and determine the cost of the proposed development having regard to the information submitted and to such other matters as it considers appropriate and will notify the Registered Certifier accordingly.
- (d) The development cost is to be determined in accordance with Section 2.3 of the Central Sydney Development Contributions Plan 2020, located in the version in force at the date of the grant of this consent.

Please contact Council's Planning Administration staff at Planningsystemsadmin@cityofsydney.nsw.gov.au to request a written Statement of Contributions Owing, prior to payment.

Reason

To ensure development contributions are paid to support the provision of public facilities, amenities, and services in Central Sydney.

(5) AFFORDABLE HOUSING CONTRIBUTION

- (a) In accordance with the City of Sydney Affordable Housing Program and prior to the issue of a Construction Certificate, the applicant must provide evidence that a monetary contribution towards the provision of affordable housing has been paid to the City of Sydney Council.

- (b) Prior to the issue of any Construction Certificate, or the payment of any monetary contribution towards the provision of affordable housing, a calculation of the Total Floor Area, as defined in Section 7.13 of the Sydney Local Environmental Plan 2012, of the existing building to be demolished and the development approved by this development consent must be provided to the satisfaction of Council's Executive Director City Planning Development & Transport. The calculation is to establish the Additional Total Floor Area generated by the approved development.
- (c) The contribution amount will be calculated by establishing the equivalent monetary contribution \$11,646.80 multiplied by 1% of the Additional Total Floor Area for non-residential development.
- (d) If the contribution is paid after the indexation period in which the consent is granted, being 1 March 2025 to 28 February 2026, the above contribution will be adjusted according to the Sydney LGA median strata dwelling price ('MDP') using the following formula.
- (e) Contribution payable at Time of Payment = $C \times \text{MDP2} / \text{MDP1}$, where:
 - (i) C is the original total contribution amount payable to the City of Sydney as shown above;
 - (ii) MDP2 is the Median Strata Dwelling Price in Sydney LGA taken from the most recent NSW Government Rent and Sales Report at the time of indexation of the equivalent monetary contribution rate; and
 - (iii) MDP1 is the Median Strata Dwelling Price in Sydney LGA taken from the NSW Government Rent and Sales Report used to establish the current equivalent monetary contribution rate, being 1 March 2025 to 28 February 2026.

Contact Council's Planning Assessment Unit at planningsystemsadmin@cityofsydney.nsw.gov.au for written confirmation of the amount payable, with indexation as necessary, prior to payment.

Reason

To ensure development contributions are paid to contribute to the provision of essential affordable rental housing infrastructure.

(6) HOUSING AND PRODUCTIVITY CONTRIBUTION

Prior to the issue of any Construction Certificate, the housing and productivity contribution (HPC) set out in the table below is required to be made.

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$137,209.41
Transport project component	\$0
Total housing and productivity contribution	\$137,209.41

The HPC must be paid using the NSW planning portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the HPC Order exempts the development from the contribution.

Reason

To require contributions towards the provision of regional infrastructure.

(7) FITOUT AND USE - SEPARATE DA REQUIRED

No consent is granted or implied for the internal fitout of the building, or the specific use and fitout of the ground floor commercial space.

A development consent is required to be obtained for the internal fitout of the building, and the fitout and use of the ground floor commercial space, prior to that fitout or use commencing.

Reason

To require separate consent to be obtained for fitout and use.

(8) SIGNS AND EXTERNAL LIGHTING - SEPARATE DAS REQUIRED

A separate development application for any proposed signs additional to the two (2) emblems of the Reserve Bank of Australia 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.

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

Reason

To require separate consents to be obtained for any additional signs; and floodlighting and illumination visible from the public domain.

(9) BUILDING IDENTIFICATION SIGNS - TIME LIMITED CONSENT

- (a) The two (2) emblems of the Reserve Bank of Australia and any associated structure(s) must be removed should the Reserve Bank of Australia cease to occupy the building.
- (b) If the emblems are to be replaced, or new signage be installed in their stead, a new development application must be lodged with Council.

Reason

To restrict the time building identification signs are displayed on buildings.

(10) DESIGN QUALITY EXCELLENCE

- (a) To ensure the design quality excellence of the development is retained to completion:
 - (i) The design architect, being Architectus, is to have direct involvement in the design documentation, contract documentation and construction stages of the project including signing off any required certifications at DA, S4.55 applications, Construction Certificate and Occupation Certificate stages;
 - (ii) The design architect is to have full access to the site and is/are to be authorised by the applicant to respond directly to Council where information or clarification is required in resolving design issues throughout the life of the project;
 - (iii) Evidence of the design architect's commission for the above purpose must be provided to the Council prior to issue of any Construction Certificate.
- (b) The design architect of the project is not to be changed without prior notice and approval of Council's Executive Director City Planning Development & Transport .

The Registered Certifier and Principal Certifier must be satisfied that the above matters are complied with prior to the issue of a relevant Construction and Occupation Certificates, in accordance with written confirmation from Council.

Reason

To ensure the development maintains design quality excellence throughout all phases of the development.

(11) DESIGN MODIFICATIONS – ACCESSIBLE RAMP

The design and location of the accessible ramp connecting the new ground floor level lobby to the reception/lift lobby must be modified to provide a more elegant and generous design solution.

The modification must be submitted to and approved by Council's Executive Director City Planning, Development and Transport prior to the issue of any Construction Certificate.

Reason

To require amendments to the approved plans.

(12) MATERIALS AND SAMPLES BOARD

The applicant shall provide a full floor level sized prototype of a section of the typical above podium wall façade to be viewed for approval. This will include samples and specifications of glass types and masonry finishes proposed for the facades. The prototype(s) are to be approved by the Council's Executive Director City Planning Development & Transport prior to the issue of any Construction Certificate. In addition:

- (a) Prior to the issue of any Construction Certificate, a physical material sample board which specifies all proposed materials, finishes and colours, including glazing specifications and any visible rainwater goods and services, keyed to each building elevation must be submitted to and approved by Council's Executive Director City Planning, Development and Transport.
- (b) The materials and samples board must not include generic material or colour descriptions or use terminology such as 'or similar'.
- (c) The glass for 'GL-01 – Low Iron Glazing', as noted in the facade details drawings, is to have a Visible Light Transmission (VLT) of at least 70%, be as non-coloured as possible, and a reflectivity of no more than 15%. This to achieve a high level of transparency to provide visual depth and have a neutrality of colour.
- (d) The design details of the proposed building facade including all external finishes, colours and glazing must be in accordance with the materials schedule and sample board approved under the above requirements of this condition.

Reason

To require the submission and approval of a façade prototype and materials and samples board following assessment of the development, and to ensure all parties are aware of the approved materials and finishes that apply to the development

(13) REFLECTIVITY

Prior to the issue of any Construction Certificate, the Registered Certifier must ensure that the visible light reflectivity from building materials used on the facade of the building does not exceed 20% except for GL-01 Low Iron Glazing which must not exceed 15%.

Reason

To ensure the development does not result in adverse reflectivity impacts and to protect the amenity of the public domain.

(14) USE OF HERITAGE CONSULTANT

- (a) The nominated heritage consultant, being Samantha Polkinghorne (Director | Heritage) of NBRS must work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.
- (b) Throughout the documentation and construction stages of the approved works the experienced heritage consultant is to:
 - (i) Undertake site inspections of not less than fortnightly intervals.
 - (ii) Maintain a diary of site inspections that includes photographs of the works, details of heritage advice and decisions arising out of each inspection and any further physical evidence uncovered during the works.
 - (iii) Compile a final report, including the diary, verifying how the heritage conditions have been satisfied, and the works completed in accordance with the Conservation Management Plan.
- (d) Upon completion of the works, the final report is to be submitted for approval by Council's Area Planning Manager prior to the issue of any Occupation Certificate or the commencement of the use, whichever is earlier.

Reason

To ensure that the implementation of the approved development is carried out in a manner that does not have adverse heritage impacts.

(15) GENERAL HERITAGE

- (a) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building which is listed as a Heritage Item.
- (b) The fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction. The protection measures are to be specified in the construction management plan.
- (c) All conservation and adaptation works are to be in accordance with the Articles of the Australian ICOMOS Burra Charter 2013.
- (d) Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works.

Reason

To ensure that the development does not result in adverse heritage impacts.

(16) WORKS TO BE CONSISTENT WITH HERITAGE IMPACT STATEMENT

- (a) All works must be carried out in accordance with the relevant recommendations of, and detailed methodologies supporting, the Heritage Impact Statement prepared by NBRS and dated 14 November 2025 (Council's reference: 2025/693425).
- (b) The recommendations and detailed methodologies must be implemented to the satisfaction of Council's Area Planning Manager prior to the re-occupation of the building.

Reason

To ensure the works are carried out in an appropriate manner that protects the heritage of the site/building.

(17) REINSTATEMENT OF FLAG POLES

Prior to the issue of a Construction Certificate, an investigation to reinstate the original rooftop and level 3 flagpoles must be carried out. Where possible, reinstatement or reconstruction of the flagpoles is to be incorporated into the architectural design, with the resolution of the flag poles and their design details submitted to and approved by Council's Executive Director City Planning Development & Transport.

Reason

To ensure that the development does not result in adverse heritage impacts.

(18) INVESTIGATION TO SALVAGE OF 1960S EXTERNAL CLADDING STONE

Prior to the commencement of substantive demolition work, an investigation and sampling of conditions and possible salvage of the original 1960s external wall cladding materials must be carried out. Marble in a fair condition must be salvaged for the future reuse in the project. The investigation must be carried out by a stone conservation mason and the project heritage consultant, and the report is to be submitted to the satisfaction of Council's Executive Director City Planning Development & Transport.

Reason

To ensure the salvage and reuse of original external cladding

(19) REUSE PLAN OF SALVAGED MATERIALS

A reuse plan for salvaged materials, including marble and timber joinery, must be prepared and submitted to Council for review prior to the issue of any Occupation Certificate or the lodgement of any further development application for internal fitout, whichever is earlier. The reuse plan is to audit all salvaged materials and specify how and where they are to be reused in the internal design.

Reason

To ensure all salvaged materials are reused in the internal design where possible.

(20) HERITAGE INTERPRETATION PLAN

- (a) An interpretation plan for the Reserve Bank must be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate. The plan is to be prepared by a suitably qualified and experienced heritage practitioner or historian.
- (b) The interpretation plan must detail how information on the history and significance of the Head Office of the Reserve Bank of Australia will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used.
- (c) The plan must specify the location, type, making materials and contents of the interpretation device being proposed.
- (d) Prior to the issue of any Occupation Certificate, the approved interpretation plan must be implemented to the satisfaction of Council's Area Planning Manager.

Reason

To ensure that the heritage of the site is appropriately interpreted and incorporated into the development.

(21) BUILDING WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE

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 Planning Manager prior to issue of any Construction Certificate.

Reason

To ensure an appropriate heritage outcome.

(22) VEHICLE ACCESS

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

Reason

To maximise pedestrian safety at the site access.

(23) SERVICE VEHICLE SIZE LIMIT

The size of vehicles servicing the property must have a maximum length of 6.4 metres.

Reason

To maintain the orderly operation of vehicle parking and loading areas.

(24) SECURITY GATES

Where a car park is accessed by a security gate, that gate must be located at least 6 metres within the site from the street front property boundary.

Reason

To ensure the public domain is kept free from physical obstructions.

(25) INTERCOM FOR VISITORS

Where a boom gate or barrier control is in place, the visitor spaces must be accessible to visitors by the location of an intercom (or card controller system) at the car park entry and at least 4m clear of the property boundary, wired to all units. The intercom must comply with *Australian Standard AS 1428.2-1992: Design for access and mobility - Enhance and additional requirements - Building and facilities Sections 22 and 23*.

Reason

To maintain the orderly operation of vehicle parking areas.

(26) 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.

(27) VEHICLE FOOTWAY CROSSING

A separate application is to be made to, and approved by, Council for the construction of any proposed vehicle footway crossing or for the removal of any existing crossing and replacement of the footpath formation where any such crossings are no longer required.

All disused or redundant vehicle crossings and laybacks must be removed and footway, kerb, gutter and road restoration reinstated in accordance with Council's standards, to suit the adjacent finished footway and edge treatment materials, levels and details, or as otherwise directed by Council officers. All construction and replacement works are to be completed in accordance with the approved plans prior to the issue of any Occupation Certificate.

Note: In all cases the construction materials should reinforce the priority of pedestrian movement over that of the crossing vehicle.

Reason

To ensure all relevant approvals for traffic and parking works are obtained and designed in accordance with Council requirements.

(28) ASSOCIATED ROADWAY COSTS

All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's "Sydney Streets Technical Specification" including amendments and "Sydney Streets Design Code".

Reason

To ensure all roadway works are designed and constructed in accordance with Council requirements.

(29) COST OF SIGNPOSTING

All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer.

Reason

To ensure all associated roadway works costs are borne by the developer.

(30) MECHANICAL FACILITIES (TURNABLE)

The following details must be submitted to and approved by the Registered Certifier prior to the issue of a Construction Certificate:

- (a) A comprehensive review of the proposed installation by the manufacturer, ensuring its suitability for implementation according to the manufacturer's specifications. This includes, but is not limited to, compliance with the Preliminary Design Principles outlined in Part 2.3.1 and Part 3.5 of AS/NZS 2890.1 2004.
- (b) Implementation of mechanisms to address potential safety concerns, including but not limited to:
 - (i) noise and vibration levels as received by occupiers of the building including references to relevant Standards;
 - (ii) the trip hazard posed by platforms to pedestrians within the car parking areas; and,
 - (iii) the risk of vehicles traversing the platforms despite the activation of the anticollision mechanism (e.g., cars reversing over the platforms while on the paths of travel).

- (c) Management of the use and operation of the turntable, covering:
 - (i) during periods of vehicle queuing;
 - (ii) during any system failure;
 - (iii) consistency with the manufacturer's specifications; and,
 - (iv) any induction training required prior to use.
- (d) Any further information requested by the Registered Certifier.

Reason

To ensure the safety of turntables.

(31) TACTILE GROUND SURFACE INDICATORS AND HANDRAILS

All tactile ground surface indicators, handrails and other elements required to provide access into the building / property must be located entirely within the private property boundary.

Reason

To ensure ground surface indicators, handrails and other elements required to provide access into the building/property are appropriately located.

(32) PUBLIC ART

- (a) Prior to the issue of any Construction Certificate, a Preliminary Public Art Plan, prepared in accordance with the Sydney DCP 2012, the Public Art Policy, and the Interim Guidelines: Public art in private developments, must be submitted to and approved by Council's Area Planning Manager.
- (b) Prior to the issue of a Construction Certificate for above ground works, a Detailed Public Art Plan with final details of the proposed public artwork must be submitted to and approved by Council's Executive Director City Planning Development & Transport.
- (c) Prior to the issue of any Occupation Certificate, the public artwork must be installed to the City's satisfaction, and a Final Public Art Report submitted to and approved by Council's Executive Director City Planning Development & Transport.

Note: Public Art must be reviewed and endorsed by the City's Public Art Team and/or the Public Art Advisory Panel prior to submission for Council approval. Further information is available online at <http://www.cityofsydney.nsw.gov.au/explore/artsandculture/publicart>. Please contact the Public Art Team at publicartreferrals@cityofsydney.nsw.gov.au for further information.

Reason

To ensure public art is installed to the City's satisfaction.

(33) 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.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

(34) DEMOLITION AND CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN

- (a) All relevant performance parameters, including but not limited to requirements, engineering assumptions and recommendations such as the management controls in Section 5 and noise and vibration monitoring in Sections 5.2.2 of the Construction Noise and Vibration Management Plan – DA2, reference 20250936.11/0502A/R1/SN, dated 5 February 2026 and prepared by Acoustic Logic (council's reference 2026/060580) must be implemented.
- (b) Prior to the issue of any Construction Certificate or the commencement of any noise and vibration generating works approved by this consent, whichever is earlier, a final Demolition and Construction Noise and Vibration Management Plan must be prepared by a Suitably Qualified Acoustic Consultant* (see definition below) in accordance with the requirements of (a) above, and be submitted to and approved by Council's Executive Director City Planning, Development and Transport.

Note: *Suitably Qualified Acoustic Consultant* means a consultant who possesses the qualifications to join the Australian Acoustical Society, Institution of Engineers Australia (grade of member) or the Association of Australasian Acoustical Consultants (grade of member firm).

- (c) All works conducted on site which form part of this development must be carried out in accordance with the Demolition and Construction Management Plan approved under (b) above.
- (d) Where all identified control measures have been implemented and the resultant noise and/ or vibration levels at any sensitive receiver still exceed the applicable criteria, including those stated in the Construction Hours/Noise Code 1992, and are giving rise to sustained complaints then the contractor must provide regular, appropriate and sustained periods of respite in consultation with Council's Health and Building unit. Such periods must be set and agreed to by Council's Health and Building Unit. Approval to vary the authorised noise and vibration levels must be received in writing by the proponent from Council prior to activities being undertaken that exceed sanctioned emission levels.

Reason

To ensure an adequate construction noise and vibration management plan is prepared to appropriate management construction impacts.

(35) DILAPIDATION REPORT

- (a) In conjunction with Condition (26)(b) of development consent D/2025/406, further dilapidation report/s including a photographic survey of 225-227 Macquarie Street Sydney (and any other properties identified by the qualified structural engineer engaged to undertake the report) are to be prepared by an appropriately qualified structural engineer within one month after the completion of demolition works, and a copy of the dilapidation report/s together with the accompanying photographs must be given to the above property owners, the Registered Certifier and the Council.
- (b) A final Dilapidation Report/s, including a photographic survey must then be submitted at least one month after the completion of the installation of the external cladding. A copy of the final dilapidation report/s, together with the accompanying photographs must be given to the above property owners, and a copy lodged with the Principal Certifier and the Council prior to the issue of any Occupation Certificate or the re-occupation of the building, whichever is earlier.
- (a) Any damage to buildings, structures, lawns, trees, sheds, gardens and the like, associated with works carried out under this development consent and development consent D/2025/406, must be fully rectified by the applicant or owner, at no cost to the affected property owner.

Note: Prior to the commencement of the building surveys, the applicant/owner must advise (in writing) all property owners of buildings to be surveyed of what the survey will entail and of the process for making a claim regarding property damage. A copy of this information must be submitted to Council.

Reason

To ensure that dilapidation reports are prepared and to identify damage to adjoining/nearby properties resulting from building work on the development site.

(36) APPROVED ACOUSTIC REPORT

The Stage 2 DA Noise and Vibration Impact Assessment, reference 20250580.1/1211A/R2/PF, dated 13 November 2025 and prepared by Acoustic Logic is approved.

Where there is a conflict between the Approved Acoustic Report and this development consent, this consent prevails.

Reason

To specify an acoustic report for reference in other noise control conditions.

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

Prior to the issue of a 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 referenced in Condition (36) 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 Registered Certifier outlining any identified non-compliances.

Reason

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

(38) PARKING DESIGN

The design, layout, signage, line marking, lighting and physical controls of all 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 the issue of a Construction Certificate.

Reason

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

(39) 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 a Construction Certificate.

Car Parking Type	Number
Office and business parking	4
Accessible office and business parking	1
Service vehicle spaces (Australian Standard B99 size van/ute/car)	1
Small Rigid Vehicle loading dock(s) (Provide a minimum height clearance of 3.2m, including any associated access path and turntable)	1
Total:	7

Reason

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

(40) 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
Staff/employee/customer	253	Spaces must be Class 2 bicycle facilities
End of Trip Facility Type	Number	
Showers with change area	26	
Personal lockers	260	

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: 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.

(41) CONSTRUCTION TRAFFIC MANAGEMENT PLAN

- (a) A further Construction Traffic Management Plan must be submitted to and approved by Council for the scope of this consent prior to the issue of a Construction Certificate.
- (b) The approved plan must be complied with during any demolition and/or construction work.

Reason

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

(42) DESIGN FOR ENVIRONMENTAL PERFORMANCE

- (a) Prior to the issue of any Construction Certificate, the Registered Certifier must be satisfied that those matters listed in the following sections of the Design for Environmental Performance Report prepared by Henry Andresen dated 12 March 2025 (council reference 2025/760224) are incorporated into the relevant construction plans and accompanying documentation
 - (i) Section 4 – Energy Efficiency and Greenhouse Gas Emissions Abatement
 - (ii) Section 5 – Passive Design for Thermal Performance – Building Envelope Design
 - (iii) Section 6 – On site Renewable Energy Generation and Storage
 - (iv) Section 7 – Design for Resilience to Climate Change
 - (v) Section 8 – Designing for mains potable water savings and water efficiency
 - (vi) Section 9 – Storm water quality
 - (vii) Section 10 – City Greening
 - (viii) Section 11 – Promoting Active Transport and Reducing Transport Emissions
 - (ix) Section 12 – Materials, Embodied Carbon and Circularity
 - (x) Section 13 – Waste Management and Resource Recovery
 - (xi) Section 14 – Third Party Certification and Design, Construction or Technology Innovations
- (c) Changes to any commitments listed in the approved Design for Environmental Performance Report must be submitted to and approved by Council's Area Planning Manager prior to the issue of any relevant Construction Certificate.

Reason

To ensure the environmental performance of the development.

(43) ENERGY PERFORMANCE – NABERS

The design of the building and its services must achieve a National Australian Built Environment Rating System (NABERS) Energy rating of 5.5 star +25% in operation for the whole building. This is to be demonstrated by:

- (a) Entering into a Commitment Agreement with the NABERS National Administrator, to deliver this star rating for the base building. A copy of the signed Commitment Agreement contract is required; and
- (b) Providing a copy of the Estimator's report and Independent Design Review report to the NABERS National Administration and submitting the same reporting with the Construction Certificate application. The reporting must demonstrate the developments capacity to meet the NABERS star rating and the overperformance requirement mandated by the City.

The required documents specified above are to be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate.

Note: Definitions referred to above are as follows:

- (i) Commitment Agreement means an agreement that is set out in accordance with the NABERS National Administrator. The NABERS Commitment Agreement, which is signed between a NABERS authorised signatory and the applicant/building owner/building manager, is a commitment to design, build and commission the premises to achieve an agreed star rating.
- (ii) Star rating refers to the benchmarking system applied by the NABERS National Administrator for measuring the energy efficiency of a building.
- (iii) Base building means central services and common areas of a building, as defined under NABERS.
- (iv) Whole building refers to the base building and tenant occupied spaces, as defined under NABERS.
- (v) Estimate report refers to the report created by the Estimator which sets out a realistic estimate of the operational performance of the project determined.
 - a. In accordance with the NABERS Handbook; and
 - b. Without reference, calculation or consideration to GreenPower or other offsite renewable energy.
- (vi) Independent Design Review report is a report prepared in respect to the Independent Design Review by the Reviewer.

Reason

To ensure the building achieves the stated energy use performance rating and to reduce greenhouse gas emissions.

(44) NO ON-SITE FOSSIL FUELS

Any energy use associated with the whole building operations must be supplied by electricity. Natural gas services and supply for the whole building energy use purposes are prohibited.

Fuels used for emergency power back-up generation are allowed.

Reason

To reduce local air pollution and greenhouse gas emissions associated with the use of on-site fossil fuels in the normal operation of the building.

(45) NABERS WATER RATING

The design of the building and its services must achieve a National Australian Built Environment Rating System (NABERS) Water rating of 3 Stars in operation. This is to be demonstrated by:

- (a) Submitting a signed NABERS Agreement to Rate for the required star rating; and
- (b) Providing a Water Use Assessment Report prepared by a suitably qualified person, demonstrating the building is capable of achieving a NABERS water rating of 3 Stars. The Water Use Assessment Report should include calculations in line with the Green Building Council of Australia's (GBCA) Water Use calculator, or other equivalent methodology.

The report and NABERS Agreement to Rate are to be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate.

Reason

To ensure that the building complies with the 3 Star NABERS water rating required under the Sustainable Buildings SEPP.

(46) EMBODIED EMISSIONS REPORTING

Prior to the issue of a Construction Certificate, as per requirements under the State Environmental Planning Policy (Sustainable Buildings) 2022, embodied emissions reporting is to be updated to reflect finalised material specifications and increased design detail. If the NABERS Embodied Emissions Tool is active prior to submission of construction certificate documentation, then reporting is to be provided through the tool.

Reason

To ensure quantification of embodied emissions from the development.

(47) DILAPIDATION REPORT - PUBLIC DOMAIN

Prior to the commencement of demolition works under this consent or the issue of any Construction Certificate, whichever is earlier, a photographic recording of the public domain site frontages is to be prepared as described in the Public Domain Manual and submitted for approval by Council's Public Domain Unit. The City's *Public Domain Manual* is available for download from the City's website at <https://www.cityofsydney.nsw.gov.au/>

The submission is to include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

Reason

To establish and document the condition of the public domain for comparison as building work progresses and is completed.

(48) PUBLIC DOMAIN DAMAGE BOND

- (a) A Public Domain Damage Deposit must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The bond must be provided as security for repairing any damage to the public domain in the vicinity of the site.
- (b) The City's Public Domain Unit must be contacted to determine the bond amount prior to lodgement. The Bond must be lodged with the City prior to the issue of any Construction Certificate or the commencement of works, whichever is earlier.
- (c) Subject to the approval of the City's Public Domain Unit, the Public Domain Damage Bond lodged under development consent D/2025/406 may be relied upon to satisfy (a) and (b) above.
- (d) The bond in this condition will be released in full when the Final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. If rectification works are required the City will release 90% of the total Bond, with the remaining 10% balance to be held for the duration of a 6 months Defect Liability Period.

Reason

To allow for the appropriate management and rectification of damage to the public domain.

(49) PROTECTION OF STONE KERBS

- (a) The existing stone kerbs on the Macquarie Street and Phillip Street frontages of the site are to be retained and properly protected during demolition, excavation and construction works.

- (b) To avoid damage to stone kerbs during excavation and construction works for the development, temporary removal and storage of the stone kerbs may be approved by Council. Removed, serviceable stone kerbs (i.e. those that are in good condition as agreed by Council officers) must be re-installed in accordance with the City of Sydney's standard details and specifications after the construction works have been completed. A temporary concrete kerb will need to be constructed to retain the footpath until the stone kerbs can be reinstalled.
- (c) Note the following:
 - (i) all costs associated with the works are to be borne by the developer.
 - (ii) Damaged kerbs are to be replaced to match existing to Council's satisfaction or as otherwise advised by Council officers.
 - (iii) Where new vehicle crossings or temporary crossings are to be constructed to access the property, the affected kerb stones should be salvaged and reused wherever possible.
 - (iv) All new driveway laybacks and kerbs are to be constructed with stone kerbs to match existing stones or as specified by City officers.
 - (v) Council approval is required before kerbs are removed.
 - (vi) Council approval is required prior to the cutting of existing stone kerbs for stormwater kerb outlets.
 - (vii) Stone kerbs and gutters may be bonded in accordance with the City of Sydney's adopted Schedule of Fees and Charges. If so, this will be included with the Public Domain Damage Bond.

Reason

To ensure the protection of stone kerbs.

(50) STRUCTURAL CERTIFICATION FOR EXISTING BUILDING – ALTERATIONS AND ADDITIONS

A qualified practising registered structural engineer must provide structural certification to the Registered Certifier verifying that the existing structure can adequately support the proposed new loads and the structural design complies with the Structural Provisions of the *Building Code of Australia* prior to a Construction Certificate being issued. The proposed additional loads and/or alterations must not cause a decrease in the existing structural performance of the building including its performance under earthquake actions (AS1170.4).

Reason

To ensure the existing structure can support the new loads.

(51) 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 a 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.

(52) DEMOLITION/SITE RECTIFICATION (IF COST IS OVER \$50M)

The following conditions apply to the development:

- (a) Demolition or excavation must not commence until a Construction Certificate has been issued for construction of the substantive building.
- (b) Prior to the Construction Certificate being issued, documentary evidence must be provided to Council that the owner of the site has entered into a Deed with Council, the cost of preparation and execution of such Deed (including stamp duty and registration fees) to be borne by the applicant, which contains such conditions as the Council reasonably requires to ensure the matters set out in this condition are adequately provided for.
- (c) Without limiting the generality of paragraph (b), the Deed must provide for:
 - (i) A bank guarantee to be provided in the sum of \$707,750 dollars as security for the costs of such works provided that:
 - a. the maximum liability under the Deed must not exceed \$707,750 dollars; and
 - b. the Council may accept a lesser amount as security if substantiated by detailed design and Quantity Surveyor costing for works which meet the objectives of the condition.
 - (ii) Council to be given sufficient contractual rights to be able to ensure that in any of the following events namely:
 - a. demolition of the existing building has commenced but not been completed;

- b. the existing building has been demolished; or
 - c. the site has been excavated; or
 - d. the erection of the structure has commenced.
- (iii) that it, or any person authorised by it, may enter the site and carry out such works at the cost of the applicant (or such other person as the Consent Authority may approve) as may be then appropriate in the circumstances in each of the abovementioned events, to:
- a. make the building safe and of an appearance acceptable to Council at ground level;
 - b. allow the ground level to be landscaped and of an appearance acceptable to Council from any public vantage point; or
 - c. for the hole to be covered to allow it to be landscaped and of an appearance acceptable to Council from any public vantage point; or
 - d. in the event that the new building is constructed beyond the ground floor, to allow any hoardings to be removed and the ground floor development to be completed to a tenantable stage.

AND to call on such bank guarantee to cover the cost thereof.

- (d) If the site is commenced to be developed and there is suspension in activity for 6 months (or suspensions of activity which in the aggregate exceed 6 months), resulting in a building site which has an appearance not acceptable to Council, then the Council will have the readily enforceable rights to:
- (i) require certain works including but not limited to those works necessary to achieve the results referred to in sub-clause (c) (iii) to take place on the site; and
 - (ii) in the event of default, have the right to enter and carry out these works and to call upon security in the nature of a bank guarantee to cover the cost of the works.
- (e) The Deed may, if the Director City Planning is satisfied, provide for an adjustment of the guarantee amount during the course of construction to reflect that, as the development progresses, the likelihood and nature of the appropriate site rectification works may change. The stages of reduction will be:
- (i) Stage 1 – Completion of the site excavation and all construction works necessary to complete all parts of the Development to street level, including sealing of the slab at that level.
 - (ii) Stage 2 – Completion of all construction works necessary to complete the structure of the Development to the roof level.

- (iii) Stage 3 – Issue of the Occupation Certificate.
- (f) If a claim for an adjustment is made, the Deed must also provide that any such claim is to be supported by the following:
 - (i) Certification (from the principal certifier) that the relevant stage is complete;
 - (ii) Detailed schedule of completed works carried out in the relevant stage;
 - (iii) Quantity Surveyors costing of the likely site rectification works required at each remaining stage.

Reason

To allow for the appropriate management of sites where development (demolition/excavation/construction) has commenced and there is a suspension in activity resulting in a building site which has an unacceptable appearance.

(53) INSTALLATION OF ARTWORK AND IMAGES ON SCAFFOLDING (DEMOLITION / CONSTRUCTION WRAPS)

- (a) Where scaffolding is to be installed to undertake the proposed development an approved artwork / historic image installation must be provided on the scaffolding system to screen the development from the public place, minimise adverse visual impacts on the locality and add visual and public art in the streetscape.
- (b) The artwork installation must be printed, installed and maintained in accordance with Council's *Guidelines for Hoardings and Scaffolding*. Details of the proposed installation must be submitted to and approved by Council prior to the issue of a construction certificate or work commencing.

Note: The scaffolding system on which a required artwork wrap is to be installed must be designed to safely and adequately accommodate and support the wrap mesh material on which the artwork is printed/displayed. This includes designing the scaffold to address potential increased wind loads that may be encountered in the locality.

Reason

To minimise adverse visual impacts on the locality.

DURING BUILDING WORK

(54) TREES THAT MUST BE RETAINED

The existing trees detailed in the table below are determined to be prominent landscape elements, and must be retained and protected in accordance with the conditions throughout construction and development.

Tree No.	Species	Location
1-3	<i>Platanus x acerifolia</i> (London Plane)	Street Tree – Martin Place
4-8		Street Tree – Macquarie Street

Reason

To identify the trees that cannot be removed, must be retained and protected.

(55) ANY ADDITIONAL TREE PRUNING

- (a) Any pruning beyond, or in addition to, the extent of pruning approved under development consent D/2025/406 would require separate consent to be obtained from Council's Tree Management Officer, including tree roots greater than 40mm diameter.
- (b) Construction access and the location of the works zone on Macquarie Street must be planned to avoid significant adverse impact on any trees to be retained. Alternative works zone location may be required, and suitably size cranes/machinery/equipment utilised to minimise tree pruning. Only minor pruning works will be approved.
- (c) Any approved pruning must be carried out by an arborist with a minimum AQF Level 3 qualification in arboriculture, and in accordance with AS4373 'Pruning of Amenity Trees' and the SafeWork's Code of Practice – Amenity Tree Industry.

Reason

To ensure that pruning works are carried out in an appropriate manner.

(56) STREET TREE PROTECTION

All street trees located directly outside the site must be retained and protected in accordance with the AS4970 Protection of Trees on Development Sites. All street trees must be protected during the construction works as follows:

- (a) Tree trunk and major branch protection must be undertaken prior to the commencement of any works (including demolition). The protection must be installed and certified by an arborist with a minimum AQF Level 5 qualification in arboriculture and must include:
 - (i) An adequate clearance, minimum 250mm, must be provided between the structure and tree branches, and trucks at all times.

- (ii) Tree trunk/s and/or major branches to a height of two metres must be protected by wrapped thick underlay carpet or similar padding material to limit damage, and
 - (iii) Timber planks (50mm x 100mm or similar) must be placed around tree trunk/s. The timber planks must be spaced at 100mm intervals and must be fixed against the trunk with tie wire, or strapping. The thick underlay carpet or similar padding material and timber planks must not be fixed to the tree in any instance, or in any fashion.
 - (iv) Tree trunk and major branch protection is to remain in place for the duration of construction and development works and must be removed at the completion of the project.
- (b) Temporary signs, or any other items, shall not be fixed or attached to any street tree.
- (c) All hoarding support columns are to be placed a minimum of 300mm from the edge of the existing tree pits/setts, so that no sinking or damage occurs to the existing tree pits. Supporting columns must not be placed on any tree roots that are exposed.
- (d) Young street trees must be protected by installing three (3) wooden stakes around the edge of the tree pits or a minimum of 1 metre from the base of the trunk. Hessian must be wrapped around the stakes. If existing stakes or a metal tree guard are already in place, these suffice as tree protection.
- (e) Materials or goods, including site sheds, must not be stored or placed:
 - (i) around or under the tree canopy; or
 - (ii) within two (2) metres of tree trunks or branches of any street trees.
- (f) Any excavation within any area known to or suspected of having tree roots greater than 30mm diameter must be undertaken by hand.
- (g) Any trenching works for services, hydraulics, drainage etc. must not be undertaken within 5 metres of the trunk of any street tree. Alternate installation methods for services such as directional boring/drilling or redirection of services must be employed where roots greater than 30mm diameter are encountered during installation of any services.
- (h) Existing sections of kerbs adjacent to any street tree must not be removed without approval from the Council's Tree Management Officer.
- (i) Any damage sustained to street tree/s as a result of the erection of any construction activities (including demolition) must be immediately reported to the Council's Tree Management Officer on 9265 9333. Any damage to street trees as a result of any construction activities may result in prosecution under the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.

Reason

To ensure the protection and ongoing health of the street trees.

(57) HOURS OF WORK AND NOISE – CBD

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

- (a) All work, including demolition, excavation and building 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 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm on Saturdays, 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*.

Reason

To protect the amenity of the surrounding area.

(58) SITE NOTICE OF PROJECTS DETAILS AND APPROVALS

A site notice is to be prominently displayed at the boundary to each frontage of the site for the purposes of informing the public of appropriate project details and relevant approvals. The notice(s) is to satisfy all of the following requirements:

- (a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (b) The notice is to be durable and weatherproof and is to be displayed throughout the construction period;
- (c) A copy of the first page of the development approval, building approval (including any modifications to those approvals) and any civic works approvals is to be posted alongside the notice in weatherproof casing;

- (d) The approved hours of work, the Principal Certifier including contact address and certification details, the name of the site manager, the responsible managing company, its address and 24 hour contact phone number for any enquiries, including construction/noise complaint, and the estimated date of completion of the project are to be displayed on the site notice;
- (e) The notice(s) is to be mounted at eye level on the perimeter hoardings and is also to state that unauthorised entry to the site is not permitted.
- (f) All notices and signs must be displayed in locations as specified in the City's Guidelines for Hoardings and Scaffolding.

Reason

(Prescribed condition EP&A Regulation, clauses 98A (2) and (3)).

(59) USE OF HIGH NOISE EMISSION APPLIANCES / PLANT

- (a) The operation of high noise emission appliances, plant and/or machinery such as pile – drivers, rock breakers and hydraulic hammers and those which are not listed in Groups B, C, D, E or F of Schedule 1 of 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* is restricted to the hours between 8.00am and 12.00 midday, and between 2.00pm and 6.00pm.
- (b) All reasonable and feasible steps must be undertaken to ensure that the work, including demolition, excavation and building complies 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*.

Reason

To protect the amenity of the surrounding area.

(60) NOTIFICATION OF USE OF HIGH NOISE EMISSION APPLIANCES/PLANT

The immediately adjoining neighbours must be given a minimum of 48 hours notice that the use of high noise emission appliances / plant are about to commence.

Reason

To protect the amenity of the surrounding area.

(61) IMPLEMENTATION OF HERITAGE MITIGATION MEASURES

The mitigation measures No.1 to No.11 specified in Appendix B: Mitigation Measures in the Heritage Impact Statement by NBRS dated 14 November 2025 must be implemented during the project. The project heritage consultant is to document how these measures are satisfactorily taken in the heritage consultant's final report.

Reason

To ensure an acceptable heritage outcome.

(62) REMEDIATION

The site is to be remediated and validated in accordance with the recommendations set out within the Consolidated Asbestos Report, revision 5, project reference PRJ001018, dated 17 November 2025 and prepared by Property Risk Australia (council's reference: 2025/693395).

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifier.

Note: Certification from a certified Occupational Hygienist (Australia Institute of Occupational Hygienists) confirming that all hazardous materials identified have been contained, managed or removed in accordance with the recommendations of the above-referenced Consolidated Asbestos Report and that the site is safe for future occupation in accordance with the approved use will be required prior to the re-occupation of the building.

Reason

To ensure that the site is appropriately remediated.

(63) ASBESTOS REMOVAL WORKS

- (a) All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Safework NSW, holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal Licence which ever applies.

A copy of the relevant licence must be made available to any authorised Council officer on request within 24 hours.

- (b) Five days prior to the commencement of licensed asbestos removal, Safework NSW must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification must identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address.
- (c) All work must be carried out in accordance with the *Work Health and Safety Regulation 2017* and the NSW Government and SafeWork NSW document entitled *How to manage and control asbestos in the work place: Code of Practice (Safework NSW)* December 2011 and the *City of Sydney Managing Asbestos Policy* dated 21 October 2013 and associated guidelines.

- (d) The asbestos removalist must use signs and barricades to clearly indicate the area where the asbestos removal work is being performed. Signs must be placed in positions so that people are aware of where the asbestos removal work area is and should remain in place until removal is completed and clearance to reoccupy has been granted. Responsibilities for the security and safety of the asbestos removal site and removal must be specified in the asbestos removal control plan (where required). This includes inaccessible areas that are likely to contain asbestos.
- (e) Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs must be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs must be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs must be in accordance with AS 1319 -1994 *Safety Signs for the Occupational Environment* for size, illumination, location and maintenance.
- (f) Asbestos waste must only be transported and disposed of at an EPA licensed waste facility.
- (g) No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc).
- (h) No asbestos laden skips or bins are to be left in any public place without the written approval of Council.
- (i) A site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.

The site notice board must include the following:

- (i) contact person for the site;
- (ii) telephone and facsimile numbers and email address; and
- (iii) site activities and time frames.

Reason

To ensure that the handling and removal of asbestos from the site is appropriately managed.

(64) CLASSIFICATION OF WASTE

Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified in accordance with the provisions of the Protection of the *Environment Operations Act 1997* and the *NSW EPA Waste Classification Guidelines, Part1: Classifying Waste (November 2014)*. The classification of the material is essential to determine where the waste may be legally taken. The *Protection of the Environment Operations Act 1997* provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for a particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid waste advice should be sought from the EPA.

Reason

To ensure that waste from site is classified and disposed of appropriately.

(65) HAZARDOUS AND INDUSTRIAL WASTE

Hazardous waste arising from the demolition activities must be removed and/or transported in accordance with the requirements of the NSW Work Cover Authority pursuant to the provisions of the following:

- (a) Protection of the Environment Operations Act 1997
- (b) Protection of the Environment Operations (Waste) Regulation 2005
- (c) Waste Avoidance and Resource Recovery Act 2001
- (d) Work Health and Safety Act 2011
- (e) Work Health and Safety Regulation 2017.

Reason

To ensure hazardous waste is managed appropriately.

(66) COVERING OF LOADS

All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

Reason

To ensure loads are managed appropriately and do not impact local amenity.

(67) EROSION AND SEDIMENT CONTROL

A Soil and Water Management Plan (SWMP) or Erosion and Sediment Control Plan (ESCP) must be prepared to the satisfaction of the Principal Certifier and be implemented in full during the construction period.

During the construction period:

- (a) erosion and sediment controls must be regularly inspected, repaired and maintained in working order sufficient for a 10 year Average Recurrence Interval (ARI) rainfall event;
- (b) erosion and sediment control signage available from Council must be completed and attached to the most prominent structure visible at all times when entering the site for the duration of construction; and
- (c) building operations and stockpiles must not be located on the public footway or any other locations which could lead to the discharge of materials into the stormwater system.

Reason

To ensure no substance other than rainwater enters the stormwater system and waterways.

(68) VEHICLE CLEANSING

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

Reason

To ensure sediment is not tracked onto the roadway.

(69) 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.

Reason

To protect the amenity of the public domain.

(70) USE OF MOBILE CRANES

The following requirements apply:

- (a) Mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.
- (b) 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, permits must be obtained from Council for the use of a mobile crane. The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions and 4 weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.

- (c) 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 approved hours of construction 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.

Reason

To ensure mobile cranes are used appropriately.

(71) 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.

Reason

To protect the amenity of the public domain.

(72) APPLICATION FOR HOARDINGS AND SCAFFOLDING INSTALLED ON OR ABOVE A PUBLIC ROAD AND OPERATING HOISTING DEVICES INCLUDING BUILDING MAINTENANCE UNITS OVER A PUBLIC ROAD

- (a) Where a hoarding and/or scaffolding (temporary structures) are proposed to be installed on or above a road reservation (footway and/or roadway), 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 for such structures.
- (b) Where an approval (Permit) is granted allowing the placement of temporary structures on or above a public road the structures must comply fully with Council's *Hoarding and Scaffolding Policy; Guidelines for Hoardings and Scaffolding*; and the conditions of approval (Permit) granted including:

- (i) maintaining a current and valid approval for the full duration that the temporary structure/s is in place;
- (ii) maintaining temporary structure/s in a structurally sound and stable condition for the full duration of installation (Clause 2.11.1);
- (iii) bill posters and graffiti being removed within 24 hours of their placement (Clause 2.11.2);
- (iv) maintaining temporary structures and the public place adjoining the work site in a clean and tidy condition including repainting and/or repair of graphics (Clauses 2.11.1, 2.11.4, 2.14.1 and 3.9.3);
- (v) maintaining a watertight deck (Type B hoardings) to prevent liquids including rainwater, falling onto the footway/roadway surfaces (Clauses 3.9.1 and 3.9.4);
- (vi) approved site sheds on the decks of a Type B hoarding being fully screened from the public place (Clause 3.9.5);
- (vii) material and equipment not being placed or stored on the deck of Type B hoardings, unless specifically approved by Council (Clause 3.9.4);
- (viii) providing and maintaining operational artificial lighting systems under Type B hoardings including at high-bay truck entry points (Clause 3.9.9); and
- (ix) ensuring all required signage, artwork or historic images are provided and fully maintained to the City's requirements (Clauses 3.4, 3.9.3, 3.9.6, 3.9.8, 3.10.1 and 4.2).

If it is proposed to operate a hoisting device including a building maintenance unit above a public road which swings, hoists material/equipment and/or slews/wind vanes any part of the device over the public road, a separate application under Section 68 of the *Local Government Act 1993* and Sections 138/139 of the *Roads Act 1993* must be made to Council to obtain approval.

Note: 'Building maintenance unit' means a power-operated suspended platform and associated equipment on a building specifically designed to provide permanent access to the faces of the building for maintenance (*Work Health and Safety Regulation 2017*).

Reason

To ensure the necessary approval is obtained for temporary structures over a public road.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

(73) VERIFICATION OF ACOUSTIC REPORT

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.

(74) SURVEY CERTIFICATE PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

Prior to the issue of any type of Occupation Certificate for the building, a Final Identification Survey prepared and signed by a Surveyor registered under the Surveying & Spatial Information Act 2002 must be submitted at the completion of the building work certifying the location of the building and showing offsets in relation to the boundaries of the allotment.

Any encroachments of the building including gutters and downpipes over the side boundaries or rear lane that are not approved in the DA must be removed, or where approved, appropriate easements under Section 88B of the Conveyancing Act 1919, with terms to the satisfaction of Council, must be lodged with the office of NSW Land Registry Services, and evidence of lodgement provided to the Principal Certifier prior to the issue of any Occupation Certificate. Encroachments upon public roads must, if supported, be approved by Council's Area Planning Manager prior to the issue of any Occupation Certificate.

Reason

To ensure that either the building does not encroach, or that any encroachments are formalised on title.

(75) HISTORIC MARKER

A plaque of high-quality material (e.g. bronze or stainless steel) describing the history of the site and building must be installed on the facade of the building prior to any Occupation Certificate being issued. The design, location and wording must be submitted for the approval of Council's Urban Design and Heritage Manager prior to manufacture and installation. The marker is to be incorporated into the heritage interpretation plan if a plan is required by this consent.

Reason

To ensure that the heritage of the site is appropriately interpreted and incorporated into the development.

(76) UPDATED CONSERVATION MANAGEMENT PLAN

The Conservation Management Plan (CMP) must be reviewed and updated after the reconstruction work of the building. The updated CMP is to include any new findings, document the completed building and reassess levels of significance of the building fabric and features. It should also include a maintenance plan for retained and reused heritage fabric and artworks.

A copy of updated CMP must be submitted to Council's Area Planning Manager prior to issue of any Occupation Certificate.

Reason

To ensure the continued protection of the heritage significance of the heritage item and to guide the future maintenance of heritage fabric.

(77) WASTE AND RECYCLING COLLECTION CONTRACT

Prior to the issue of any 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.

(78) WASTE AND RECYCLING MANAGEMENT

- (a) The Reserve Bank of Australia, Sydney – Waste Management Plan, version 1, dated 6 November 2025 and prepared by MRA Consulting (council's reference 2025/693482) has been approved.

- (b) Prior to the issue of any Occupation Certificate, the Principal Certifier is to ensure all waste management, collection, loading and supporting infrastructure is provided in accordance with the stamped plans, the Waste Management Plan referenced in (a) above, 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.

(79) SYDNEY WATER CERTIFICATE

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section on the web site www.sydneywater.com.au then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to Council or the Principal Certifier prior to any Occupation Certificate being issued.

Reason

To ensure the requirements of Sydney Water are met.

(80) ELECTRONIC CAD MODELS

- (a) Prior to the issue of any Occupation Certificate, an accurate 1:1 electronic CAD model of the completed development must be submitted to and approved by Council's Area Planning Manager for the electronic Visualisation City Model.
- (b) The data required to be submitted within the surveyed location must include and identify:
 - (i) building design above and below ground in accordance with the development consent;
 - (ii) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts;

- (iii) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C.

The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file.

- (c) The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification. The specification is available online at <http://www.cityofsydney.nsw.gov.au/development/application-guide/application-process/model-requirements> Council's Modelling staff should be consulted prior to creation of the model. The data is to comply with all of the conditions of the Development Consent.

Reason

To ensure the provision of an appropriate electronic model of the development.

(81) PHYSICAL MODELS

Prior to the issue of any Occupation Certificate, an accurate 1:500 scale model of the development as constructed must be submitted to and approved by Council's Area Planning Manager for the City Model in Town Hall House.

Note:

- (a) The models must be constructed in accordance with the Model Specifications available online at <http://www.cityofsydney.nsw.gov.au/development/application-guide/application-process/model-requirements> Council's modellers must be consulted prior to construction of the model.
- (b) The models are to comply with all of the conditions of the Development Consent.
- (c) The models must be amended to reflect any further modifications to the approval (under Section 4.55 of the *Environmental Planning and Assessment Act*) that affect the external appearance of the building.

Reason

To ensure the provision of an appropriate physical model of the development.

OCCUPATION AND ONGOING USE

(82) OCCUPATION CERTIFICATE TO BE SUBMITTED

An Occupation Certificate must be obtained from the Principal Certifier and a copy submitted to Council prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.

Reason

To ensure the site is authorised for occupation.

(83) NABERS CERTIFIED WATER RATING

Within 24 months from the day on which an Occupation Certificate is issued a NABERS Water rating application for the development is to be prepared by a NABERS Accredited Assessor and lodged with the NABERS National Administrator.

Once certified, a copy of the NABERS certificate and report are to be submitted to Council's Area Planning Manager.

Reason

To ensure that the development meets the requirements of the State Environmental Planning Policy (Sustainable Buildings) 2022.

(84) NABERS ENERGY PERFORMANCE CERTIFICATION

The building and its services must achieve a National Australian Built Environment Rating System (NABERS) Energy rating of 5.5 star + 25% in operation for the whole building. Within 24 months from the day on which an occupation certificate is issued, a NABERS Energy rating application for the development is to be prepared by a NABERS Accredited Assessor and lodged with the NABERS National Administrator. Once certified, a copy of the NABERS certificate and report are to be submitted to Council.

The NABERS report must demonstrate the following:

- (a) The rated annual energy use and associated emissions achieve both the NABERS star band requirement and the agreed City overperformance requirement of +25%;
- (b) If the development will not achieve the energy use standards – the difference between the rated annual electricity use and the energy use standards, calculated for the first 5 years of operation.

Reason

To reduce greenhouse gas emissions and impact on the electricity grid associated with the development in operation and increase the development's resilience to disruption from extreme weather events.

(85) ENCROACHMENTS – NEIGHBOURING PROPERTIES

No portion of the proposed structure shall encroach onto the adjoining properties.

Reason

To protect neighbouring properties.

(86) ENCROACHMENTS – PUBLIC WAY

No portion of the proposed structure, including gates and doors during opening and closing operations, but except any sun shading devices on the podium shall encroach upon Council's footpath area.

Reason

To protect the public way.

(87) 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.

(88) 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 Planning Manager prior to the issue of any 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.

(89) 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

(90) MANAGING NOISE

The premises must be operated and managed in accordance with the approved acoustic report for this consent.

All physical aspects of the building's structure must be installed to meet performance parameters in accordance with this condition, and requirements of this consent, must be maintained and correctly used at all times. Where there is a conflict with the approved acoustic report and a requirement of this development consent, this consent prevails.

Reason

To protect the amenity of the local area.

(91) 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. Waste collection will occur within the site at all times. Unimpeded access must be provided to the waste and recycling stream(s) 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.

Reason

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

(92) 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.

SCHEDULE 2

SYDNEY TRAINS CONDITIONS

(93) HYGIENIST REPORT

Prior to the issue of a Construction Certificate, the Applicant shall provide a hygienist report confirming asbestos will be contained on site, air quality levels will have no impact on Sydney Trains customers accessing the station and Sydney Trains' staff and patrons will not be exposed. The report is to be prepared by a suitably qualified expert. The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

Reason

To ensure asbestos removal works has no impact on train customers.

(94) GEOTECHNICAL AND STRUCTURAL ENGINEERING REPORT

Prior to the issue of a Construction Certificate, the Applicant shall provide certification from a qualified Geotechnical and Structural Engineer stating that the proposed works are to have no negative impact on the rail corridor and station box. The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

Reason

To ensure no impact on the rail corridor and station box.

Note: Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains External Interface Management team. In this instance the relevant interface team is Central Interface, and they can be contacted via email on Central_Interface@transport.nsw.gov.au.

SCHEDULE 3

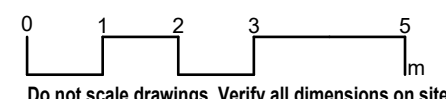
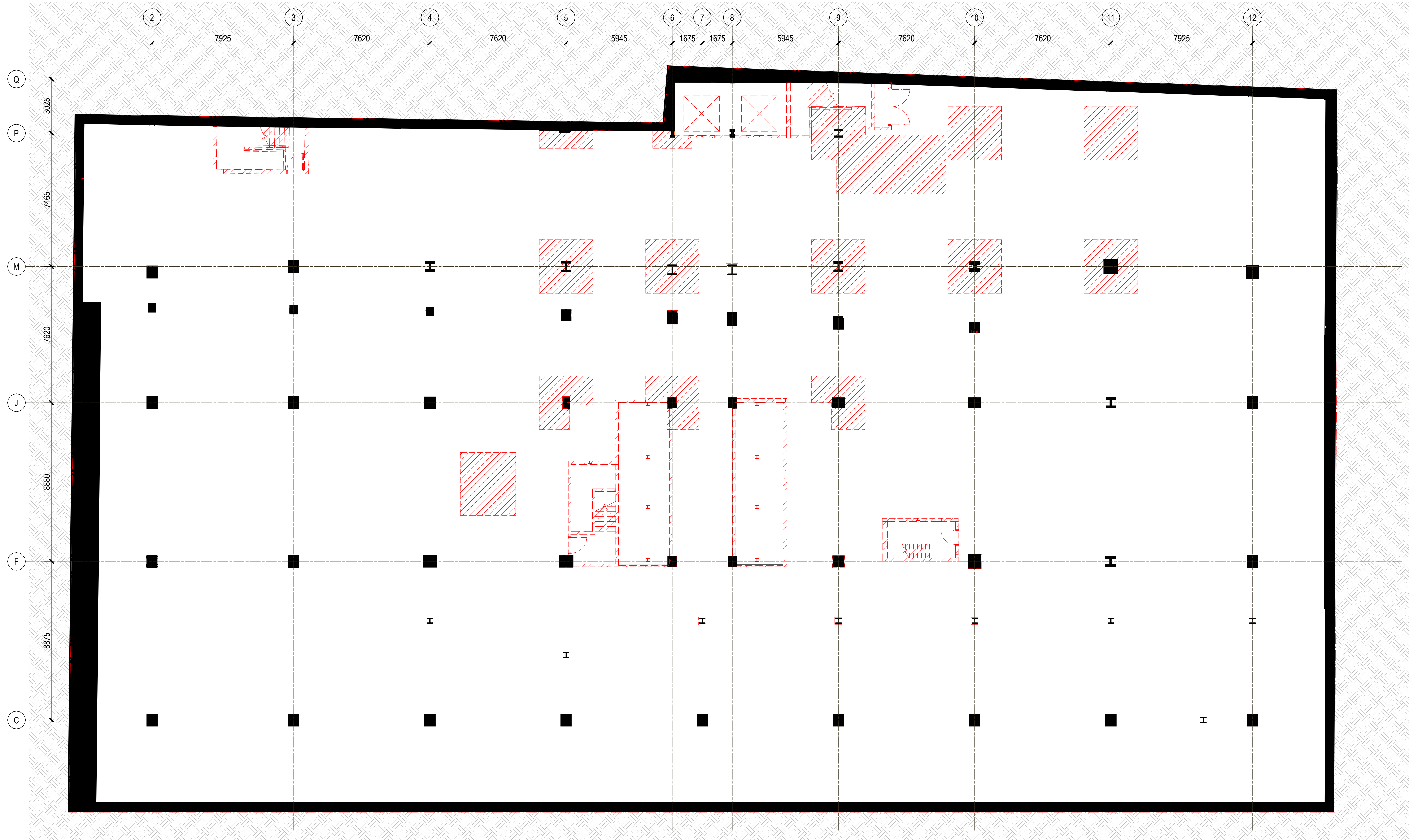
PRESCRIBED CONDITIONS

The applicant must comply with all relevant conditions contained in Part 4, Division 2, Subdivision 1 of the *Environmental Planning and Assessment Regulation 2021* which apply to the development:

Refer to the NSW State legislation for full text of the clauses under Part 4, Division 2, Subdivision 1 of the *Environmental Planning and Assessment Regulation 2021*. This can be accessed at: <http://www.legislation.nsw.gov.au>

Attachment B1

Selected Drawings

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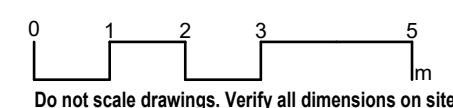
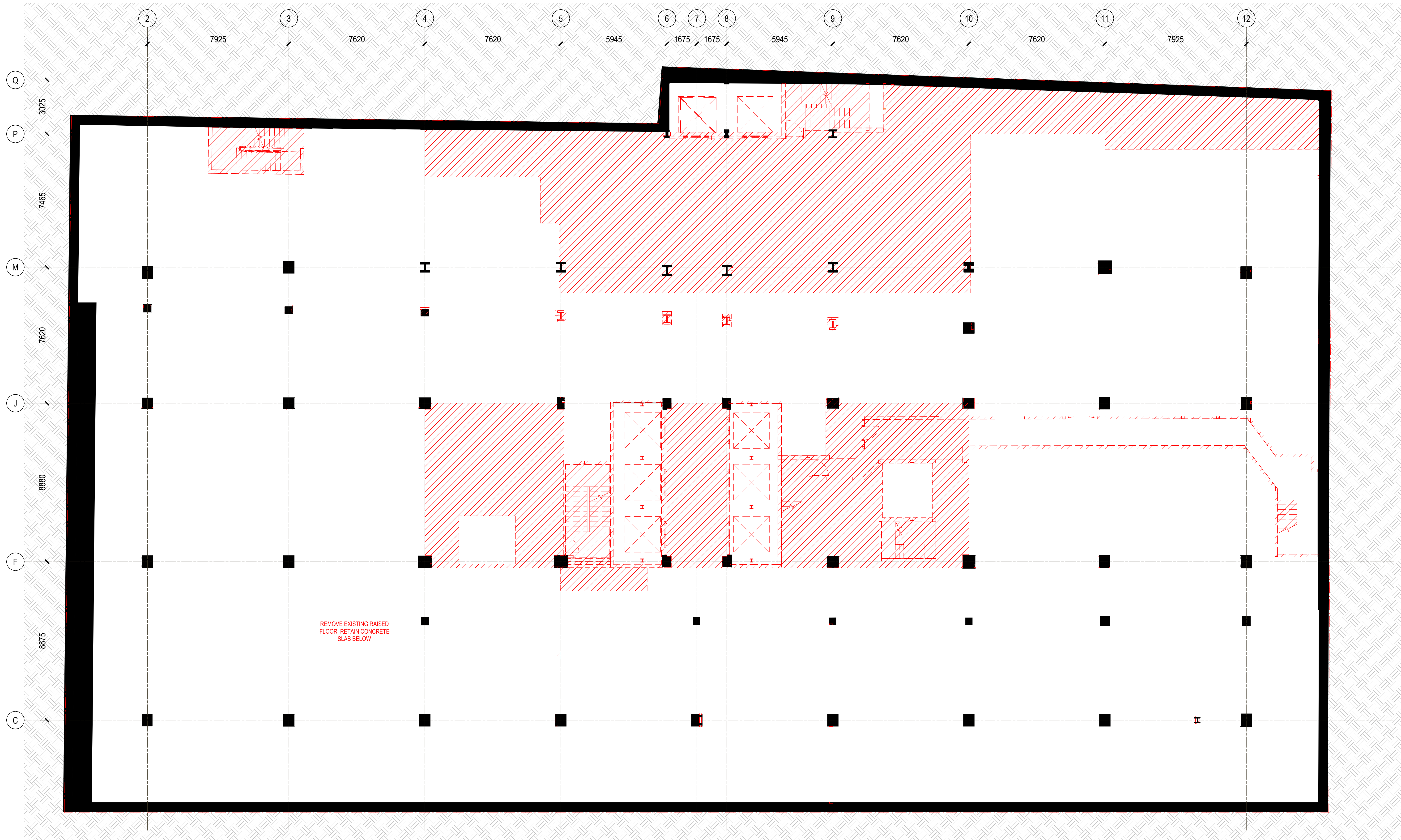
REMEDIATION LEGEND:

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REMEDIATION LEGEND:

NOTE:
ALL RCP REMEDIATION SCOPE AS PER DA1 APPROVAL (DA-2025-407)

HERITAGE ITEMS TO BE REMOVED/SALVAGED - STORED OFF SITE DURING THE WORKS AND REINSTATED/ REUSED AS PART OF THE NEW WORKS AS APPROVED UNDER DA1 APPROVAL (DA-2025-407)

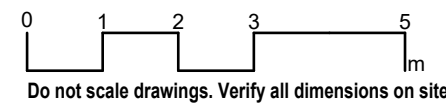
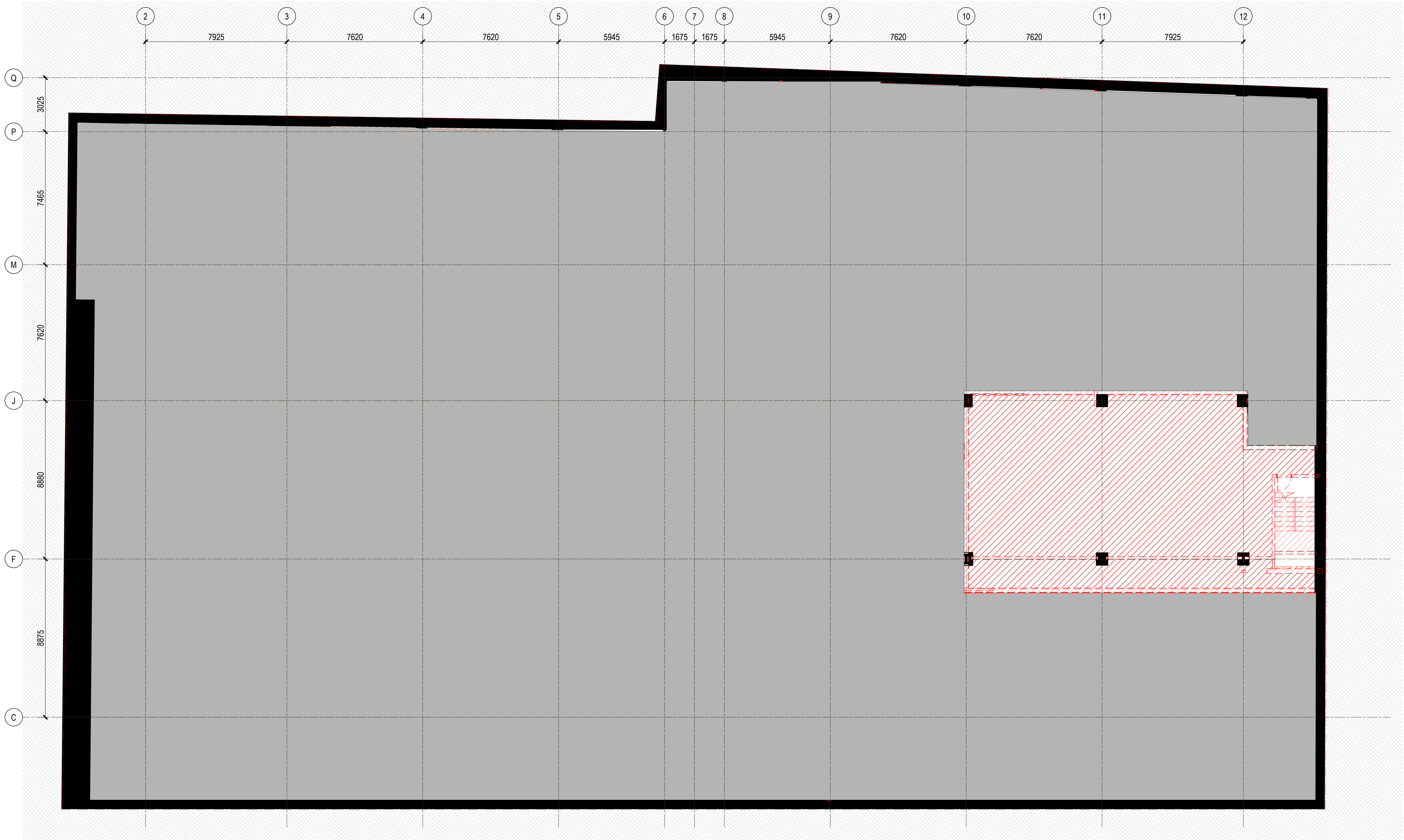
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prepared	project no	
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REMEDICATION PLAN -
BASEMENT LEVEL 2

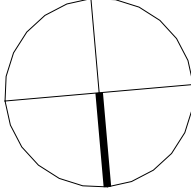
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Do not scale drawings. Verify all dimensions on site

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Registrations and Nominated Architects
ACT: Ray Brown 2528
NSW: Ray Brown 6359, Mark van den Enden 7593, Robert Ousey 10214, Lawrence Toaldo 10255
NT: Architectus Australia Pty Ltd AR750
QLD: Lawrence Toaldo 3117
SA: Architectus Australia 3426
TAS: Architectus Australia F109
VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25



- REMEDIATION LEGEND:**
- SITE BOUNDARY
 - EXISTING ELEMENT TO REMAIN
 - EXISTING ELEMENT TO BE DEMOLISHED

- EXISTING ELEMENT TO BE DEMOLISHED AS APPROVED UNDER DA1 APPROVAL (DA-2025-407)
- HERITAGE ITEMS TO BE RETAINED - PROTECTED IN PLACE AS APPROVED UNDER DA1 APPROVAL (DA-2025-407)
- HERITAGE ITEMS TO BE REMOVED/SALVAGED - STORED OFF SITE DURING THE WORKS AND REINSTATED/ REUSED AS PART OF THE NEW WORKS AS APPROVED UNDER DA1 APPROVAL (DA-2025-407)

NOTE:
ALL RCP REMEDIATION SCOPE AS PER DA1 APPROVAL (DA-2025-407)

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sydney@architectus.com.au

ABN 90 131 245 684

approved

scale

1 : 100 @A1

prepared

KM

project no

230658.00

project

65 MP

drawing

REMEDIATION PLAN - BASEMENT 2 - MEZZANINE

drawing no.

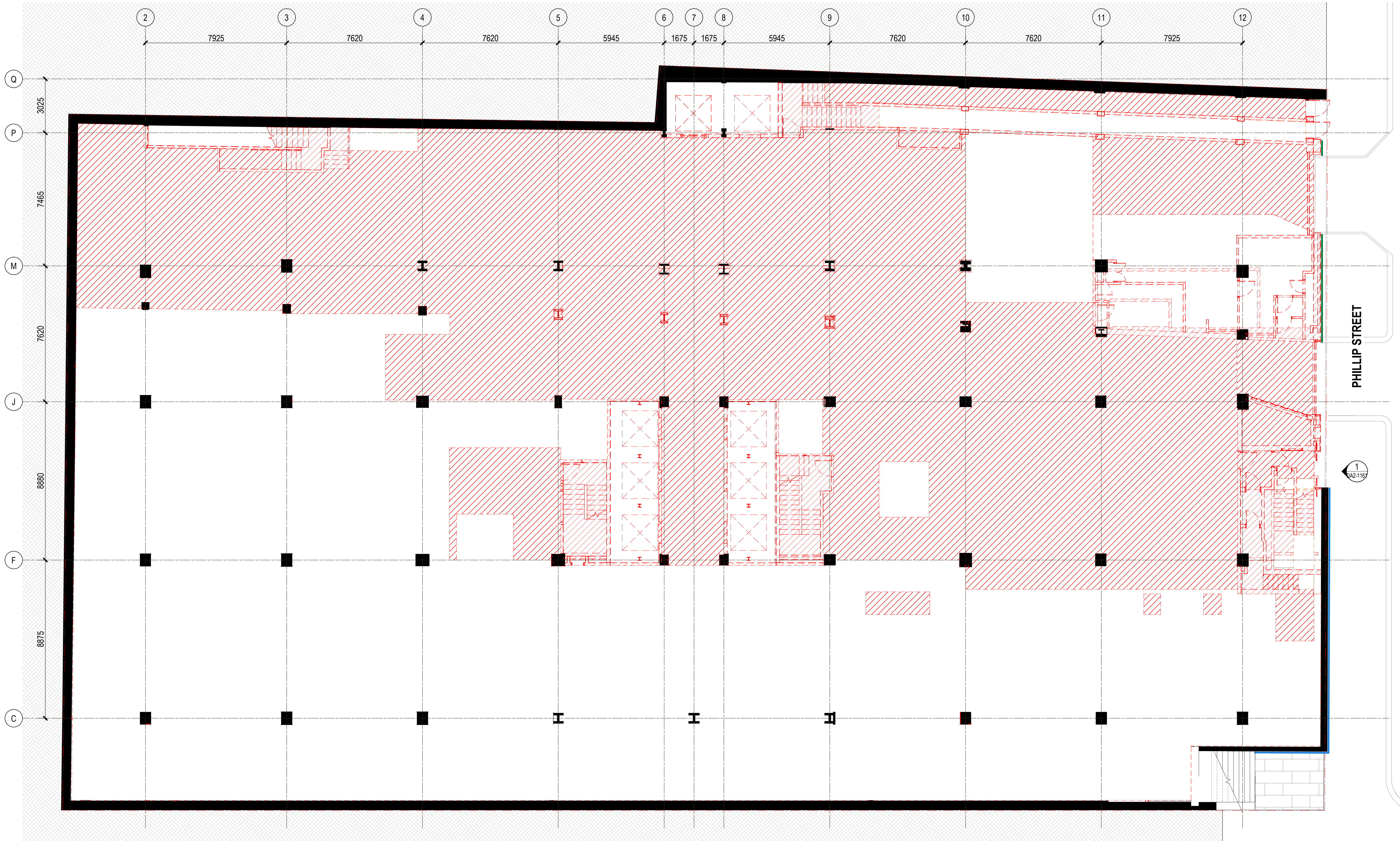
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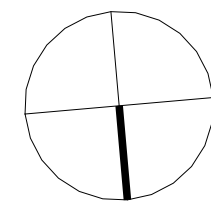
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WA: Architectus Australia 3209, Ray Brown 2929

revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25



REMEDICATION LEGEND:

--- SITE BOUNDARY

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approved	ZT	scale	1 : 100 @A1
prepared	KM	project no	230658.00

project 65 MP

drawing

REMEDICATION PLAN - BASEMENT LEVEL 1

drawing no. revision

RBA-DRW-DA2-1104 A

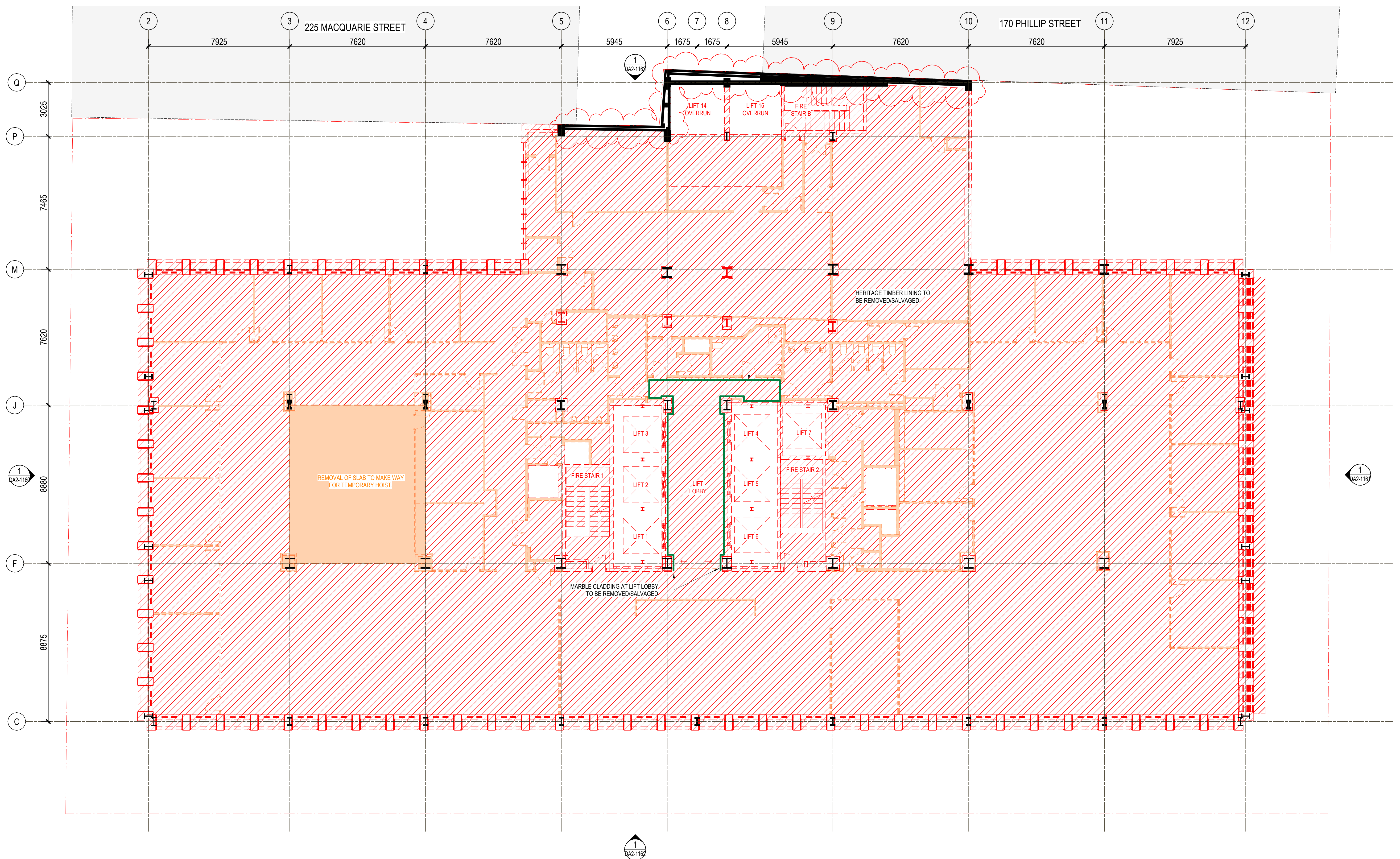
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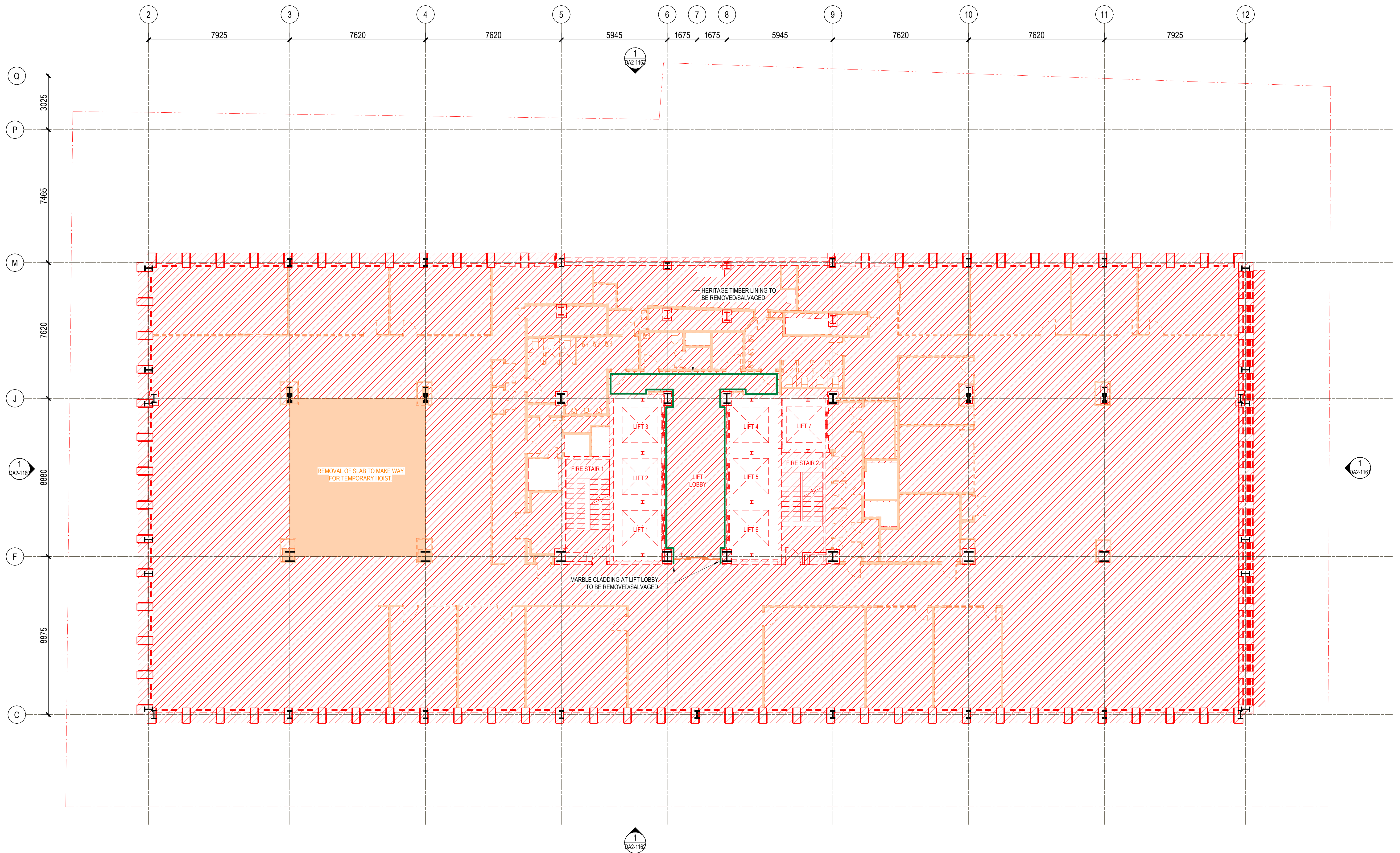
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ALL RCP REMEDIATION SCOPE AS PER DA1 APPROVAL (DA-2025-407)

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prepared	checked	approved	
KM	ZT	Approver	

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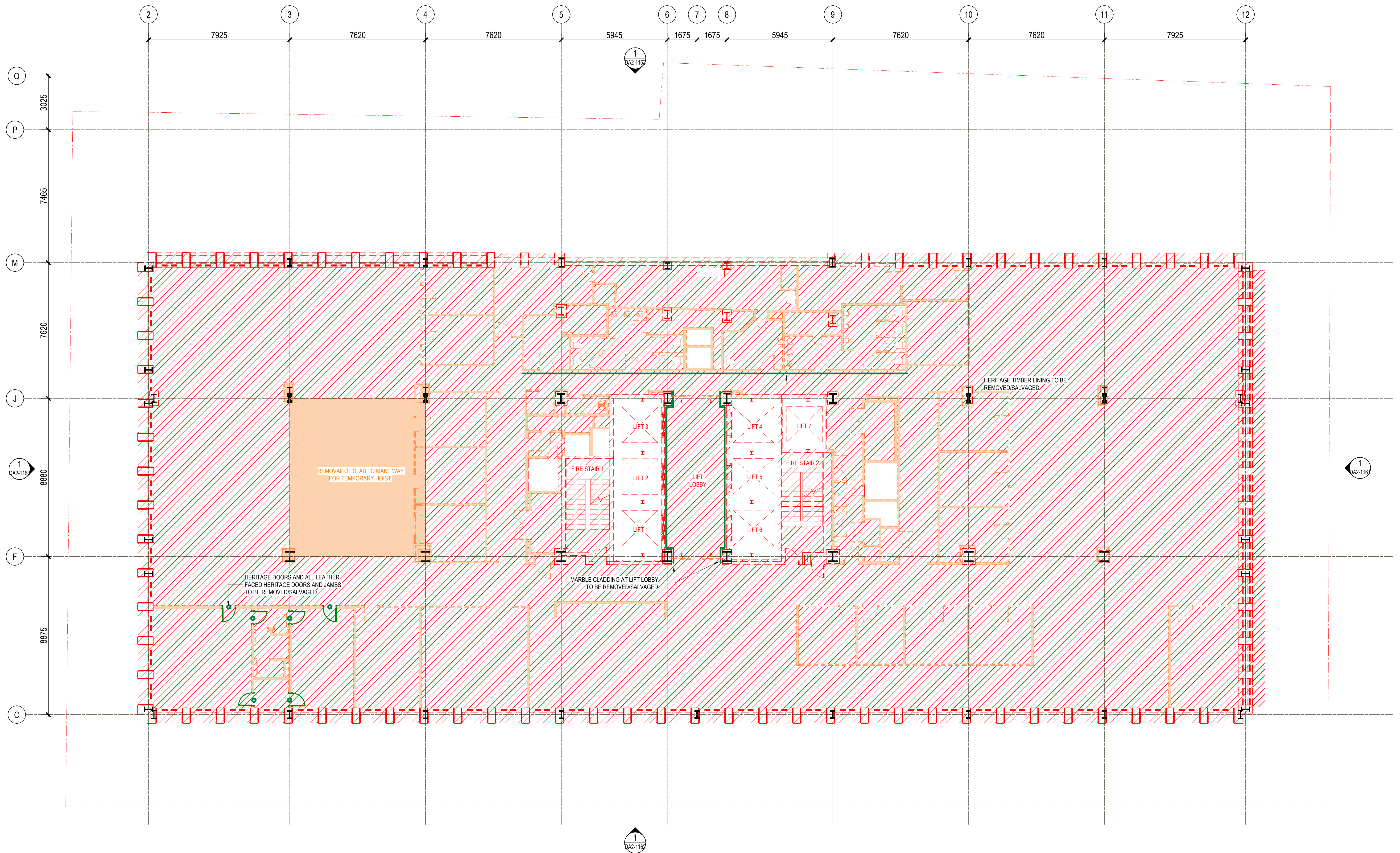
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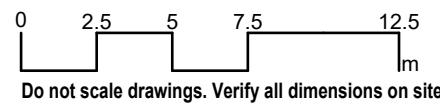
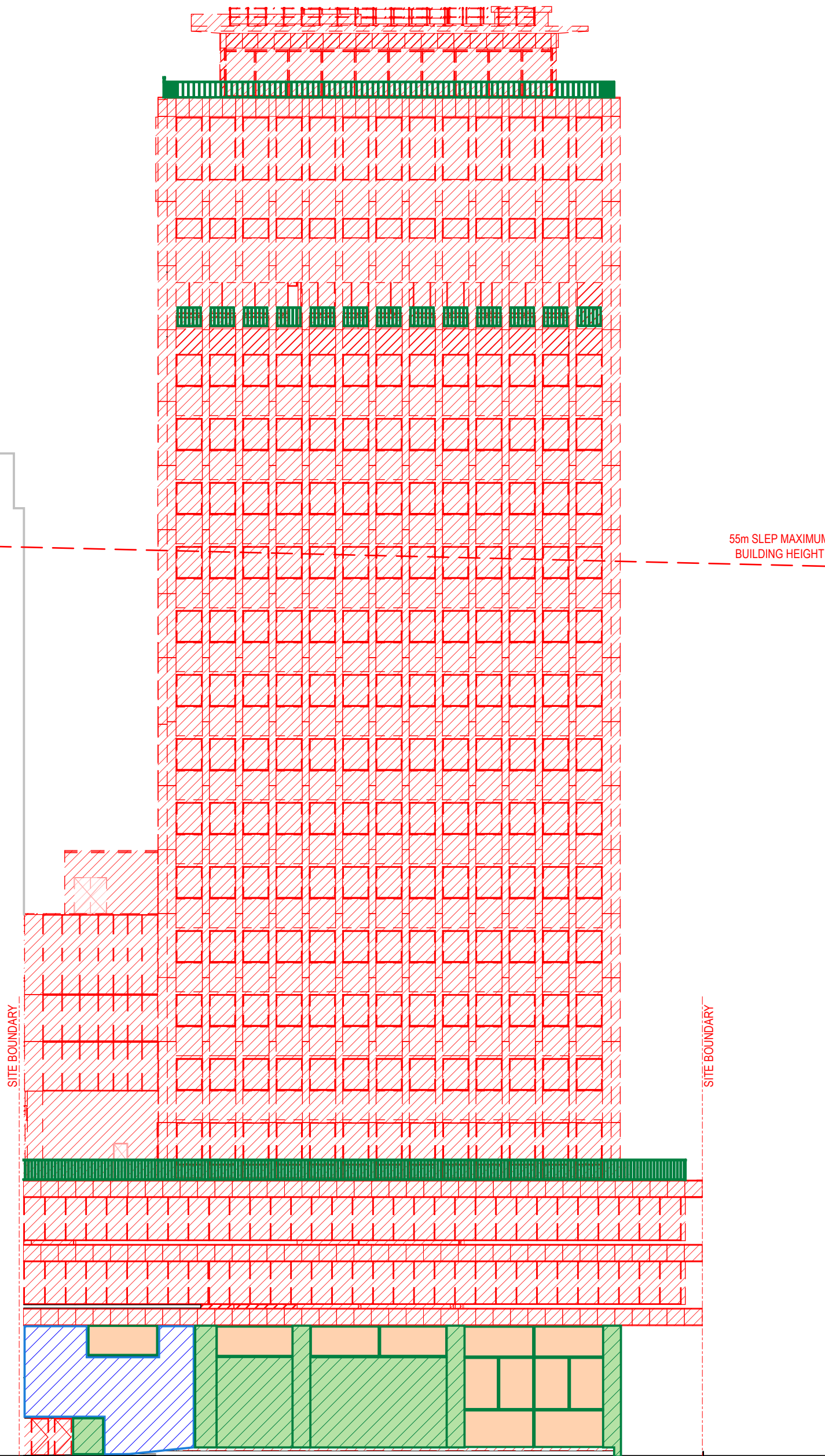


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RL 104.450
- EXISTING LEVEL 17
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- EXISTING LEVEL 16
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RL 85.870
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RL 48.700
- EXISTING LEVEL 2
RL 45.030
- EXISTING LEVEL 1
RL 41.380
- EXISTING LEVEL MEZZ
RL 37.420
- EXISTING GROUND
RL 32.840



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VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

REMIEDIATION LEGEND:

--- SITE BOUNDARY

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EXISTING ELEMENT TO BE DEMOLISHED AS APPROVED UNDER DA1 APPROVAL (DA-2025-407)

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approved

ZT

scale

1 : 250 @A1

prepared

KM

project no

230658.00

project

65 MP

drawing

REMIEDIATION - ELEVATION - EAST

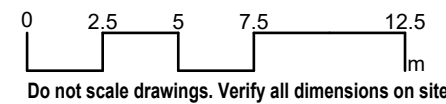
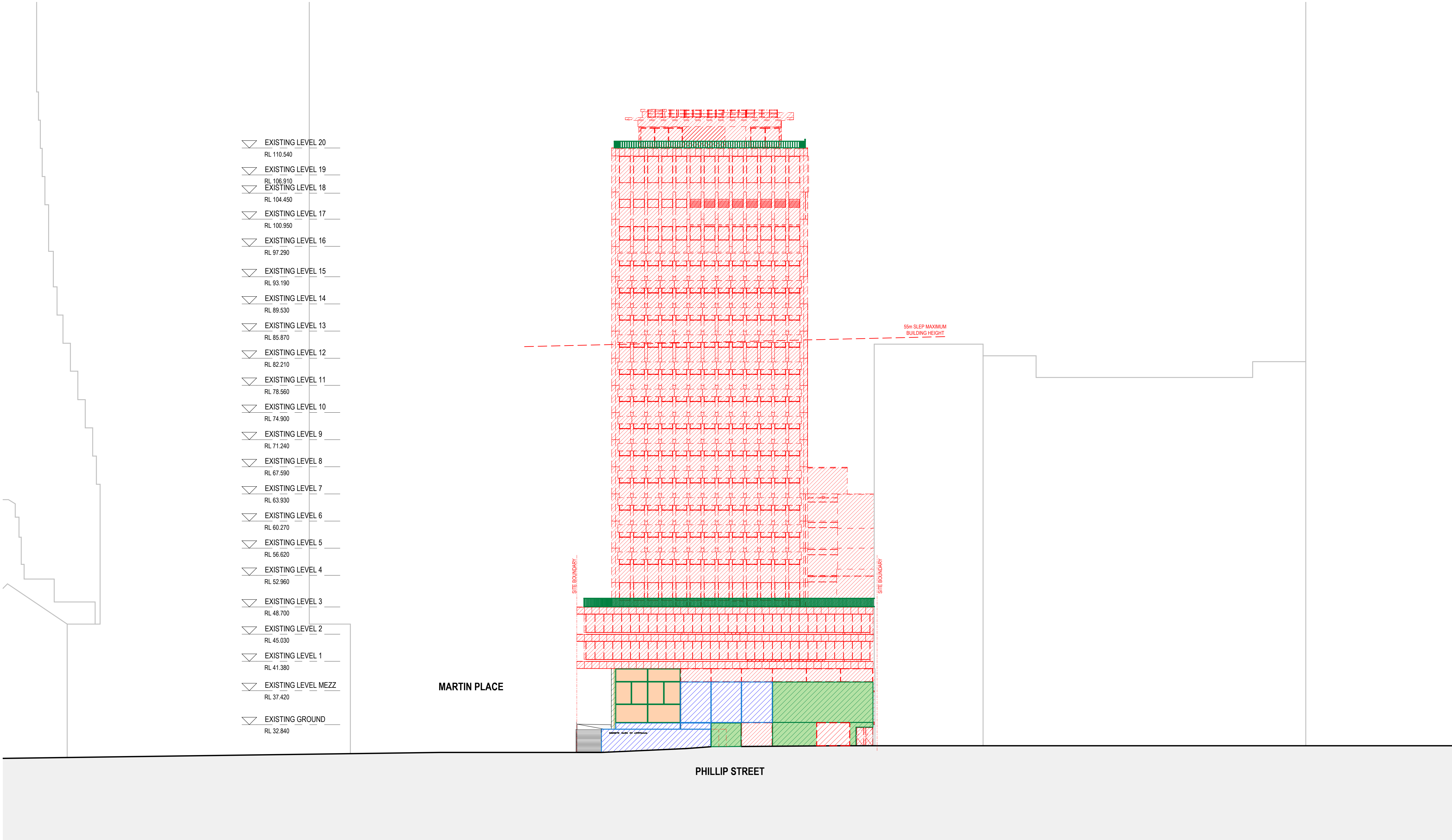
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revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

REMEDIATION LEGEND:

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ABN 90 131 245 684

approved	ZT	scale	1 : 250 @A1
prepared	KM	project no	230658.00

project

65 MP

drawing

REMEDIATION - ELEVATION - WEST

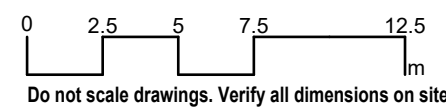
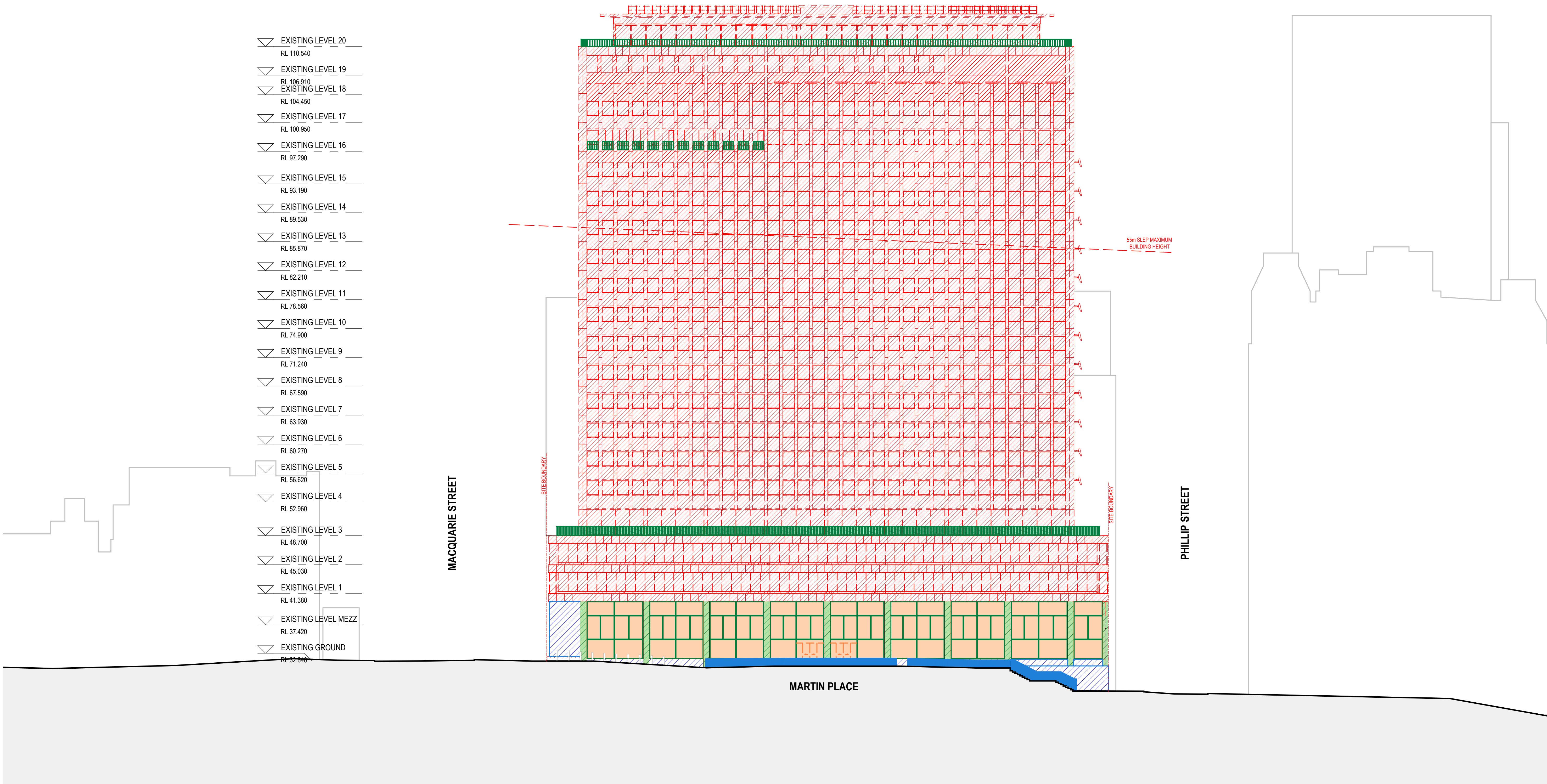
drawing no.

revision

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revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

REMIEDIATION LEGEND:

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approved	ZT	scale	1 : 250 @A1
prepared	KM	project no	230658.00

project 65 MP

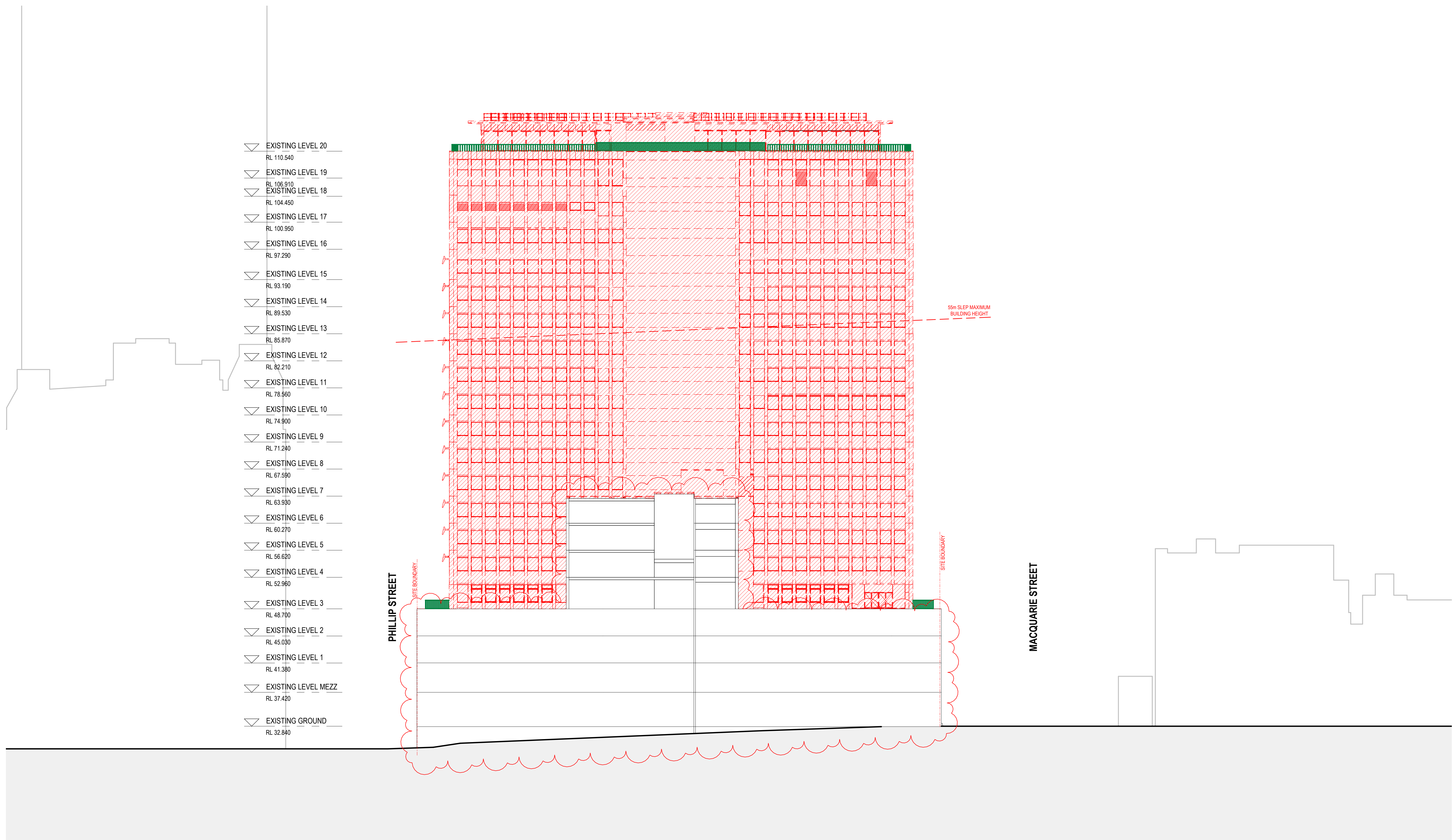
drawing

REMIEDIATION - ELEVATION - NORTH

drawing no. RBA-DRW-DA2-1162

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APPROVED UNDER DA1 APPROVAL (DA-2025-407)

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location	submission	scale	@A1
prepared	checked	approved	
KM	ZT	Approver	

project

65 MP

65 MARTIN PLACE, SYDNEY, NSW, 2000

drawing

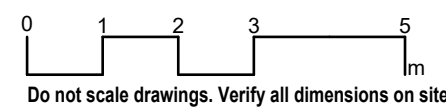
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project no	doc type	drawing no.
230658.00	DRW	DA2-1163

APPROVAL ID: RBA-DRW-DA2-1163	revision B 13/02/2026 9:11:00 AM
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Attachment B2

Selected Drawings

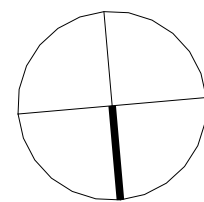


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[illegible]

LEGEND:

-  SITE BOUNDARY
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prepared	project no	
	KL	230658.00

project

65 MP

drawing

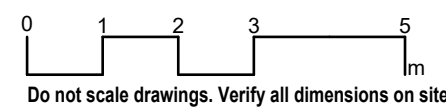
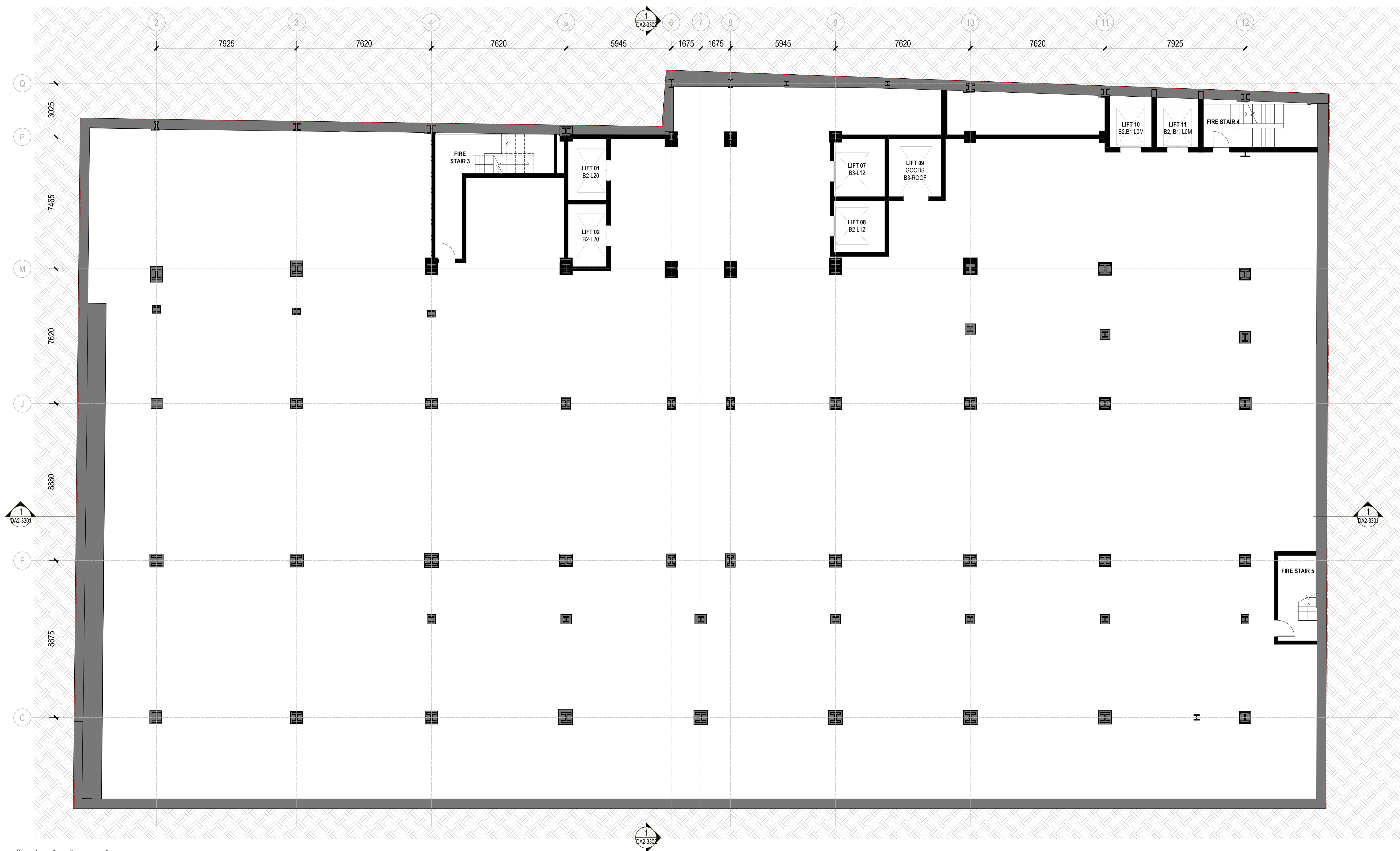
GENERAL ARRANGEMENT PLAN
- BASEMENT 3

drawing no.

revision

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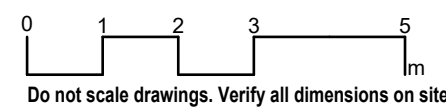
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project

65 MP

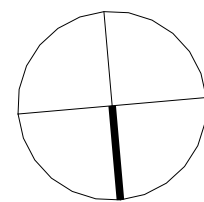


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LEGEND:

— • — • — SITE BOUNDARY

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approved	scale	1 : 100 @A1
prepared	project no	230658.00

project

65 MP

drawing

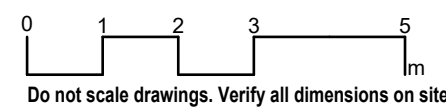
GENERAL ARRANGEMENT PLAN
- MEZZANINE

drawing no.

RBA-DRW-DA2-2006

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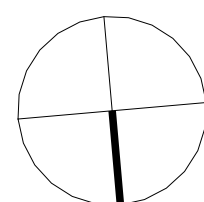


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LEGEND:

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prepared	ZT KM	project no 230658.00

project

65 MP

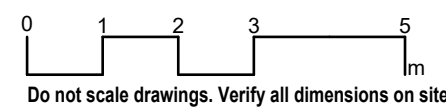
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GENERAL ARRANGEMENT PLAN

- LEVEL 1

drawing no. _____ revision _____

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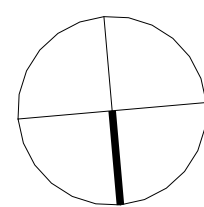


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TAS: Architectus Australia F109
VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

[illegible]

LEGEND:

-  SITE BOUNDARY
 EXISTING ELEMENT TO REMAIN
 PROPOSED WORK

GENERAL NOTES:

ALL EXISTING CONDITIONS SUCH AS STRUCTURES, FEATURES, LEVELS AND BOUNDARIES ARE SHOWN HERE INDICATIVELY BASED ON INTERPRETATION OF BEST INFORMATION CURRENTLY AVAILABLE, AND SHOULD NOT BE CONSTRUED AS EXACT ACCURATE REPRESENTATIONS OF ON-SITE CONDITIONS. ARCHITECTUS RECOMMENDS THAT ALL EXISTING CONDITIONS BE VALIDATED VIA DIGITAL SCANS, SURVEYS AND/OR OTHER METHODS OF MEASUREMENT AS DEEMED NECESSARY BY A SUITABLY QUALIFIED AND REGISTERED SURVEYOR AT THE EARLIEST AVAILABLE OPPORTUNITY.

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sydney@architectus.com.au

ABN 90 131 245 684

approved	scale	
	ZT	1 : 100 @A1
prepared	project no	
	KM	230658.00

project

65 MP

drawing

GENERAL ARRANGEMENT PLAN
- LEVEL 2

drawing no.	revision
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RBA-DRW-DA2-2102 A

[illegible]

— . — . — . — SITE BOUNDARY

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PROPOSED WORK

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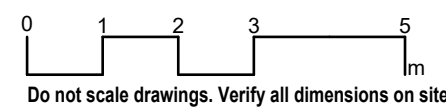
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ABN 90 131 245 684

location	submission	scale
		1 : 100 @
prepared	checked	approved
KM	ZT	Approver

ID: RBA-DRW-DA2-2103
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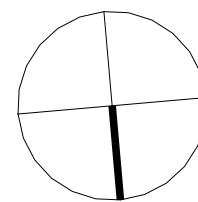


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[illegible]

LEGEND:

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ABN 90 131 245 684

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approved	scale	
	ZT	1 : 100 @A1
prepared	project no	
	KM	230658.00

project

65 MP

drawing

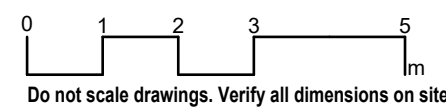
GENERAL ARRANGEMENT PLAN
- LEVEL 4

drawing no.

revision

RBA-DRW-DA2-2104

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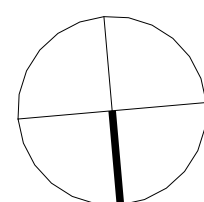


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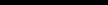
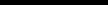
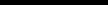
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[illegible]

LEGEND:

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ABN 90 131 245 684

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approved	scale	
	ZT	1 : 100 @A1
prepared	project no	
	KM	230658.00

project

65 MP

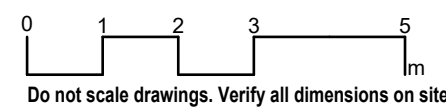
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GENERAL ARRANGEMENT PLAN
- LEVEL 5

drawing no.

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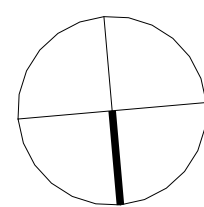


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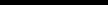
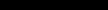
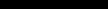
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[illegible]

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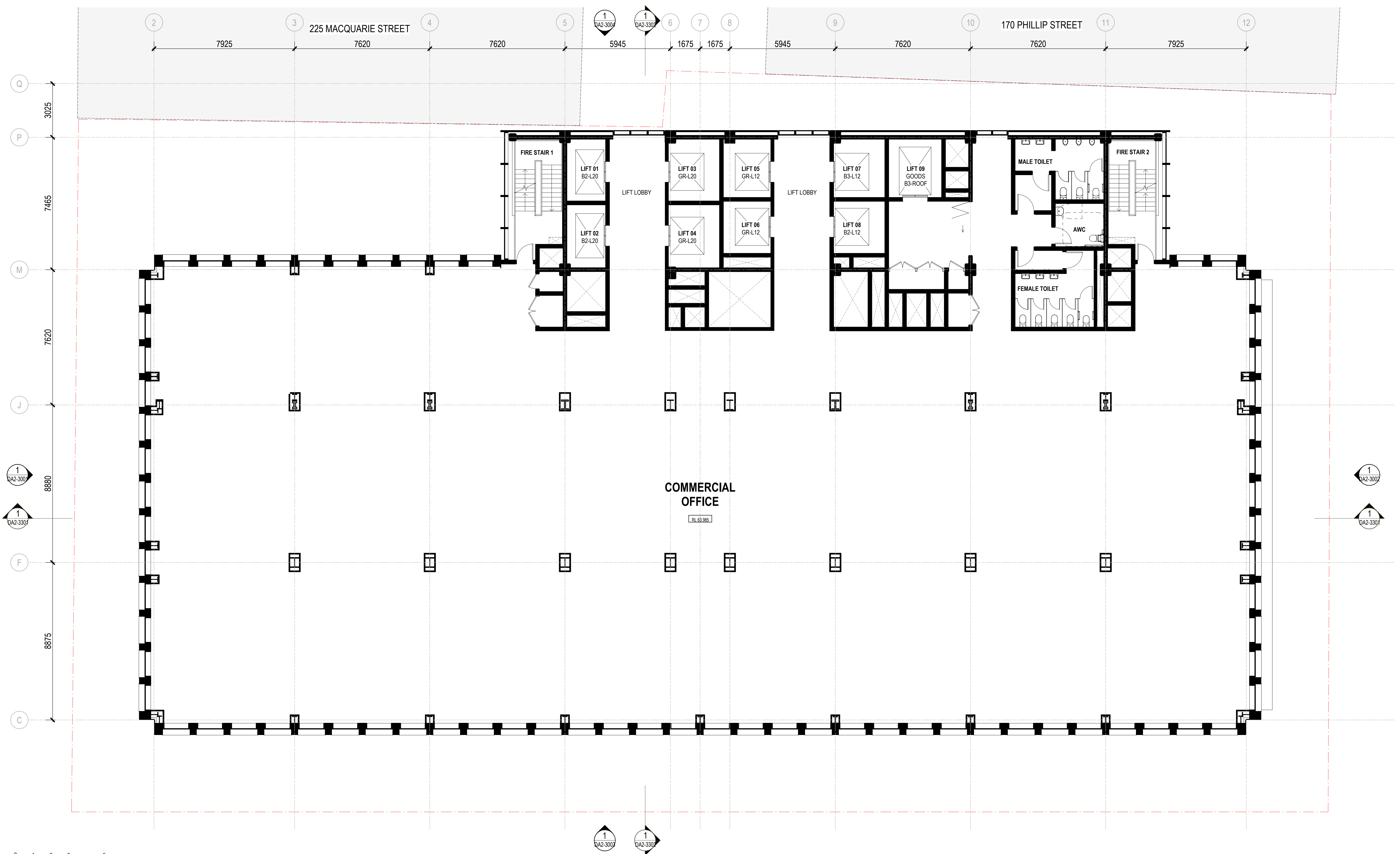
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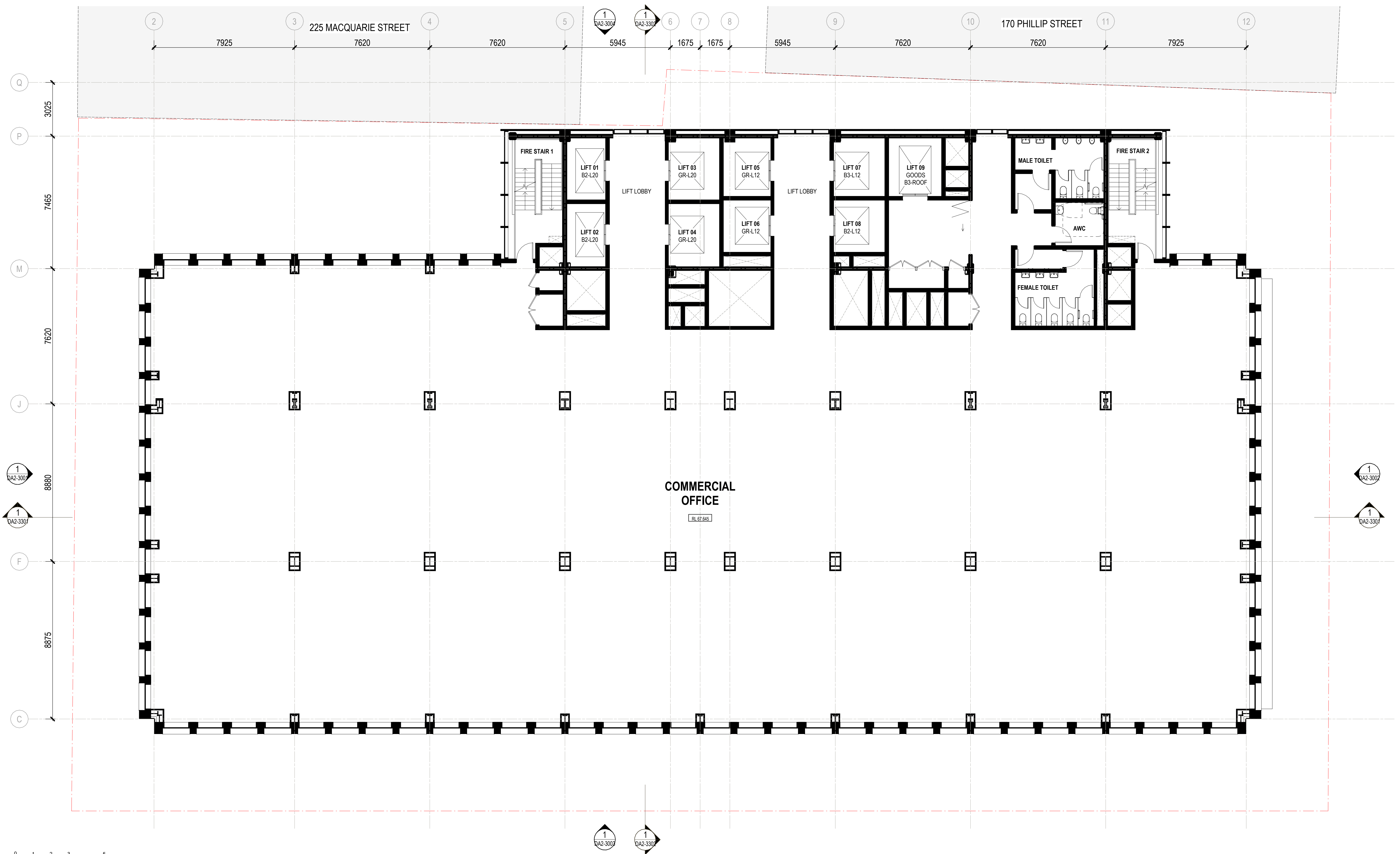
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- LEVEL 6

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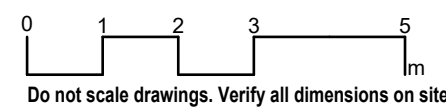


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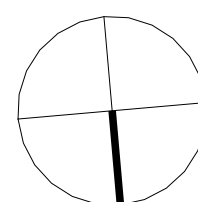


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[illegible]

LEGEND:

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 EXISTING ELEMENT TO REMAIN
 PROPOSED WORK

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ABN 90 131 245 684

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approved	scale	1 : 100 @A1
prepared	ZT KM	project no 230658.00

project

65 MP

drawing

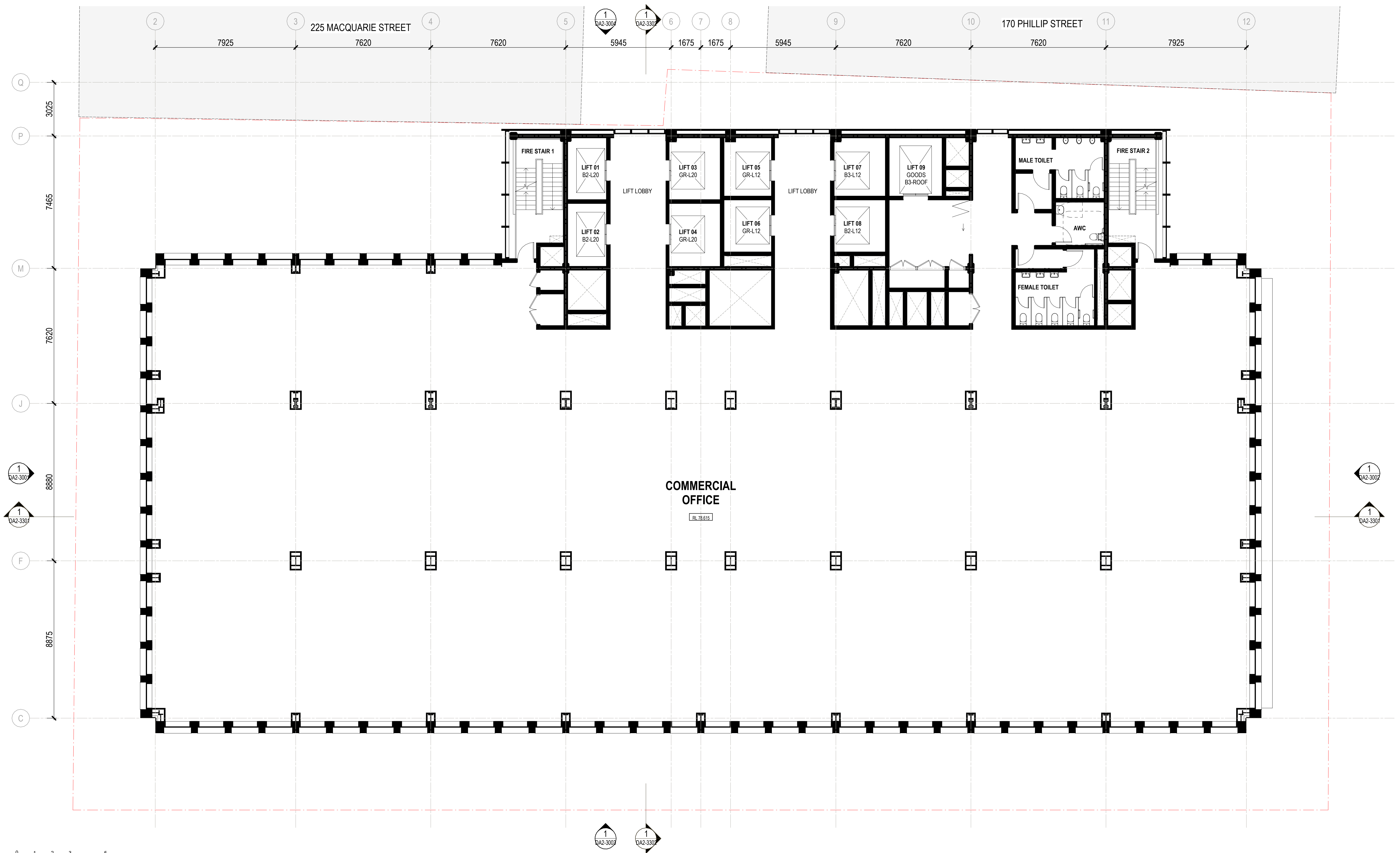
GENERAL ARRANGEMENT PLAN
- LEVEL 10

drawing no.

revision

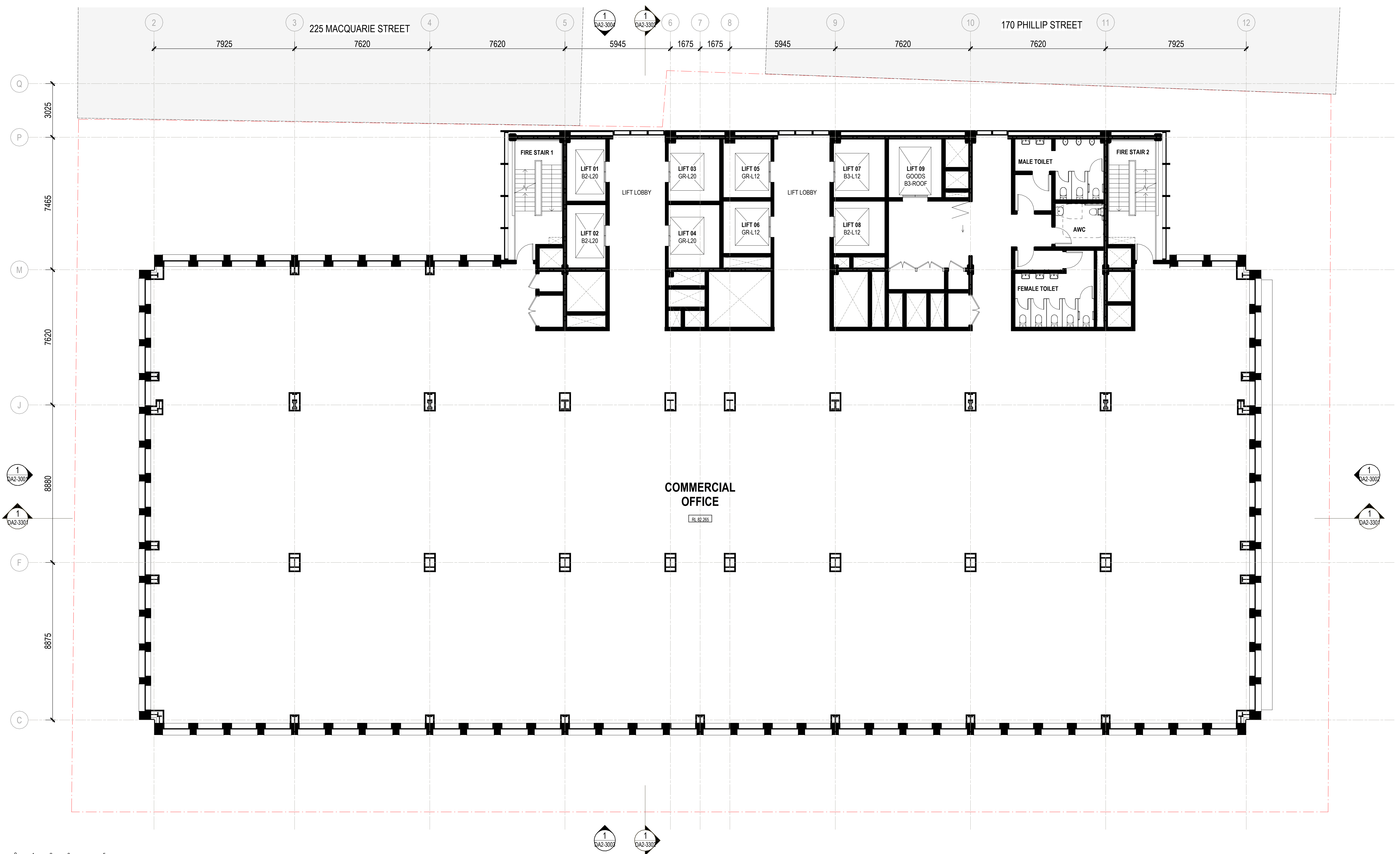
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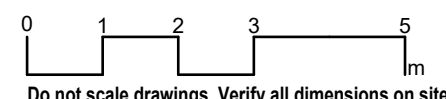


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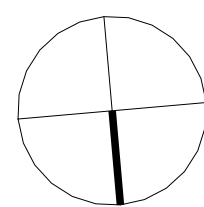
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LEGEND:

- SITE BOUNDARY
 EXISTING ELEMENT TO REMAIN
 PROPOSED WORK

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approved	scale	
	ZT	1 : 100 @A1
prepared	project no	
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project

65 MP

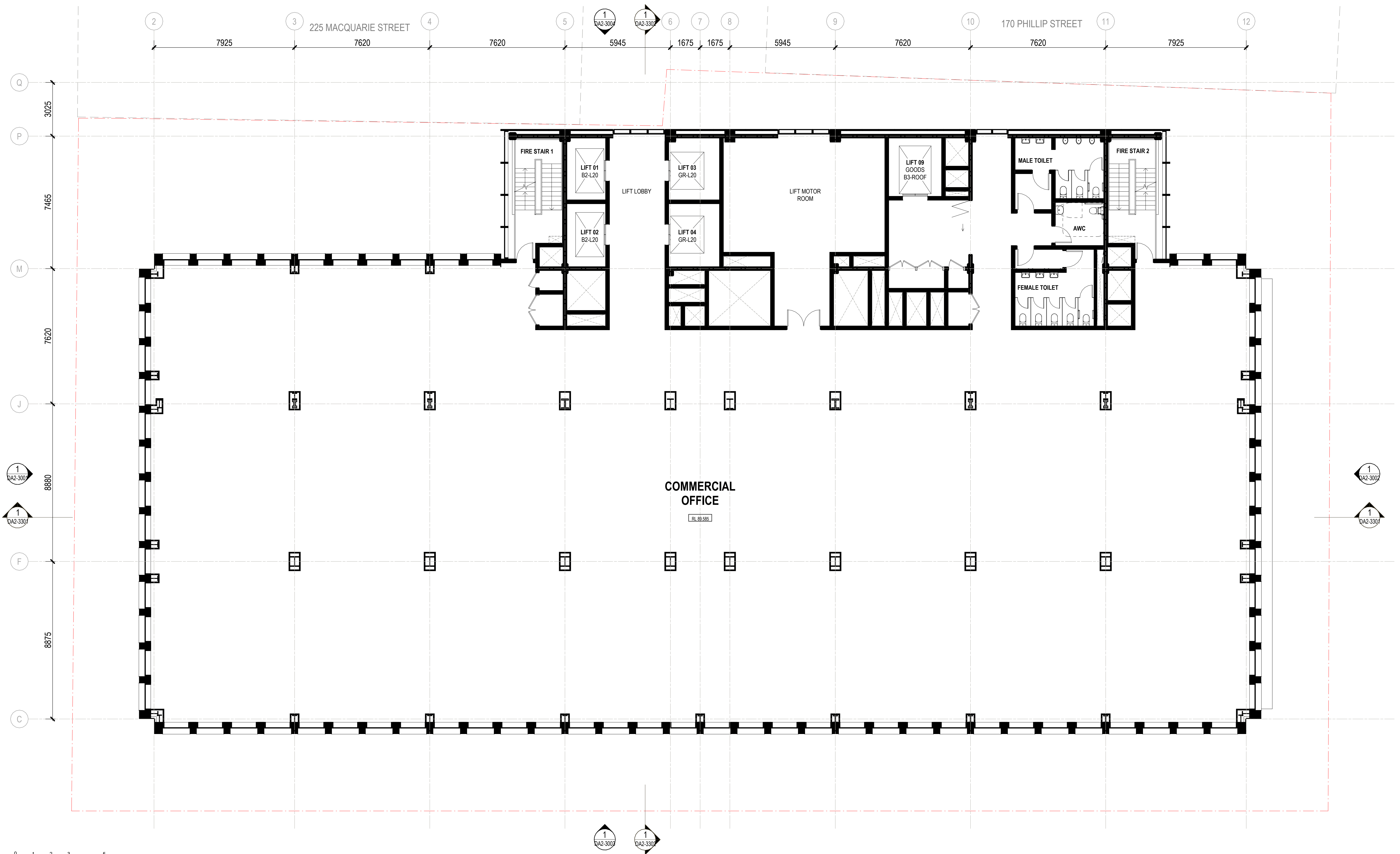
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GENERAL ARRANGEMENT PLAN
- LEVEL 13

drawing no. _____ revision _____

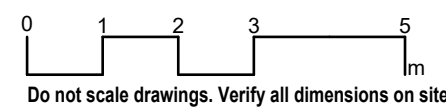
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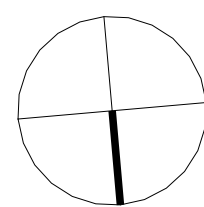


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Townsville			ABN 90 131 245 684
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	ZT		1 : 100 @A1
prepared		project no	
	KM		230658.00

project

65 MP

drawing

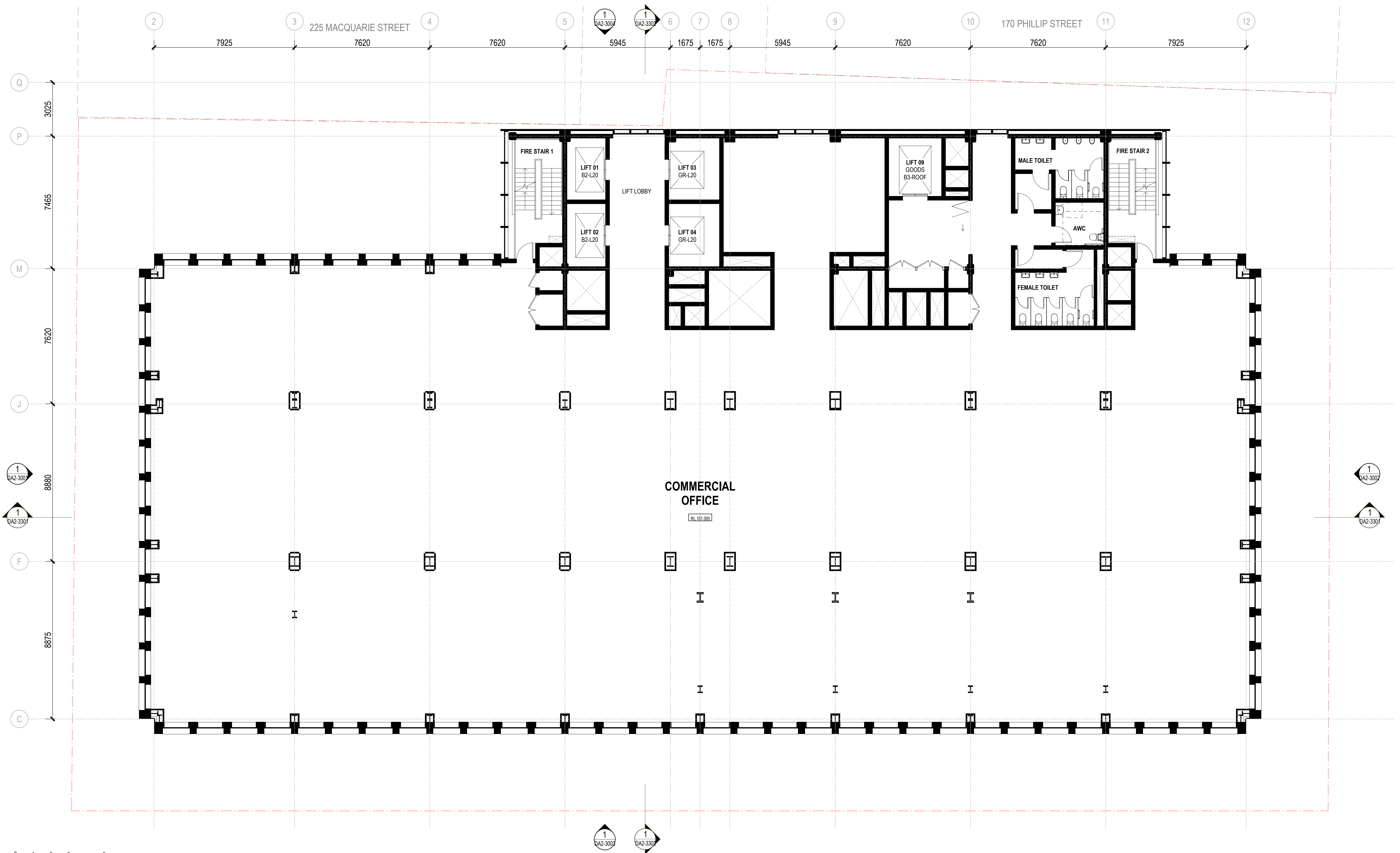
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- LEVEL 15

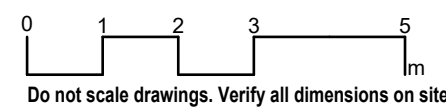
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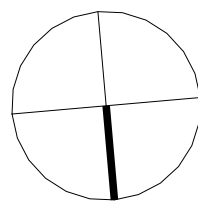
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PROPOSED WORK

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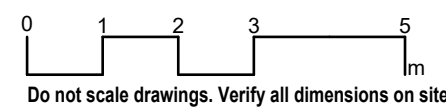
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65 MP

GENERAL ARRANGEMENT PLAN
- LEVEL 18

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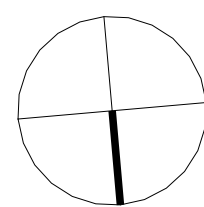


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LEGEND:

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approved	scale	
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project

65 MP

drawing

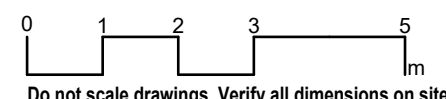
GENERAL ARRANGEMENT PLAN
- LEVEL 19

drawing no.

revision

RBA-DRW-DA2-2119

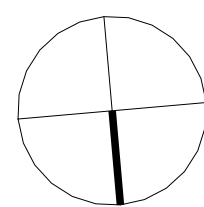
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QLD: Lawrence Toaldo 3117
SA: Architectus Australia 3426
TAS: Architectus Australia F109
VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

[illegible]

LEGEND:

- SITE BOUNDARY
 EXISTING ELEMENT TO REMAIN
 PROPOSED WORK

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ABN 90 131 245 684

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	ZT	1 : 100 @A1
prepared	project no	
	KM	230658.00

project

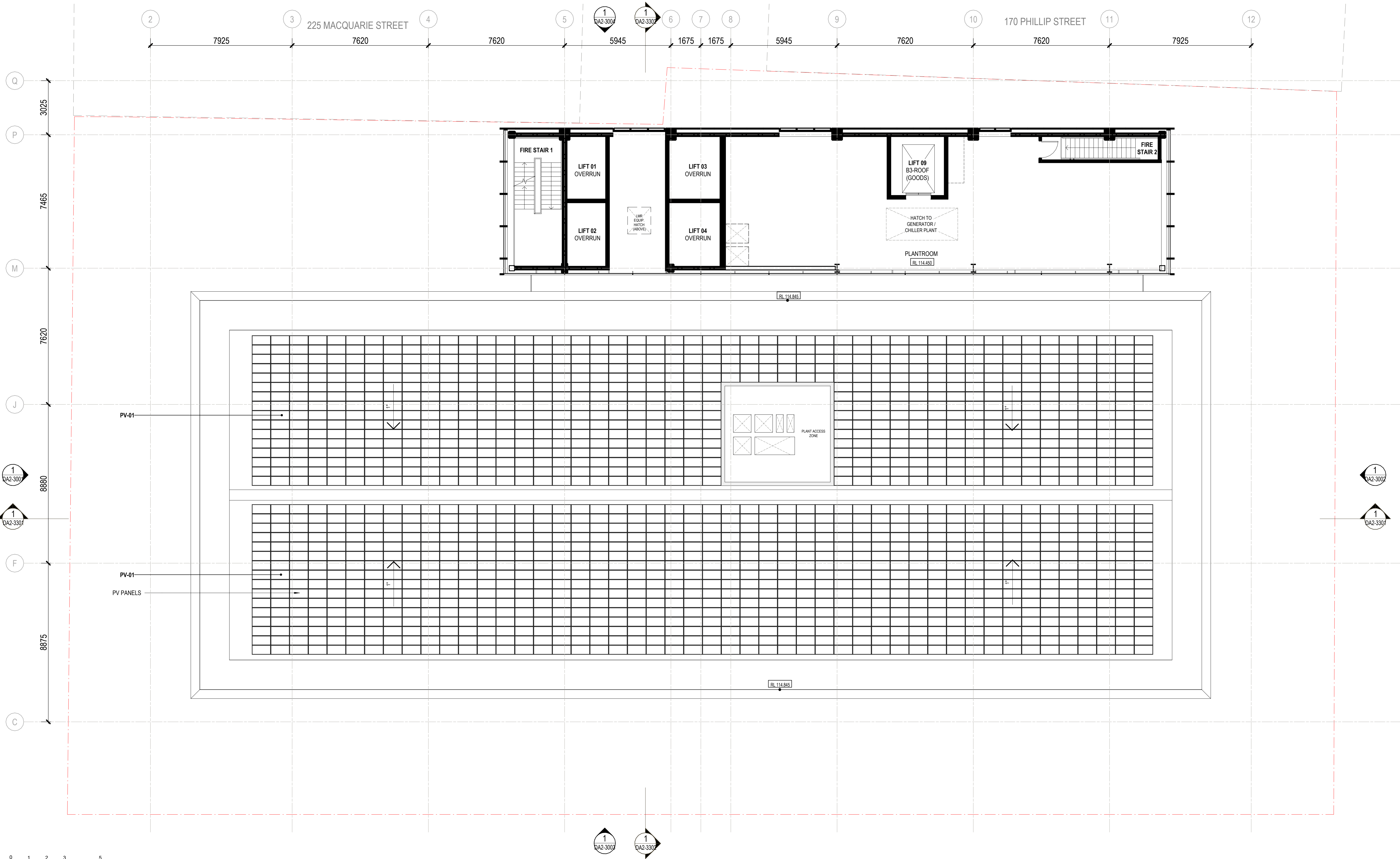
65 MP

drawing

GENERAL ARRANGEMENT PLAN
- LEVEL 20

drawing no.	revision
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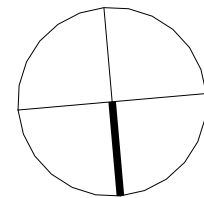
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revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25



LEGEND:
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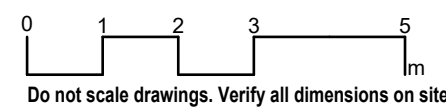
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approved	ZT	scale	1 : 100 @A1
prepared	KM	project no	230658.00

project	65 MP
drawing	
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drawing no.	revision
RBA-DRW-DA2-2121	A

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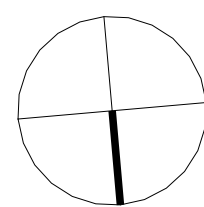


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LEGEND:

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prepared	project no	
	KM	230658.00

project

65 MP

drawing

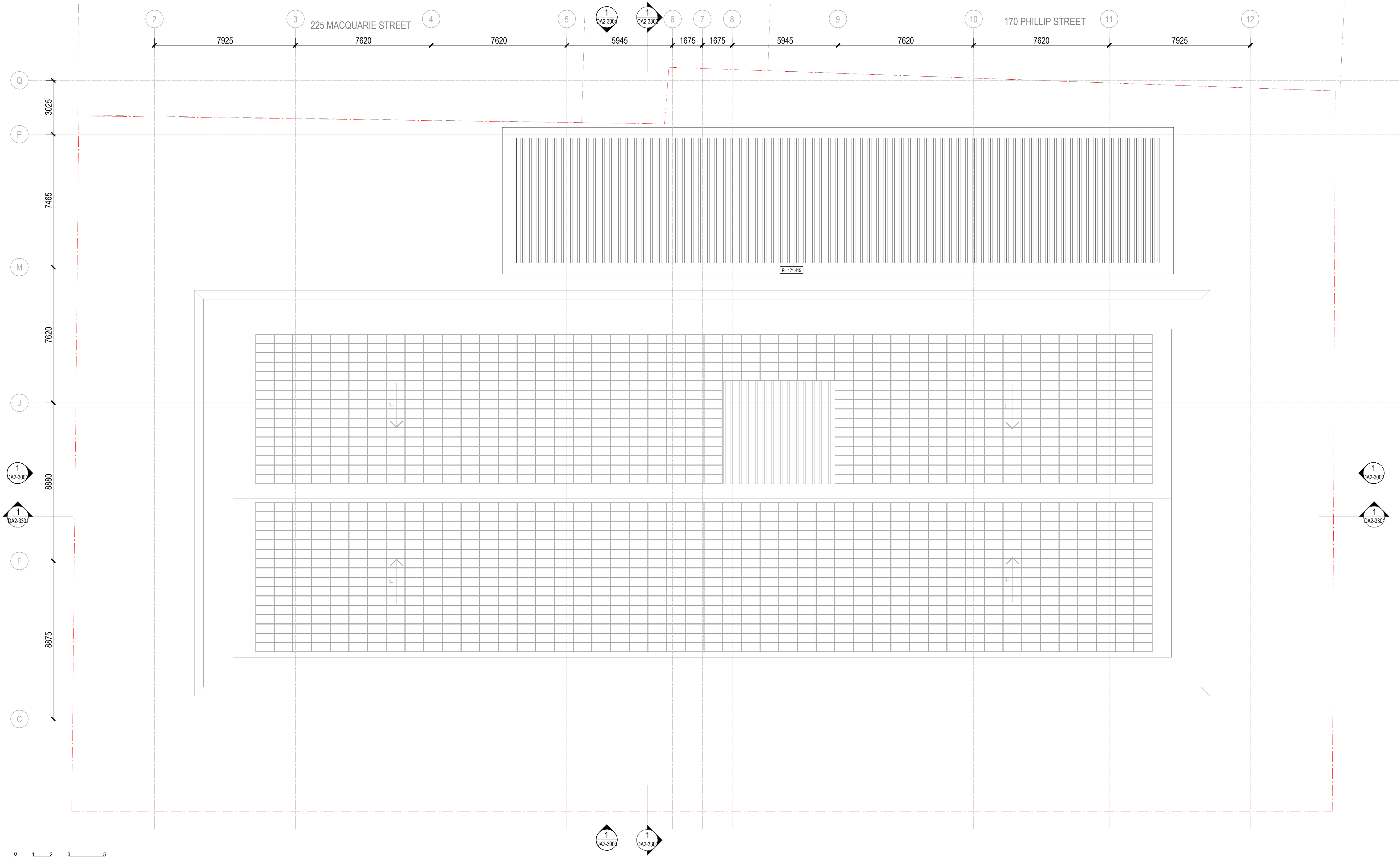
GENERAL ARRANGEMENT PLAN - LIFT MACHINE ROOM

drawing no.

revision

RBA-DRW-DA2-2122

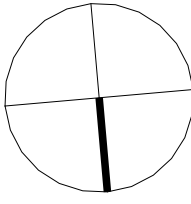
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revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25



- LEGEND:**
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 - PROPOSED WORK

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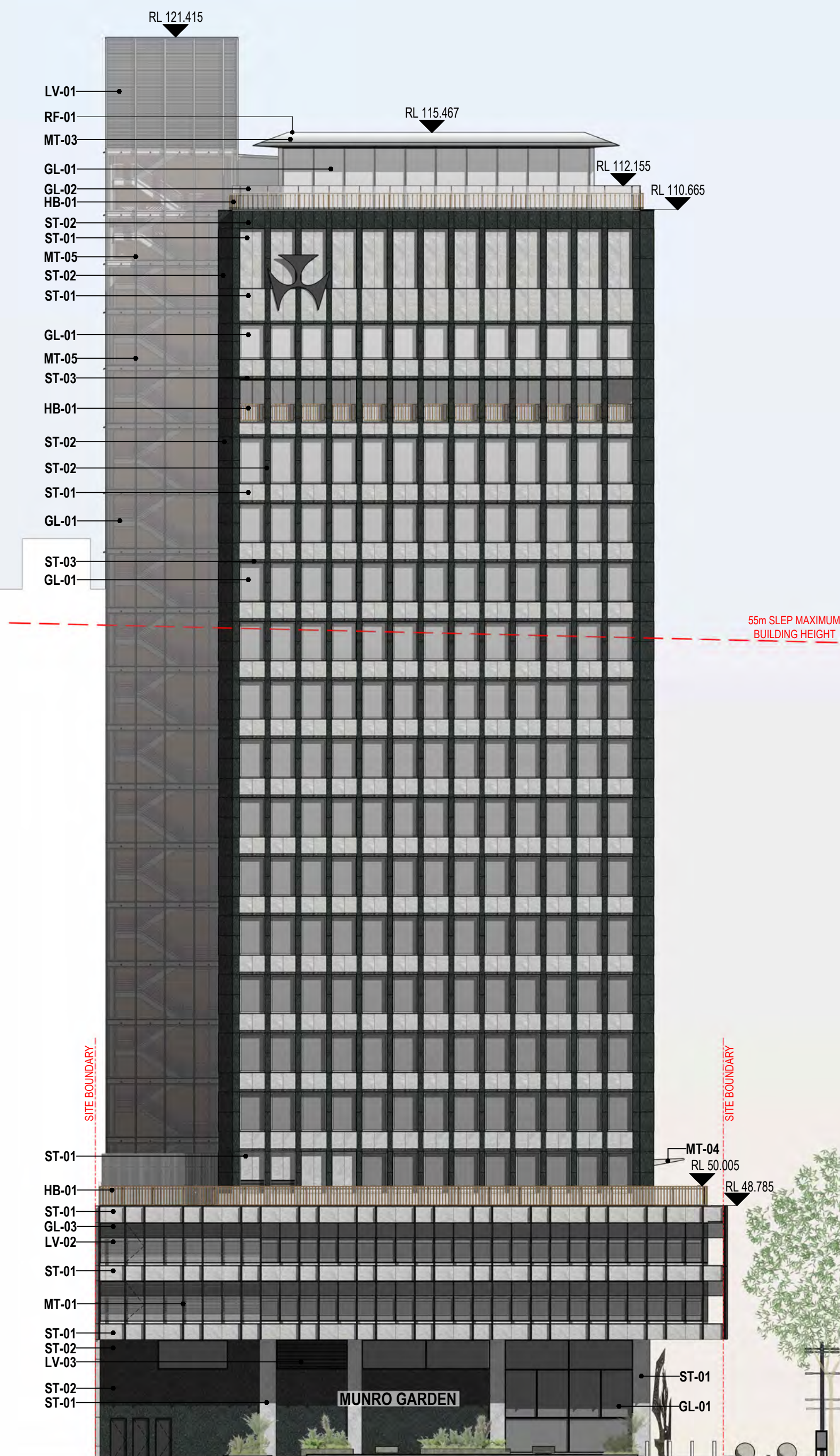
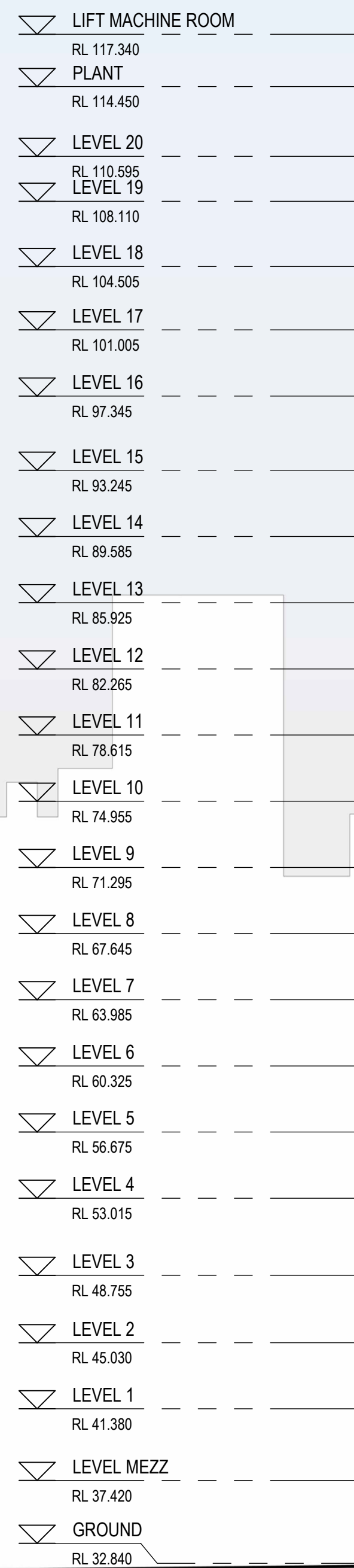
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approved	ZT	scale	1 : 100 @A1
prepared	KM	project no	230658.00

project	65 MP
drawing	
GENERAL ARRANGEMENT PLAN - ROOF PLAN	
drawing no.	revision
RBA-DRW-DA2-2123	A

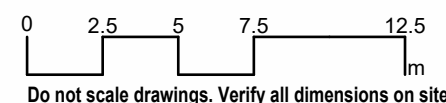
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MACQUARIE STREET



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 WA: Architectus Australia 3209, Ray Brown 2929

[illegible]

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins	LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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approved	scale	
	ZT	1:250 @A
prepared	project no	
	JD	230658.0

project

65 MP

drawing

ELEVATIONS - EAST

drawing no.	revision
RBA-DRW-DA2-3001	A

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PHILLIP STREET

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 WA: Architectus Australia 3209, Ray Brown 2929

[illegible]

ST-01	Grey Stone Cladding
ST-02	Black Stone Cladding Polished
ST-03	Black Stone Cladding Honed
GL-01	Low Iron Glazing
GL-02	Glass Balustrade - L3, L16, L20 Terrace
GL-03	Glazed Sun Shading - Podium
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins

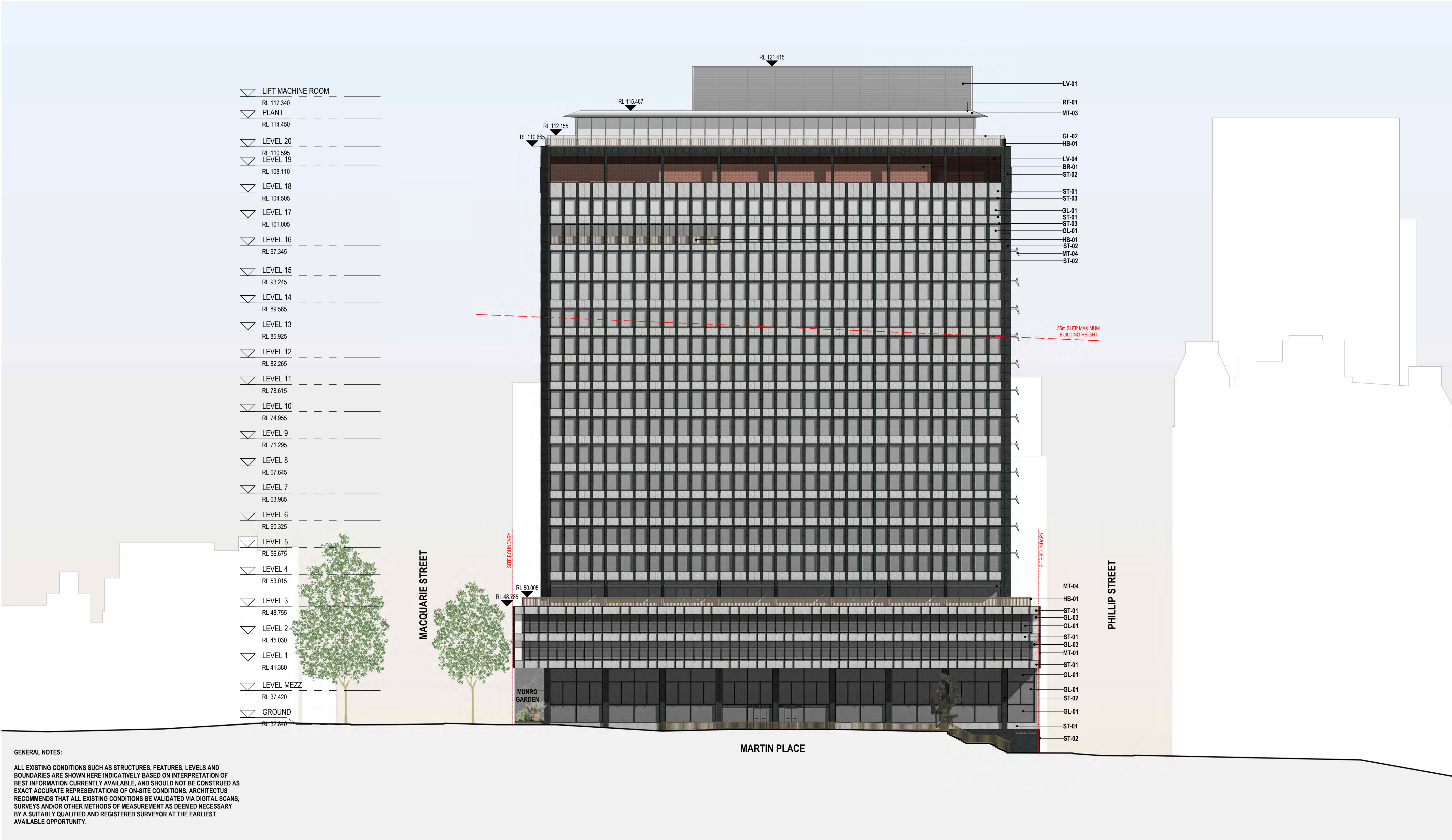
MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
MT-03	Stainless Steel Cladding
MT-04	Natural Anodised Aluminium
MT-05	Aluminium Fin to match MT-03
RF-01	PV Integrated Roof Tile - L20 Pavilion
BR-01	Masonry L18-19 Plant Colour - to match existing brick

LV-01	Stainless Steel Horizontal Louvres
LV-02	Natural Anodised Aluminium Louvres
LV-03	Powdercoat Aluminium Louvres Colour - Black
LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
RF-01	PV Integrated Roof Tile
HB-01	Existing Heritage Balustrade

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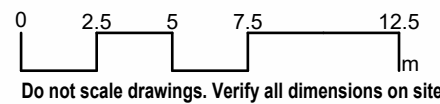
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prepared	checked	approved
JD	ZT	Approver

drawing		
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project no	doc type	drawing no.
230658.00	DRW	DA2-3002
		revision
APPROVAL		B
ID: RBA-DRW-DA2-3002		13/02/2026 10:57:24 AM



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WA: Architectus Australia 3209, Ray Brown 2929

revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
LV-01	Stainless Steel Horizontal Louvres		
LV-02	Natural Anodised Aluminium Louvres		
LV-03	Powdercoat Aluminium Louvres Colour - Black		
LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01		
RF-01	PV Integrated Roof Tile		
HB-01	Existing Heritage Balustrade		

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scale

1:250 @A1

prepared

project no

230658.00

project

65 MP

drawing

ELEVATIONS - NORTH

drawing no.

RBA-DRW-DA2-3003

revision

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MATERIALS LEGEND			
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ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavilion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins	LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
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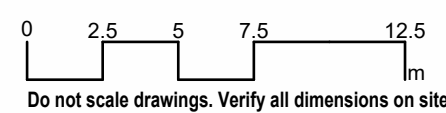
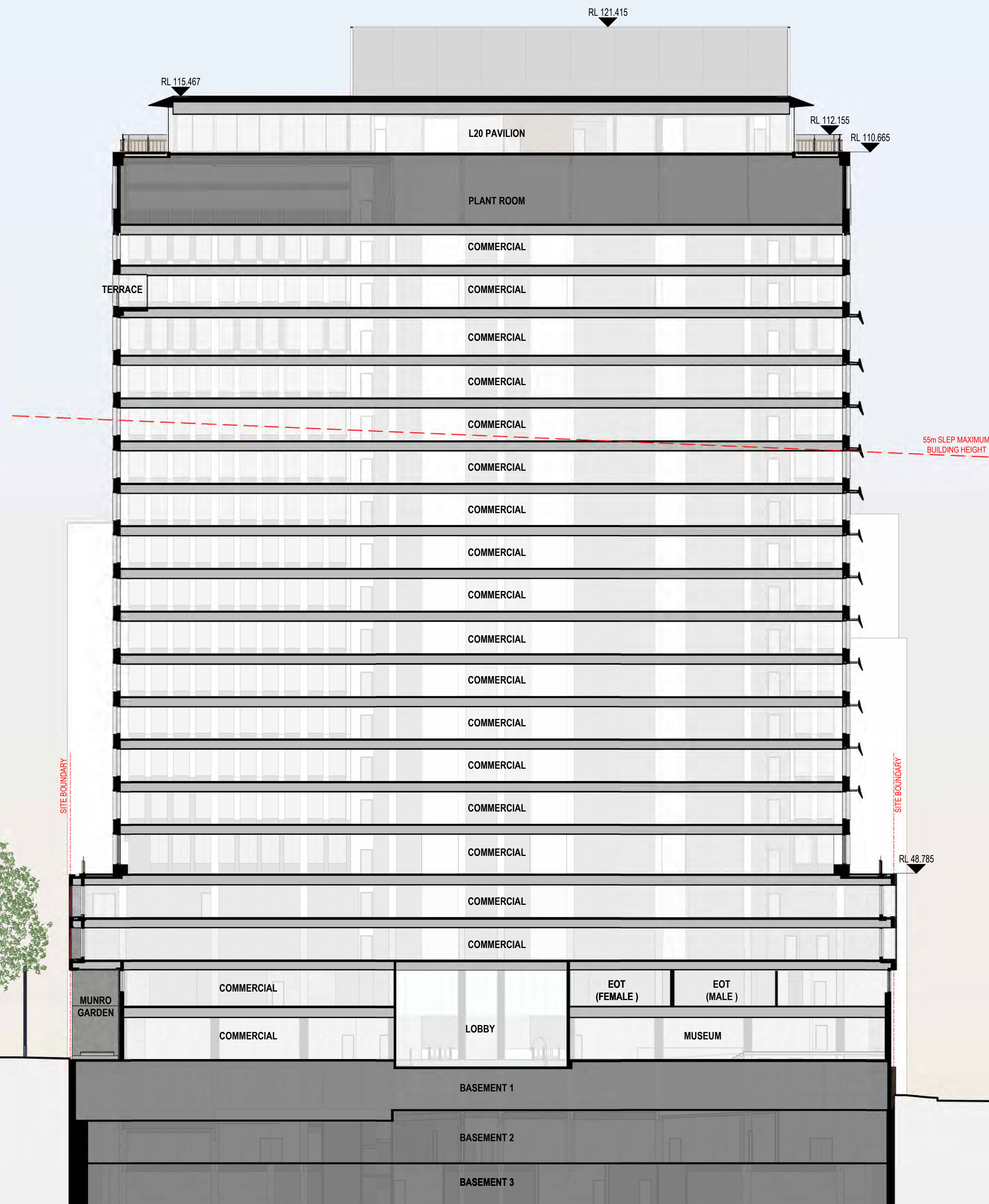
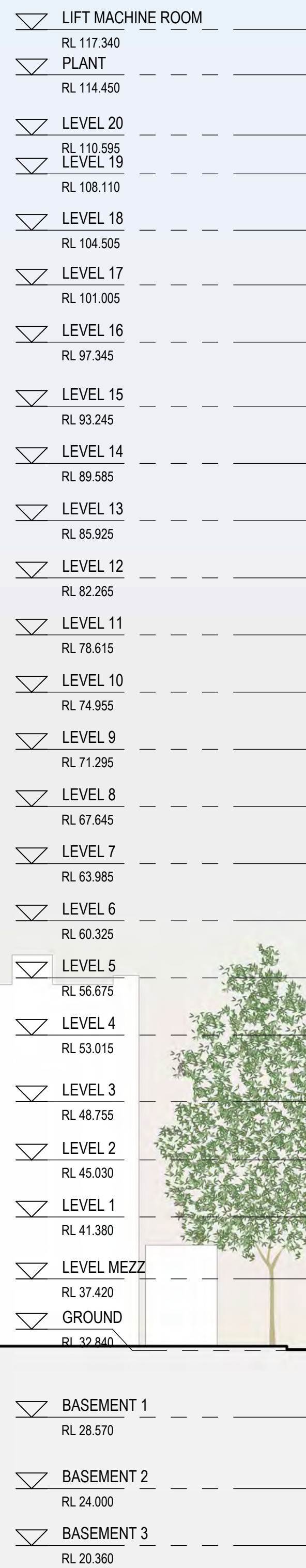
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location	submission	scale
prepared	checked	1 : 250 @A1
JD	ZT	Approver

project		65 NSW	
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drawing			
ELEVATIONS - SOUTH			
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ABN 90 131 245 684

approved	scale	
	ZT	1:250 @A
prepared	project no	
	JD	230658.0

project

65 MP

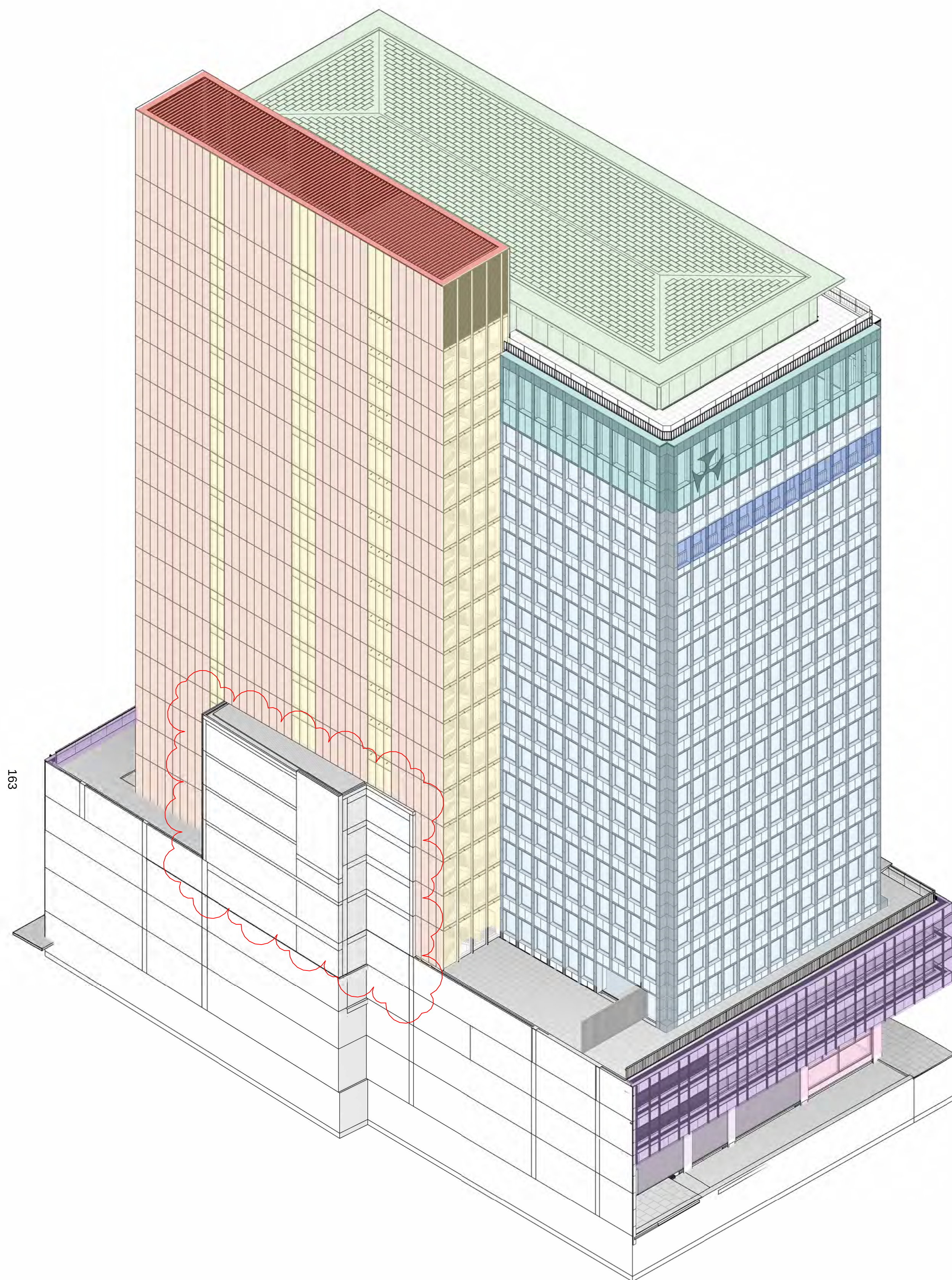
drawing

EAST-WEST SECTION

drawing no.
revision

RBA-DRW-DA2-3301 A

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1 GENERAL FACADE TYPES - SOUTH-EAST AXO

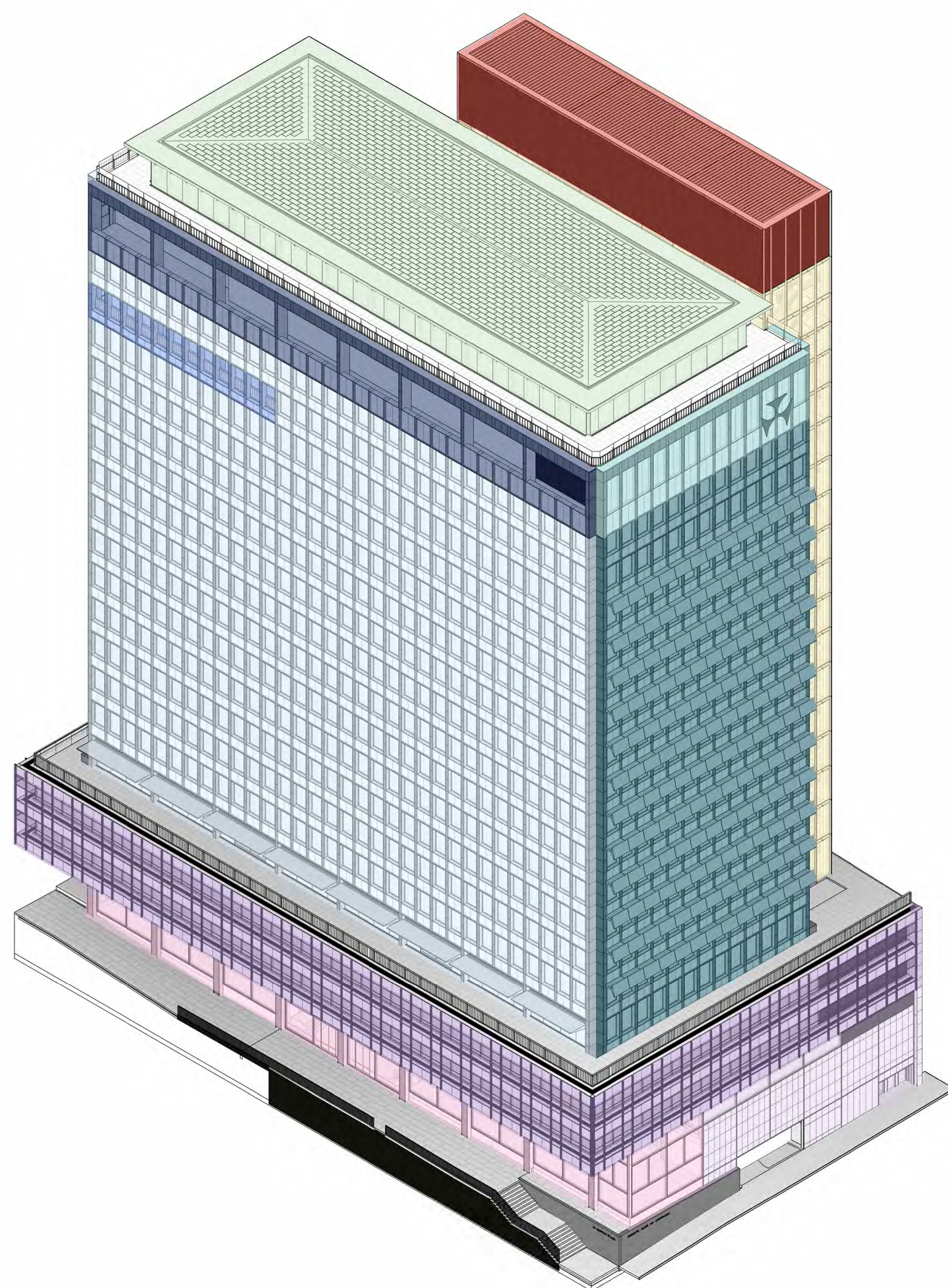
SCALE:

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[illegible]

2 GENERAL FACADE TYPES - NORTH-WEST AXO

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ABN 90 131 245 684

location	submission	scale
prepared	checked	approved
CH	ZT	Approver

- Tower Core - Plant Room**
Stainless Steel Louvres
 - Tower Core - South**
Stainless Steel Rainscreen
 - Tower Core - East & West**
Fully Glazed Curtain Wall
 - Level 20 Pavilion**
Shopfront Glazing & Integrated Solar Panel
Roof Tiles
 - Tower - West**
Natural Stone Cladding, Window Wall Glazing with
Projected Shading Devices
 - Tower - Plant Room East, West & South**
Curtain Wall with Integrated Natural Stone
 - Tower - North, East & South**
Curtain Wall Glazing with Integrated Natural Stone
 - Tower - Balcony**
Curtain Wall with Integrated Natural Stone &
Heritage Balustrade
 - Tower - Plant Room North**
Natural Stone Cladding & Recessed Masonry Wall
 - Podium - Level 1&2**
Recessed Window Wall Glazing, Natural Stone
Cladding, Vertical Fins & Shading Panels
 - Ground Floor - East & West**
Natural Stone Cladding
 - Ground Floor**
Shopfront Windows, Natural Stone Cladding

project

65 MP

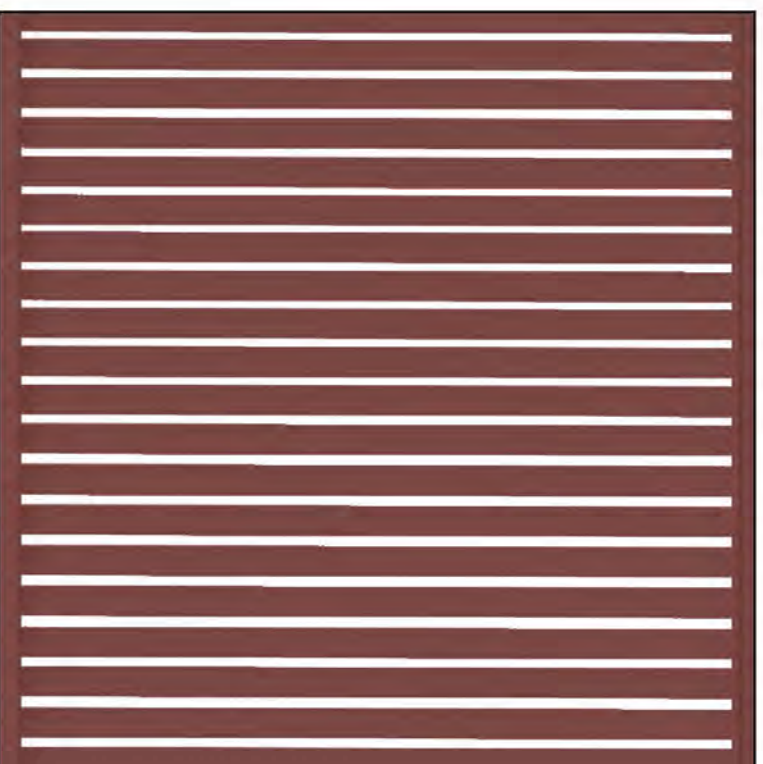
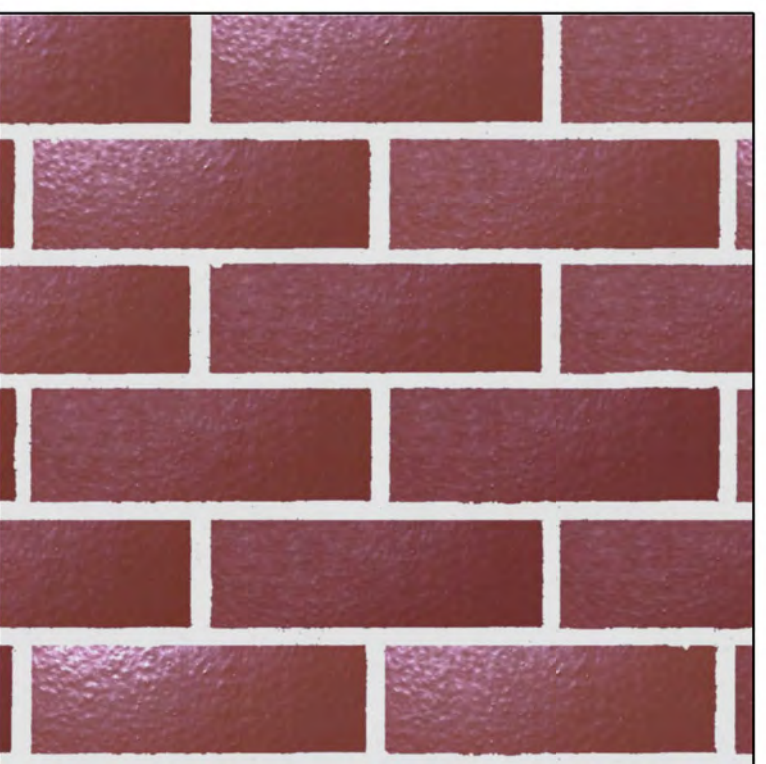
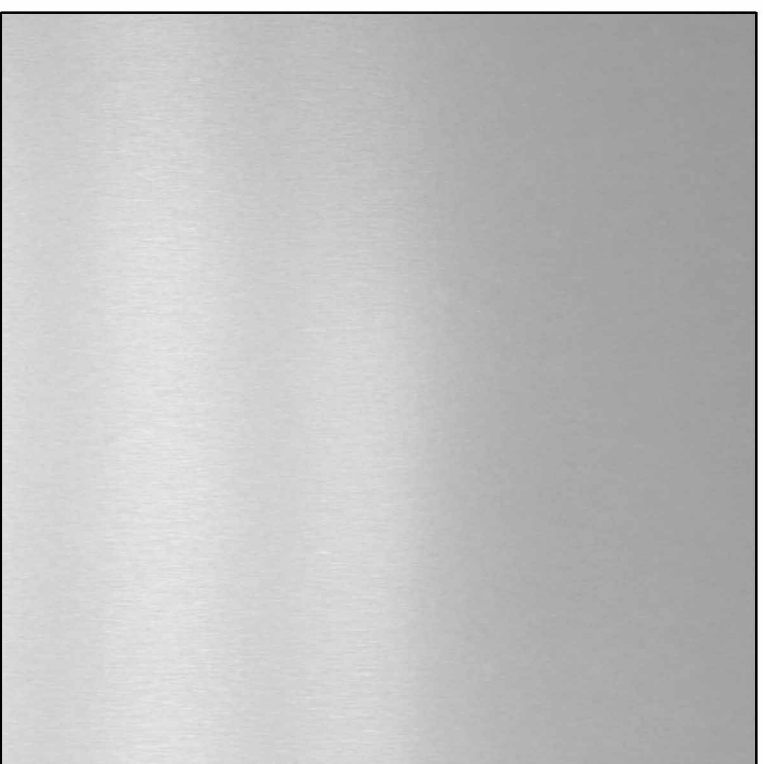
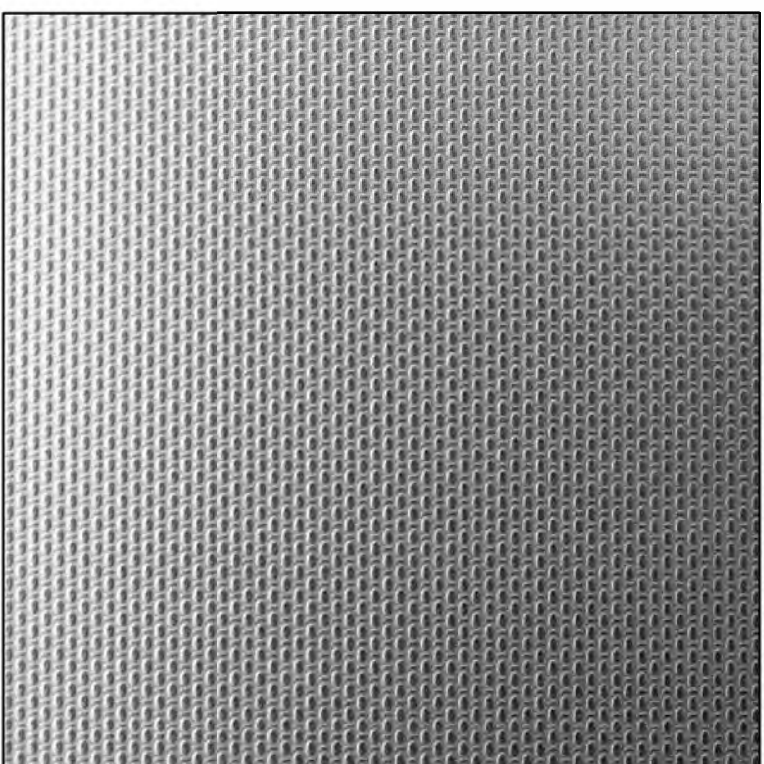
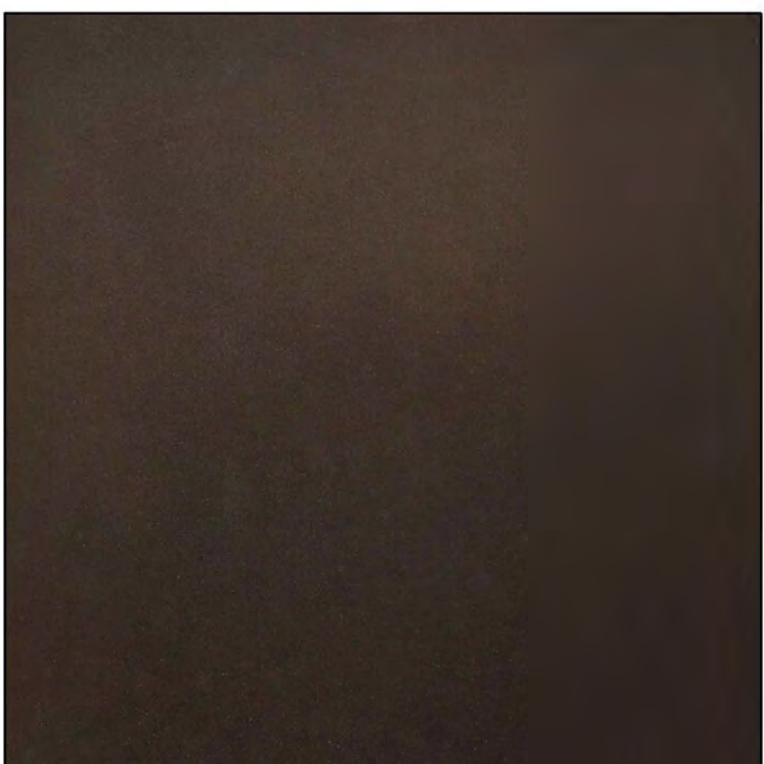
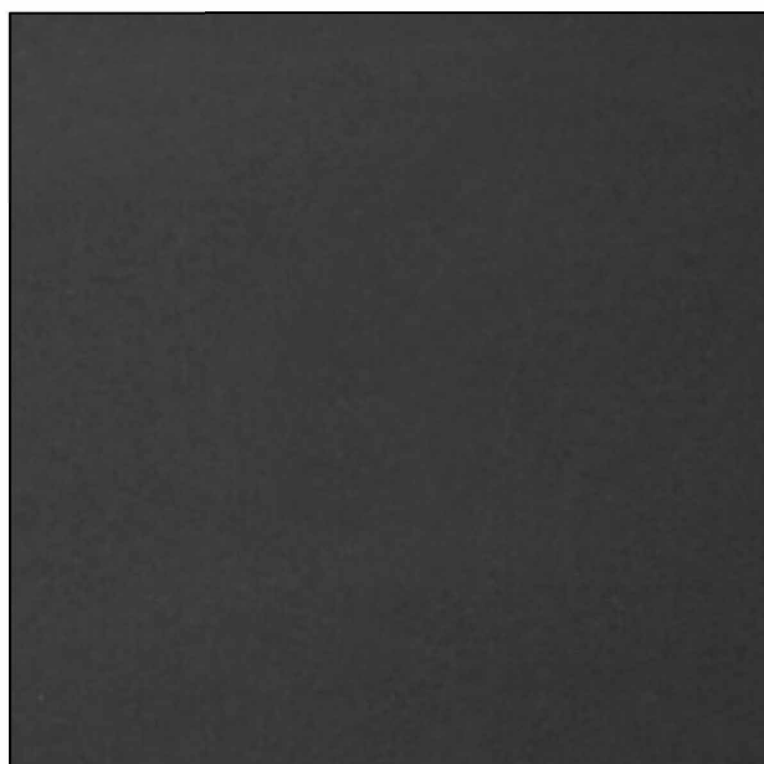
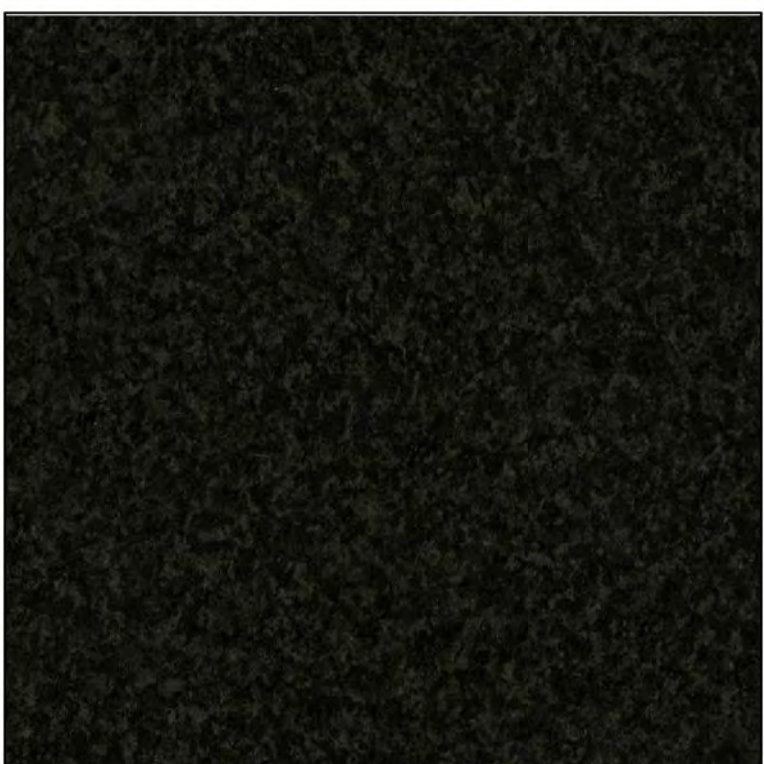
65 MARTIN PLACE, SYDNEY, NSW, 2000

FACADE DETAILS - GENERAL

FACADE TYPES

project no	doc type	drawing no.
230658.00	DRW	DA2-4100

APPROVAL
 ID: RBA-DRW-DA2-4100

[illegible]

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins	LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade



1 PROPOSED MARTIN PLACE GROUND FLOOR ELEVATION
SCALE: 1 : 100

0 1 2 3 5 m
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QLD: Lawrence Toaldo 3117
SA: Architectus Australia 3426
TAS: Architectus Australia F109
VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
		LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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ABN 90 131 245 684
approved ZT scale 1:100 @A1
prepared CH project no 230658.00

project 65 MP
drawing
DETAILED ELEVATION - MARTIN PLACE
drawing no. revision
RBA-DRW-DA2-4104 A
14/11/2025 9:32:30 AM

project

65 MP

drawing

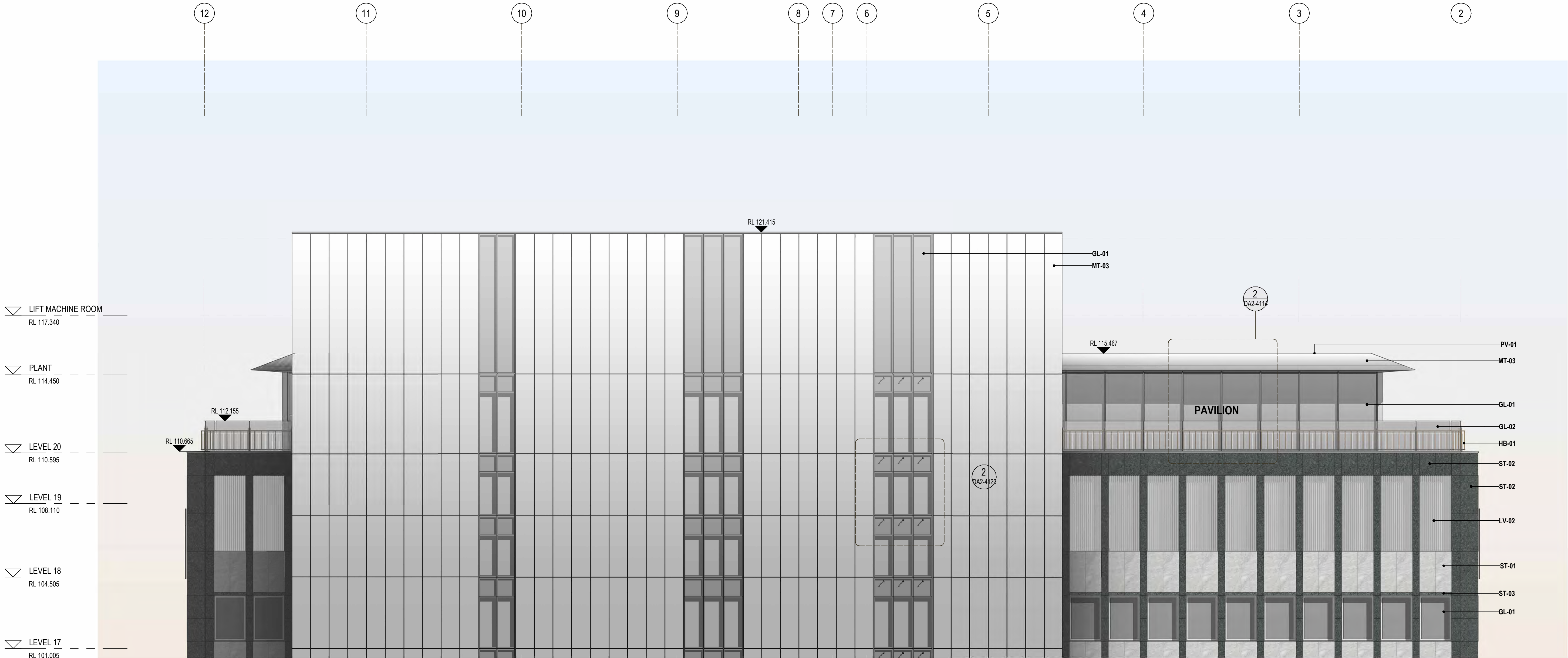
DETAILED ELEVATION - LEVEL
20 PAVILION WEST

drawing no. revision

RBA-DRW-DA2-4105 **A**

14/11/2025 1:50:35 PM

project		65 MP	
drawing		revision	
DETAILED ELEVATION - LEVEL 20 PAVILION EAST			
drawing no.		revision	
RBA-DRW-DA2-4106		A	
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1 PROPOSED LEVEL 20 SOUTH ELEVATION
SCALE: 1 : 100

0 1 2 3 5 m
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TAS: Architectus Australia F109
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WA: Architectus Australia 3209, Ray Brown 2929

revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
		LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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approved

scale

1:100 @A1

prepared

CH

project no

230658.00

project

65 MP

drawing

DETAILED ELEVATION - LEVEL 20 PAVILION SOUTH

drawing no.

revision

RBA-DRW-DA2-4107

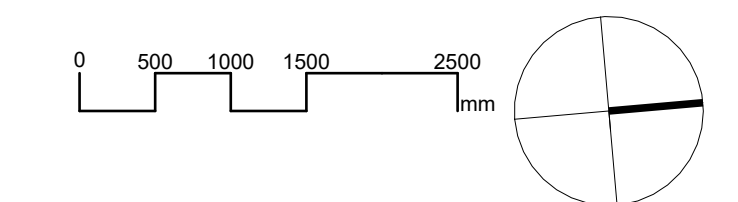
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MUNRO GARDEN DESIGN AS INSTALLED.

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Registered Landscape Architects
Esther Dickens AILA RLA 1051
Brenton Beggs AILA RLA 2035
Marc Deuschle AILA RLA 4227

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65 Martin Place, Sydney NSW 2000

project no	doc type	drawing no.
230658	DRW	DA1201
location	submission	scale
		1 : 50 @A1
prepared	checked	approved
EN	RA	ED

APPROVAL
ID: 65MP-ARC-DRW-LA-DA1201

P1 - PAVING	P2 - PAVING	P3 - PAVING	P4 - PAVING	W1 - RAISED PLANTER STONE CLAD

LP - LARGE PEBBLES SET IN PLACE WF - TEXTURED SURFACE TO SHALLOW WATER FEATURE SP1/SP2 - STONE PLINTH & SCULPTURAL BLOCK ENGRAVED ARTWORK OPPORTUNITY FOR STONE PLINTH (TO ARTIST'S FUTURE DEVELOPMENT) LOW-HEIGHT WATER BUBBLER & SHALLOW WATER TO STONE PLINTH

Attachment B3

Selected Drawings

0 200 400 600 1000 mm

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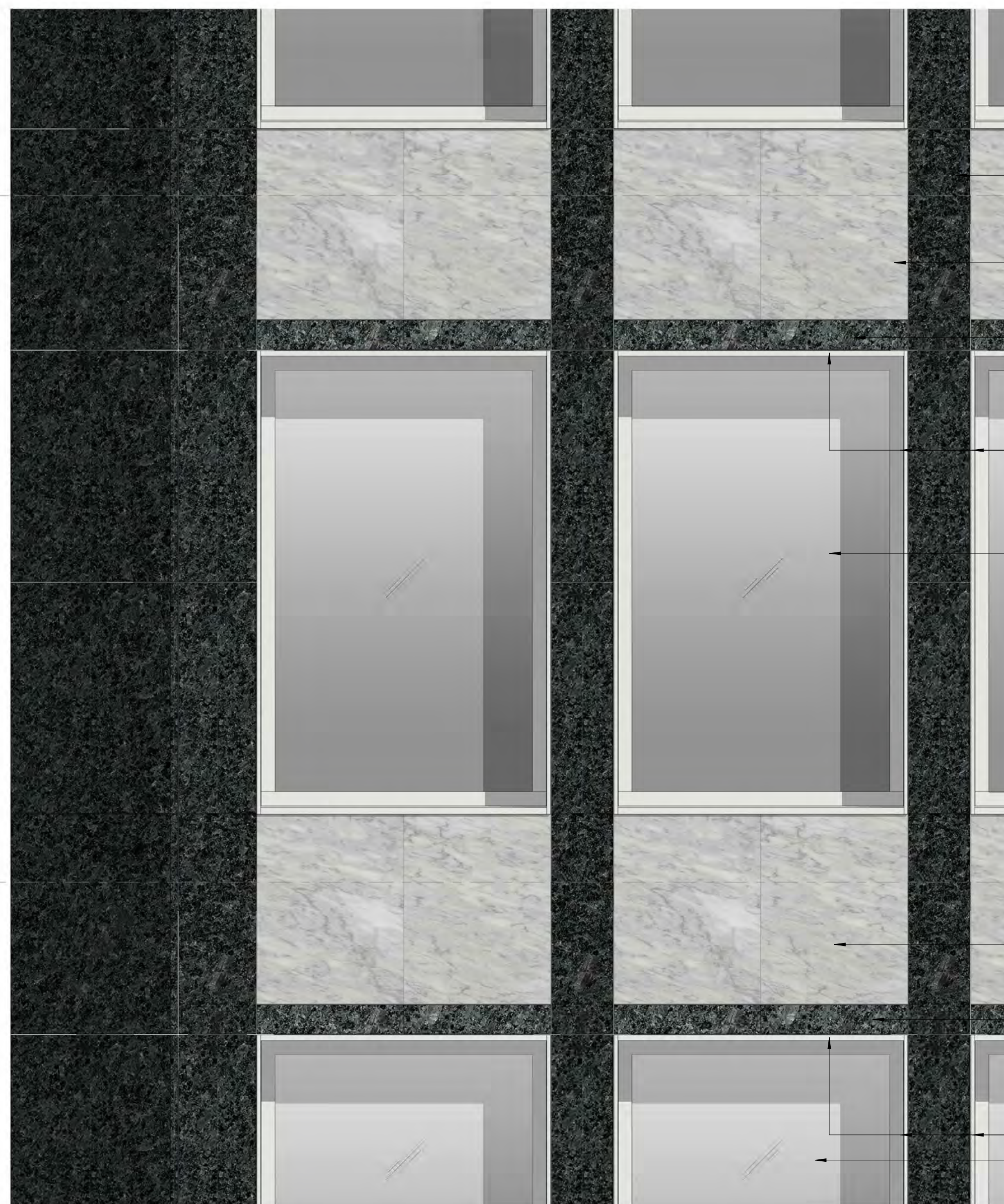
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NT: Architectus Australia Pty Ltd AR5700
QLD: Lawrence Todaro 3117
SA: Architectus Australia 3426
TAS: Architectus Australia 3109
VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

[illegible]

ST-01	Grey Stone Cladding
ST-02	Black Stone Cladding Polished
ST-03	Black Stone Cladding Honed
GL-01	Low Iron Glazing
GL-02	Glass Balustrade - L3, L16, L20 Terrace
GL-03	Glazed Sun Shading - Podium
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins

MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
MT-03	Stainless Steel Cladding
MT-04	Natural Anodised Aluminium
MT-05	Aluminium Fin to match MT-03
RF-01	PV Integrated Roof Tile - L20 Pavillion
BR-01	Masonry L18-19 Plant Colour - to match existing brick

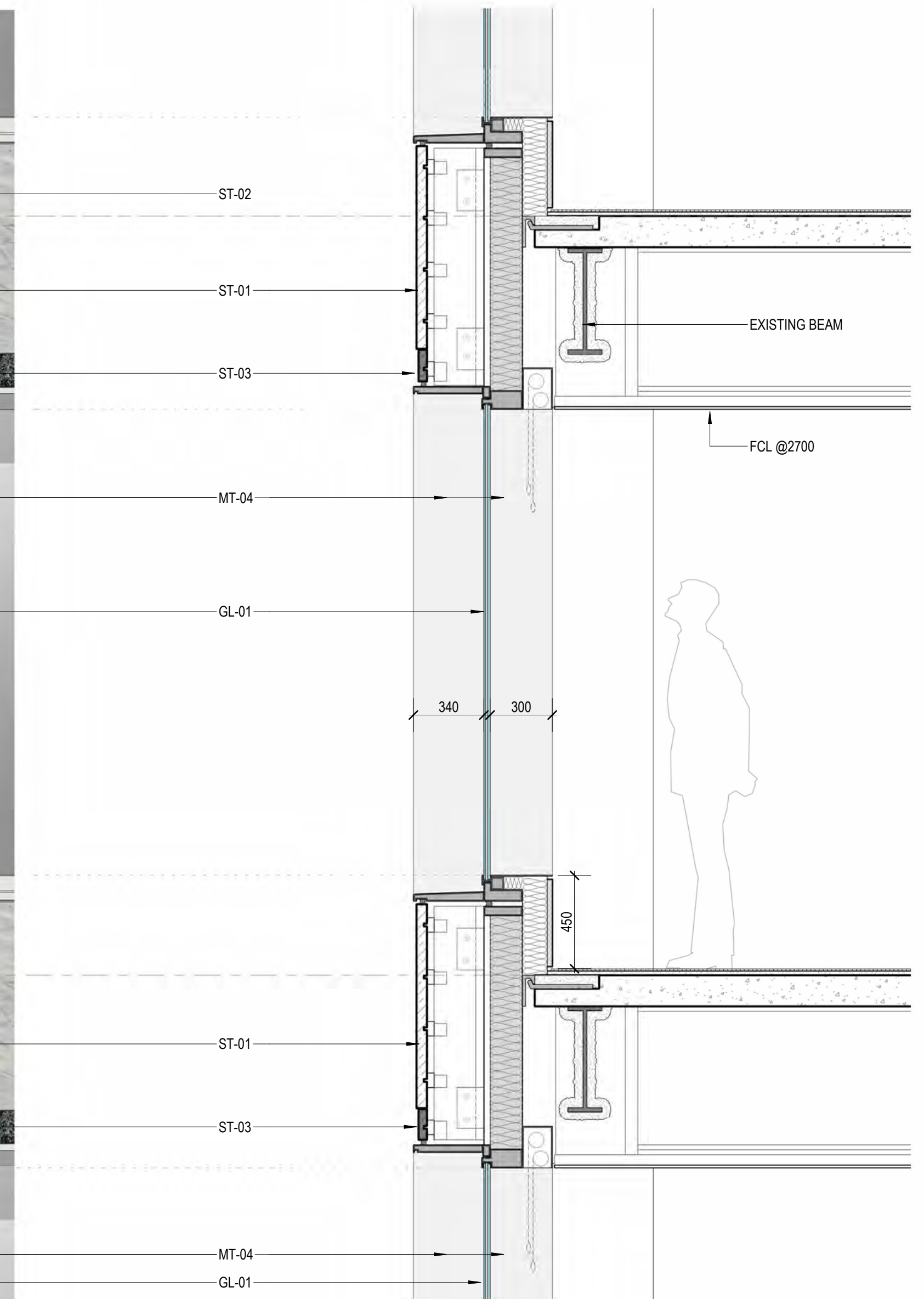
LV-01	Stainless Steel Horizontal Louvres
LV-02	Natural Anodised Aluminium Louvres
LV-03	Powdercoat Aluminium Louvres Colour - Black
LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
RF-01	PV Integrated Roof Tile
HB-01	Existing Heritage Balustrade



Technical cross-section drawing of a window assembly. The drawing shows a vertical section of a window frame and glazing system. Key components and labels include:

- INTERNAL**: Label for the inner pane area.
- EXTERNAL**: Label for the outer pane area.
- MT-0**: Label for the top mullion or frame component.
- GL-0**: Label for the glass pane.
- ST-0**: Label for the sash or frame component.
- Dimensions**: Horizontal dimensions are 852, 455, 380, and 380. Vertical dimensions are 300 and 340.

3 Typical Curtain Wall Detail Plan
SCALE: 1 : 20



4 Typical Curtain Wall Detail Section
SCALE: 1:20

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	ZT	1:20 @A
prepared	project no	
	UB/JD	230658.0

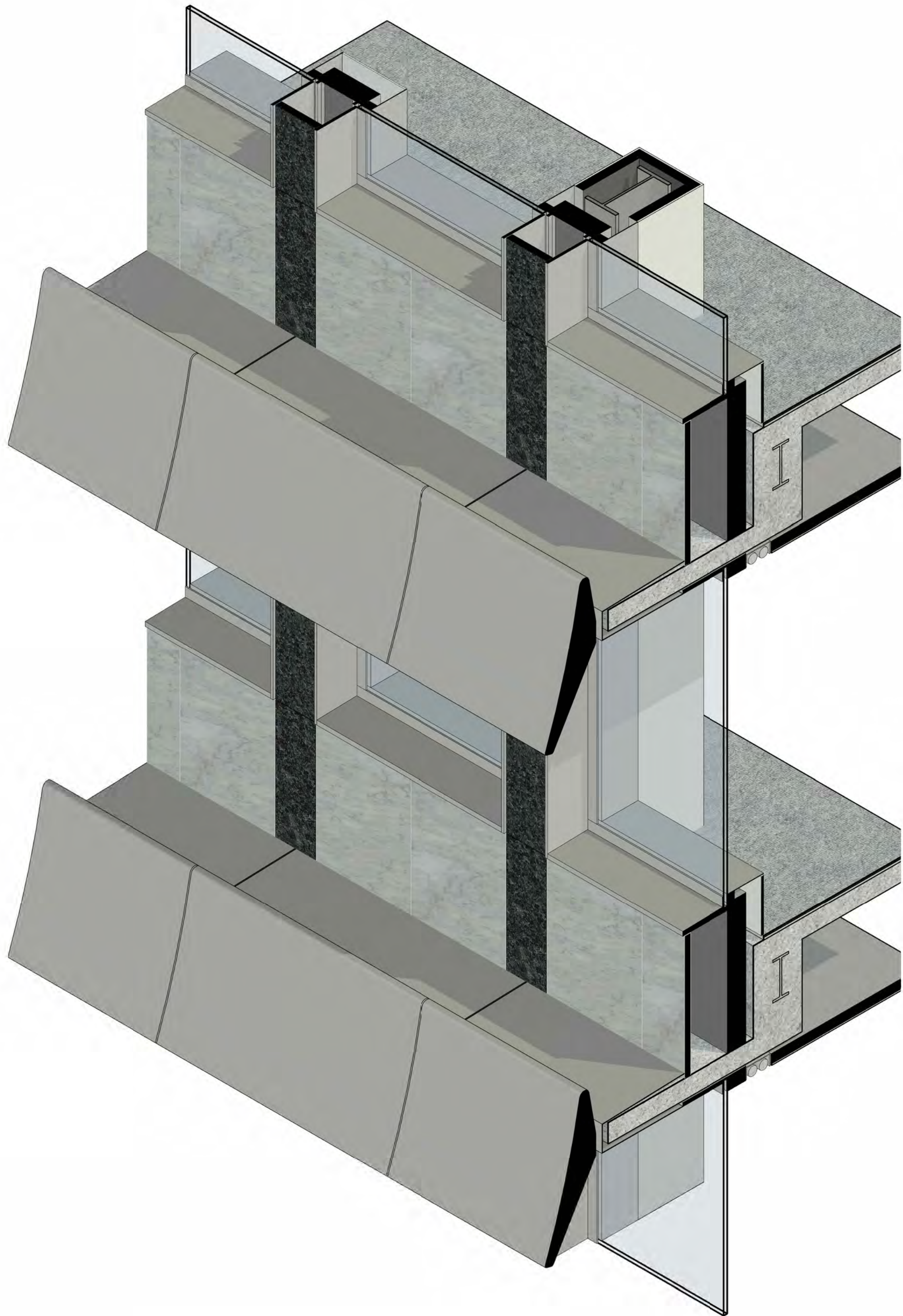
project

65 MP

drawing

FACADE DETAILS - TYPICAL
CURTAIN WALL - NORTH, EAST &
SOUTH

drawing no.	revision
RBA-DRW-DA2-4109	A



1 3D Axo - Typical Curtain Wall West (Sunshade)
SCALE:

0 200 400 600 1000
mm
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revision	purpose of issue	checked	date
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MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
LV-01	Stainless Steel Horizontal Louvres		
LV-02	Natural Anodised Aluminium Louvres		
LV-03	Powdercoat Aluminium Louvres Colour - Black		
LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01		
RF-01	PV Integrated Roof Tile		
HB-01	Existing Heritage Balustrade		

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approved	ZT	scale	1:20 @A1
prepared	UB/JD	project no	230658.00

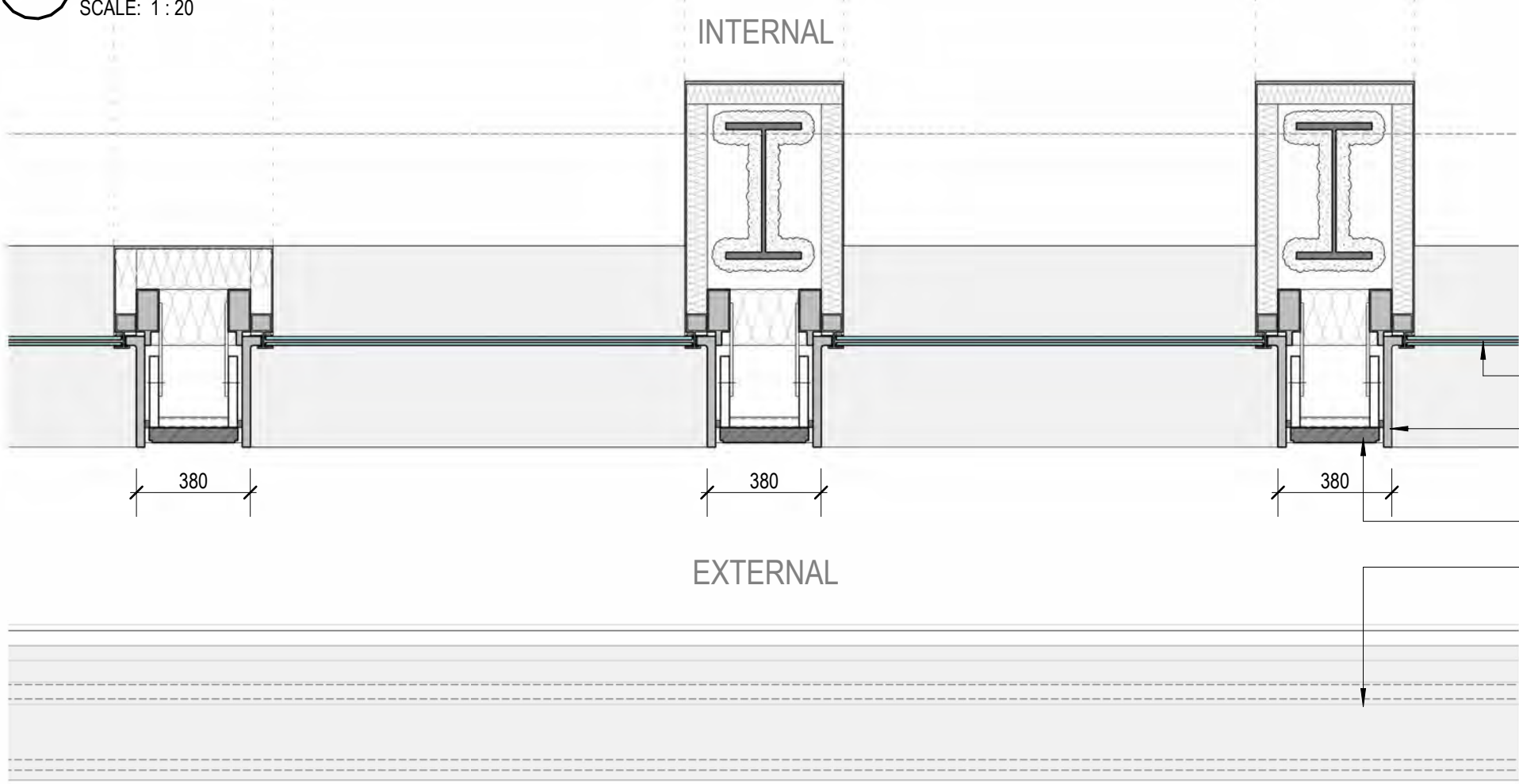
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drawing	FACADE DETAILS - TYPICAL CURTAIN WALL - WEST
drawing no.	RBA-DRW-DA2-4110
revision	A
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LEVEL 13

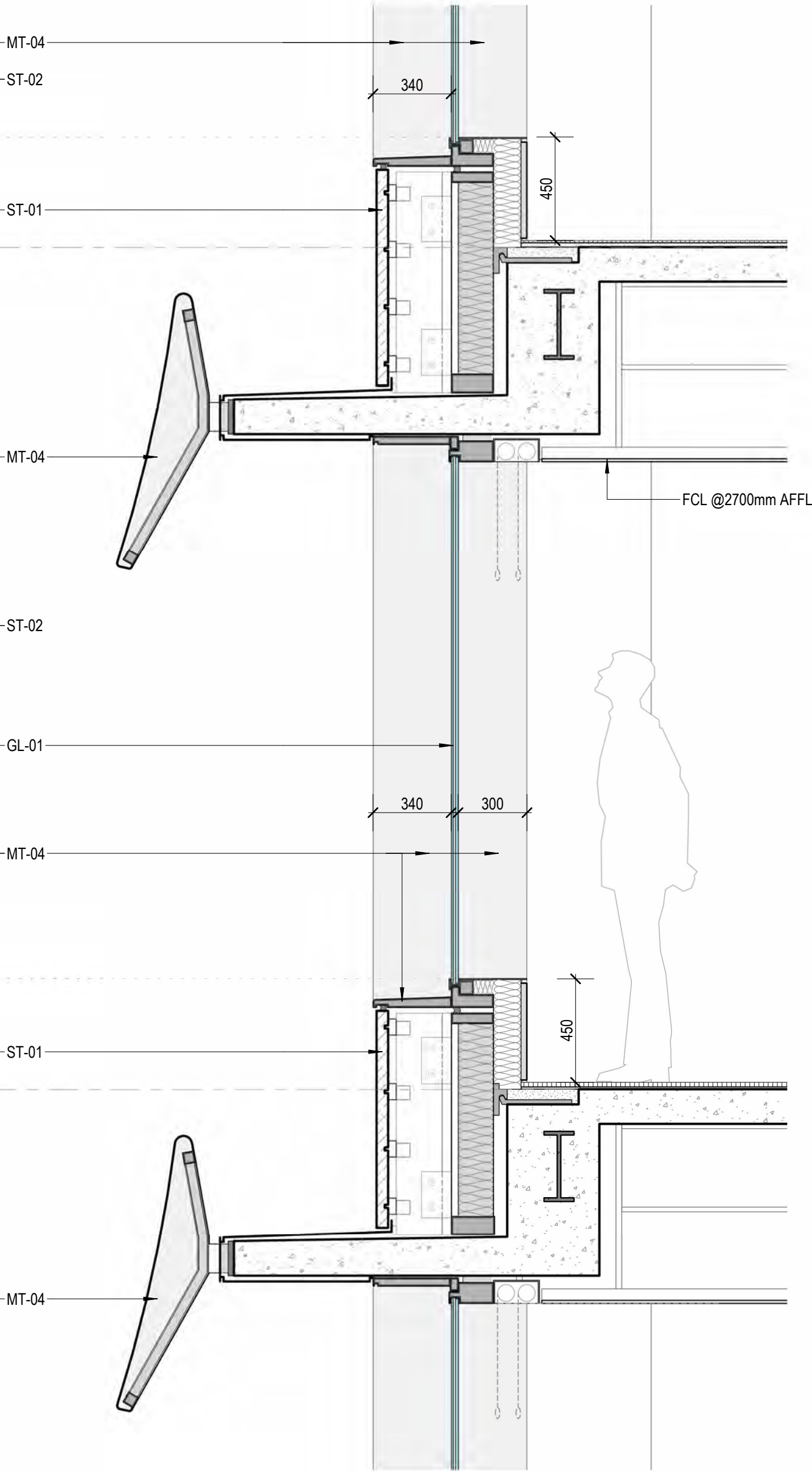
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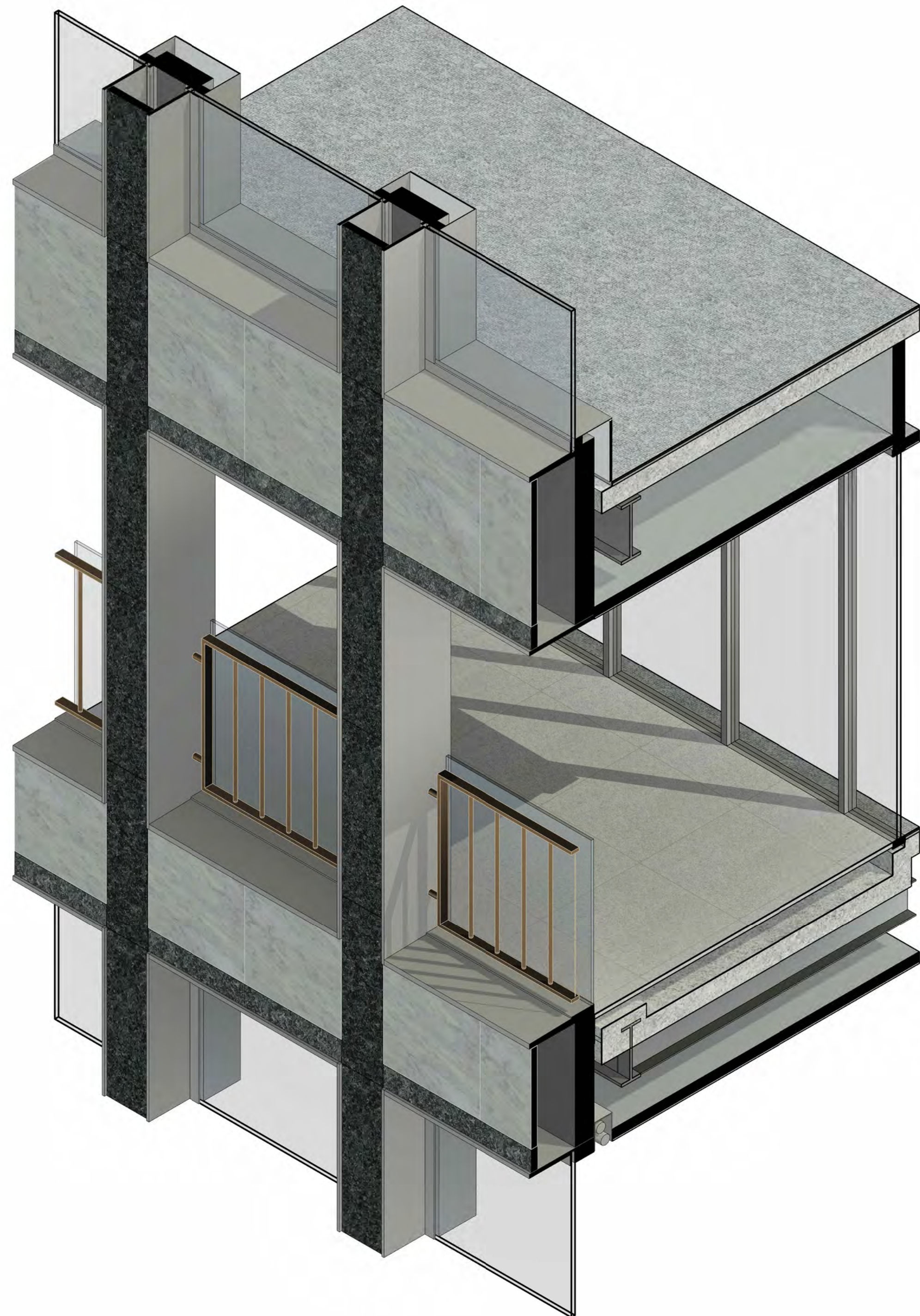
2 Typical Curtain Wall West Detail Elevation
SCALE: 1 : 20



3 Typical Curtain Wall West Detail Plan (Sunshade)
SCALE: 1 : 20



4 Typical Curtain Wall West Detail Section (Sunshade)
SCALE: 1 : 20



1 3D Axo - Typical Curtain Wall Level 16 Balcony
SCALE:

0 200 400 600 1000
mm
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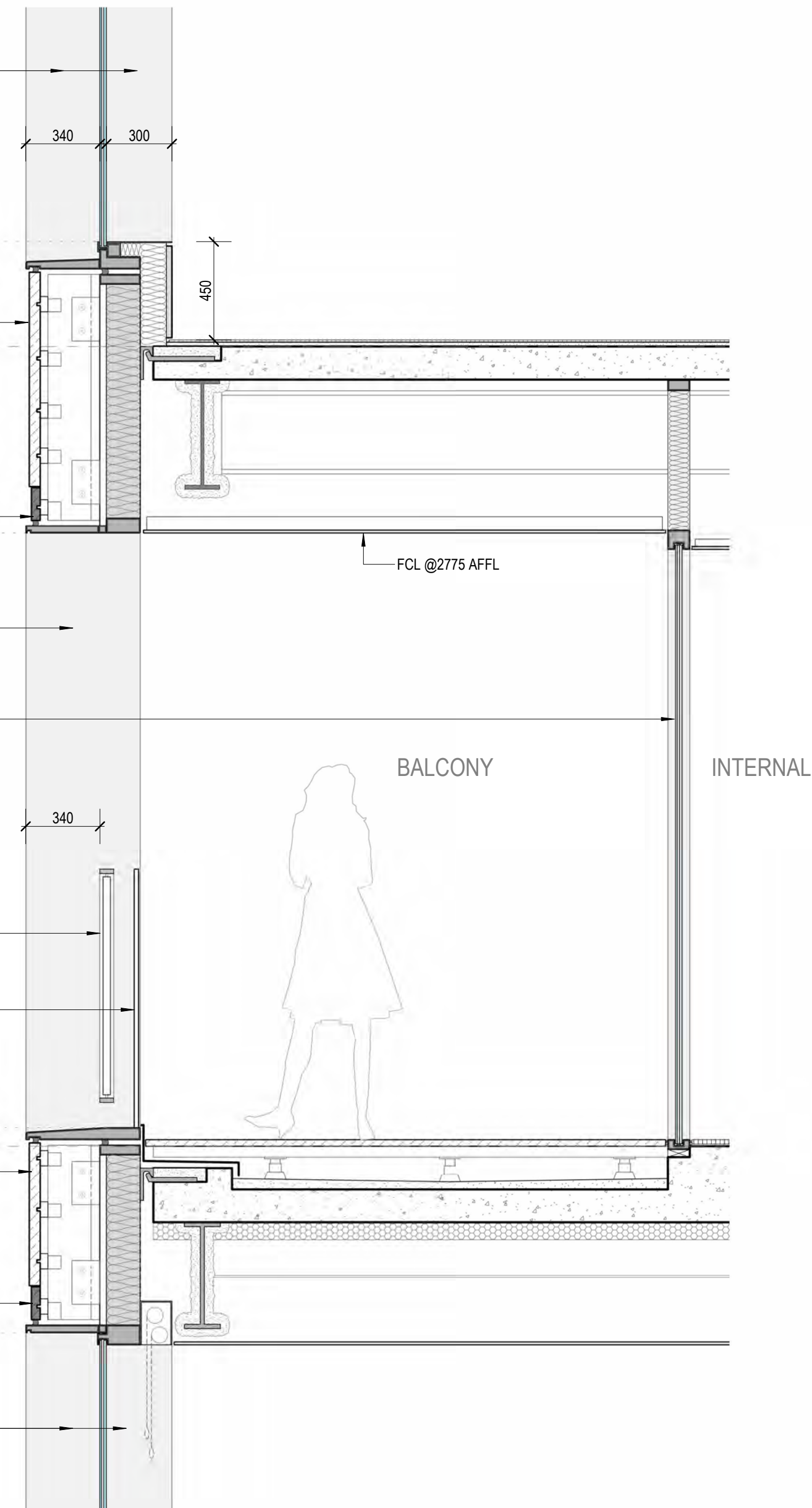
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A	Development Application Issue	ZT	07.11.25

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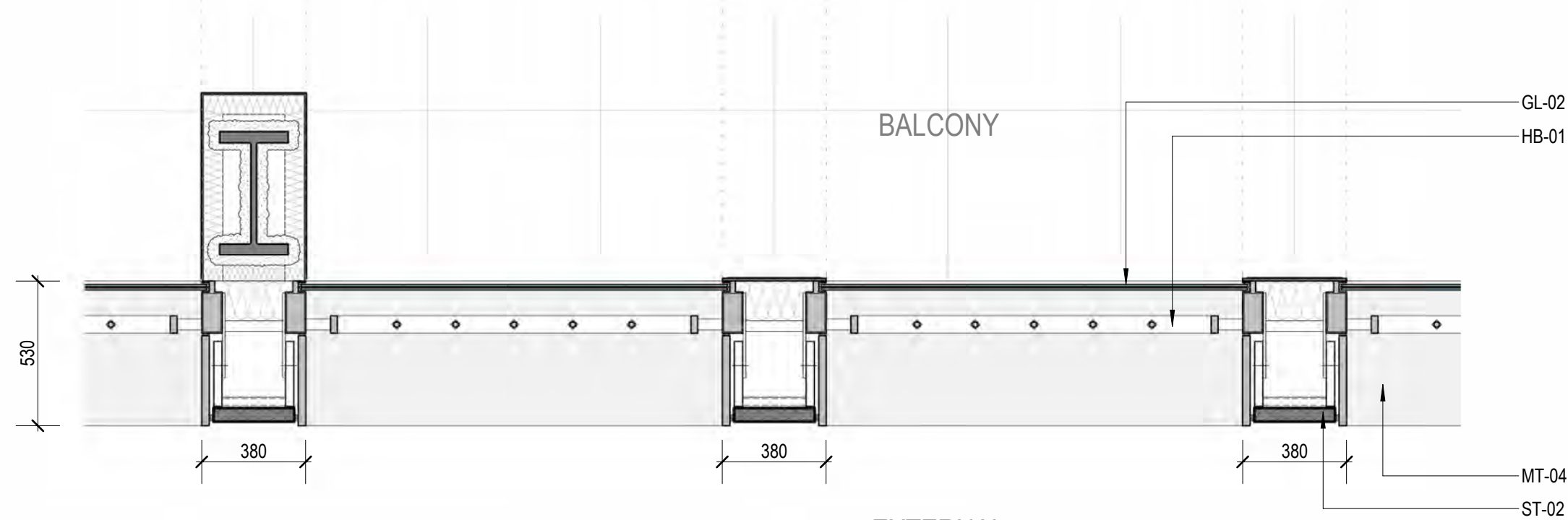
LEVEL 16



2 Typical Curtain Wall Level 16 Detail Elevation
SCALE: 1 : 20



4 Typical Curtain Wall Level 16 Detail Section
SCALE: 1 : 20



3 Typical Curtain Wall Level 16 Detail Plan
SCALE: 1 : 20

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
		LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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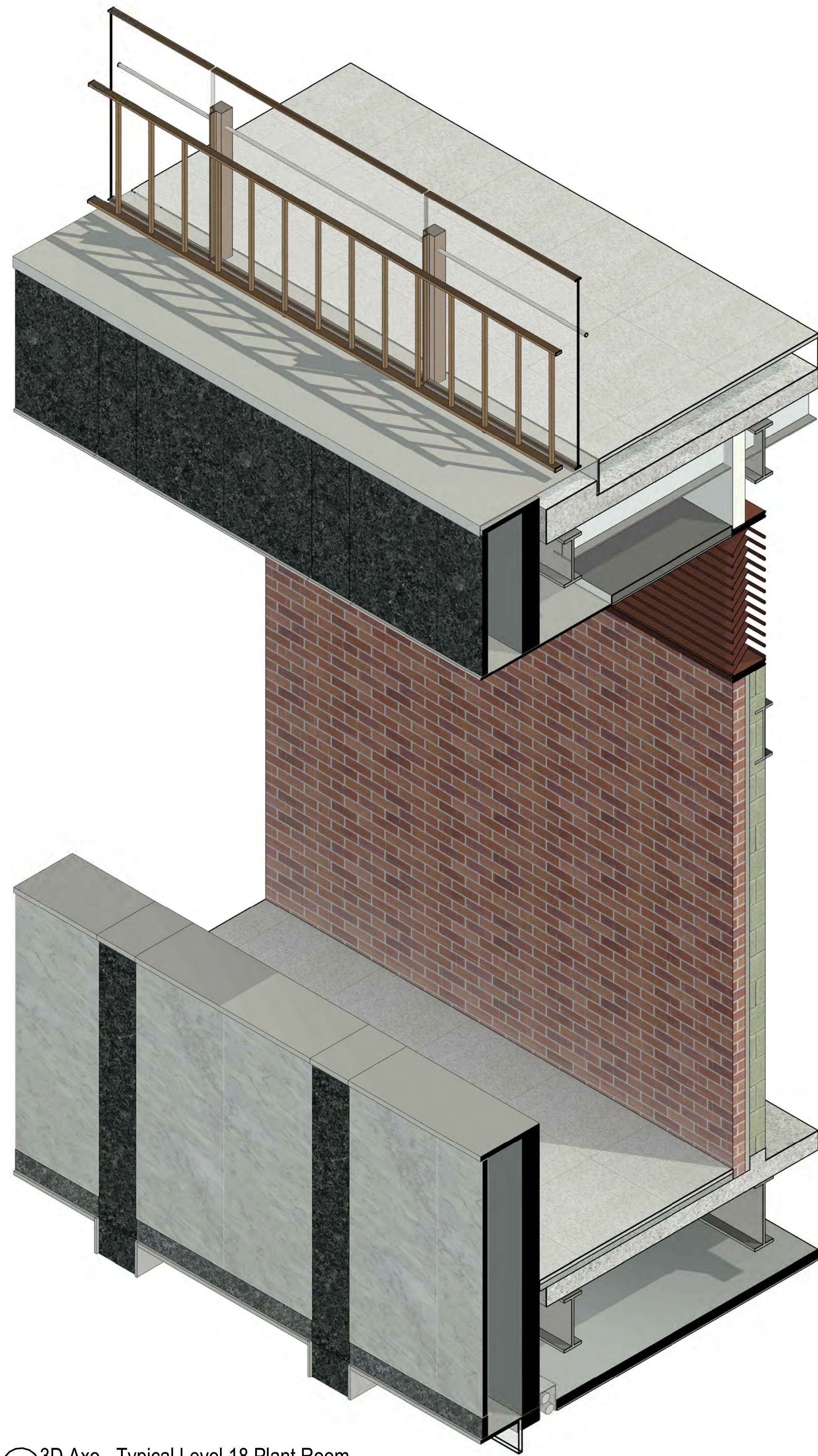
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prepared	UB/JD	project no	230658.00

project 65 MP

drawing
FACADE DETAILS - TYPICAL
CURTAIN WALL - LEVEL 16
BALCONY

drawing no. RBA-DRW-DA2-4111 revision A

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1 3D Axo - Typical Level 18 Plant Room
SCALE:

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revision	purpose of issue	checked	date
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MATERIALS LEGEND

ST-01	Grey Stone Cladding
ST-02	Black Stone Cladding Polished
ST-03	Black Stone Cladding Honed
GL-01	Low Iron Glazing
GL-02	Glass Balustrade - L3, L16, L20 Terrace
GL-03	Glazed Sun Shading - Podium
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins

MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
MT-03	Stainless Steel Cladding
MT-04	Natural Anodised Aluminium
MT-05	Aluminium Fin to match MT-03
RF-01	PV Integrated Roof Tile - L20 Pavillion
BR-01	Masonry L18-19 Plant Colour - to match existing brick

LV-01	Stainless Steel Horizontal Louvres
LV-02	Natural Anodised Aluminium Louvres
LV-03	Powdercoat Aluminium Louvres Colour - Black
LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
RF-01	PV Integrated Roof Tile
HB-01	Existing Heritage Balustrade

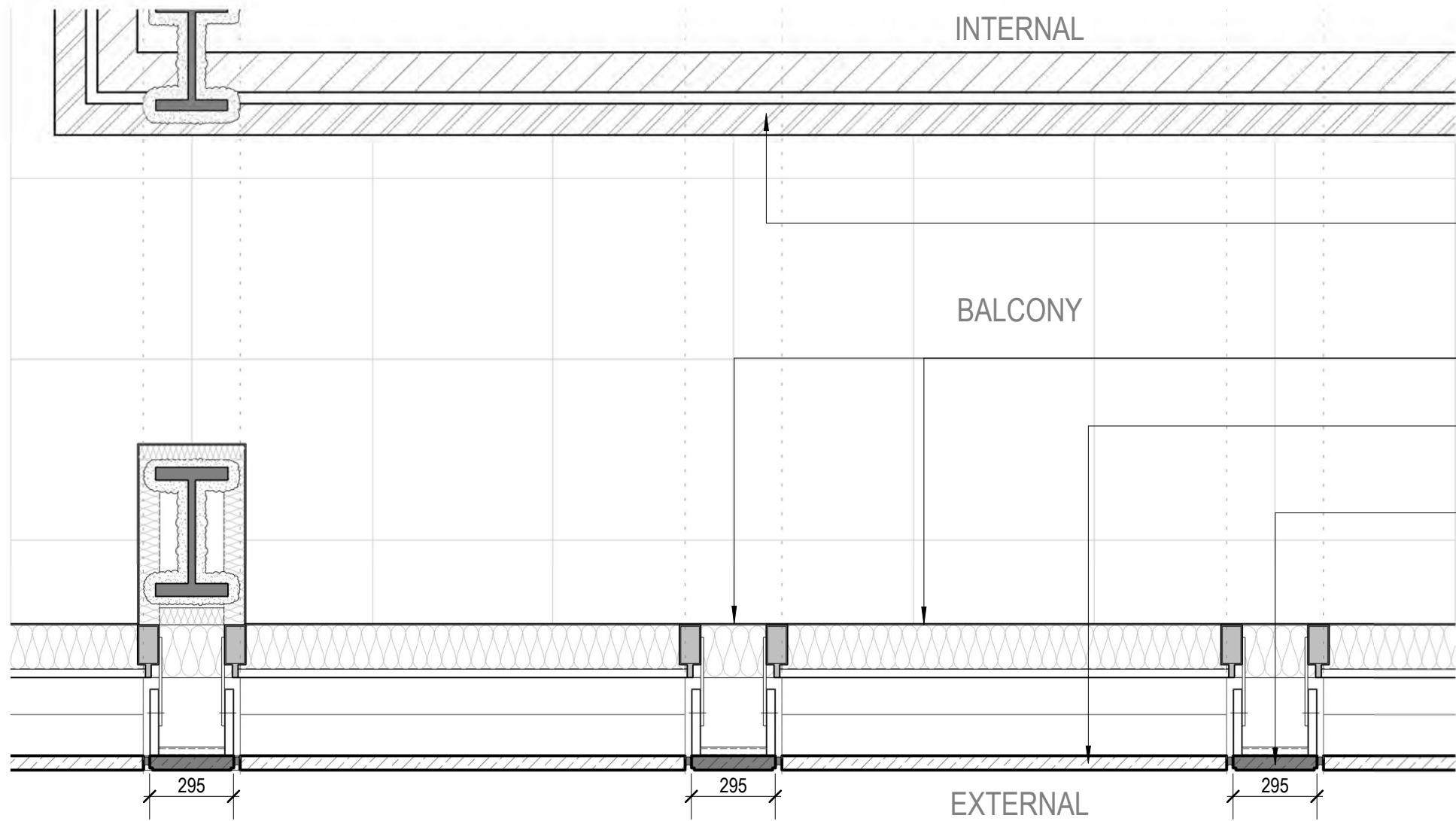
LEVEL 20

LEVEL 18



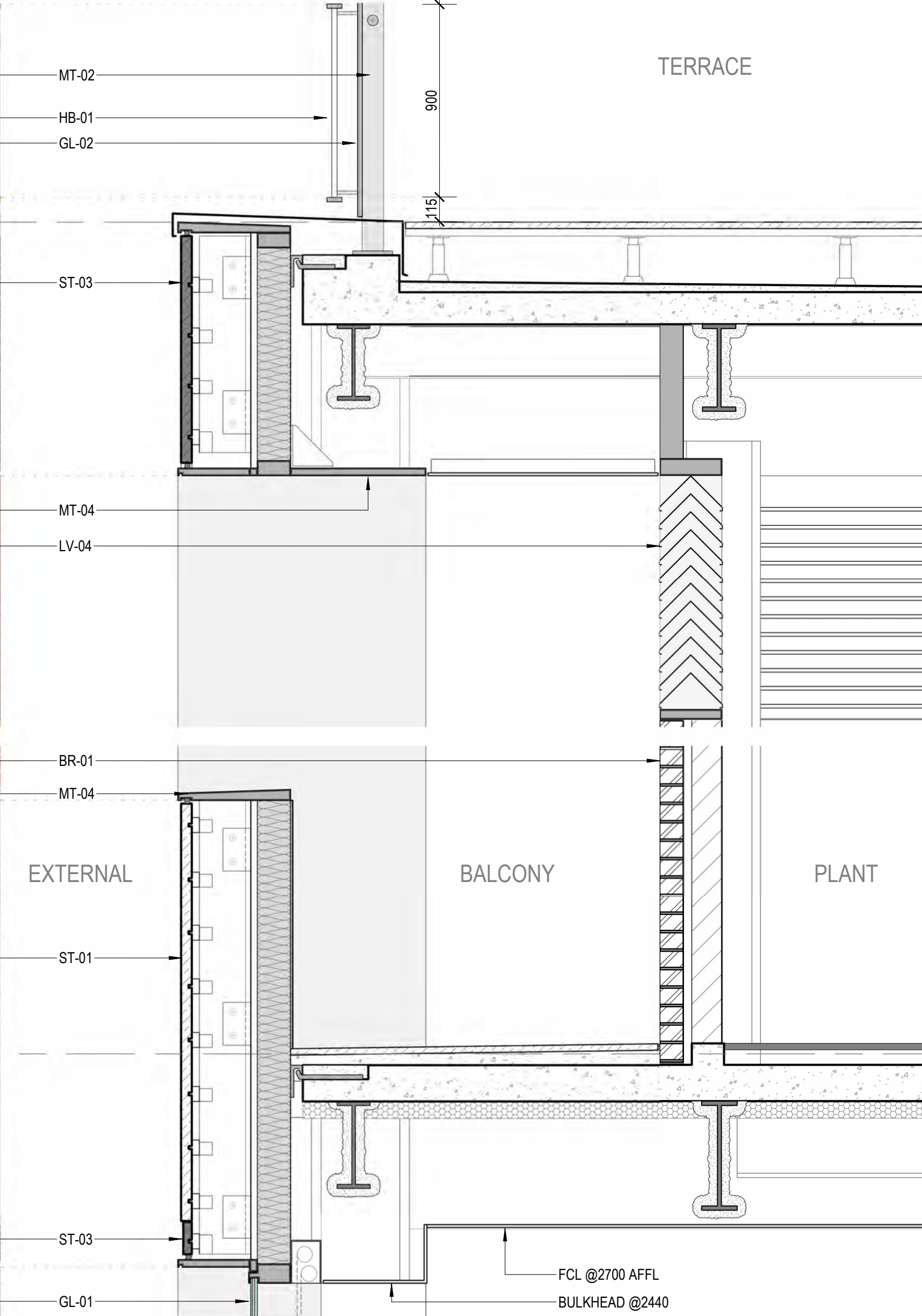
2 Level 18 Plant Room Detail Elevation

SCALE: 1 : 20



3 Level 18 Plant Room Plan Detail

SCALE: 1 : 20



4 Level 18 Plant Room Detail Section

SCALE: 1 : 20

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approved	ZT	scale	1:20 @A1
prepared	UB/JD	project no	230658.00

project

65 MP

drawing

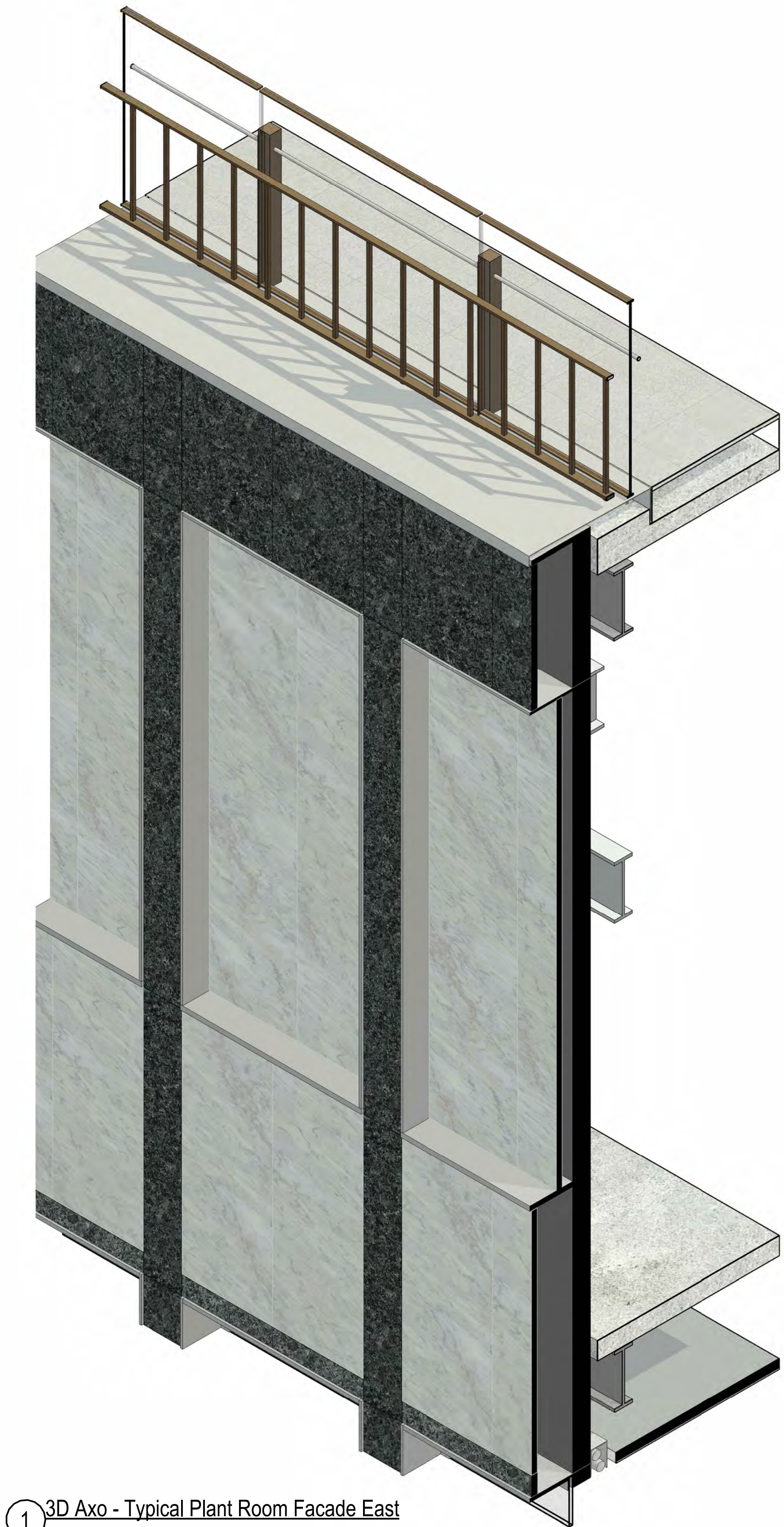
FACADE DETAILS - LEVEL 18
PLANT ROOM NORTH

drawing no.

RBA-DRW-DA2-4112

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1 3D Axo - Typical Plant Room Facade East
SCALE:

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revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

MATERIALS LEGEND			
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ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
		LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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sydney@architectus.com.au

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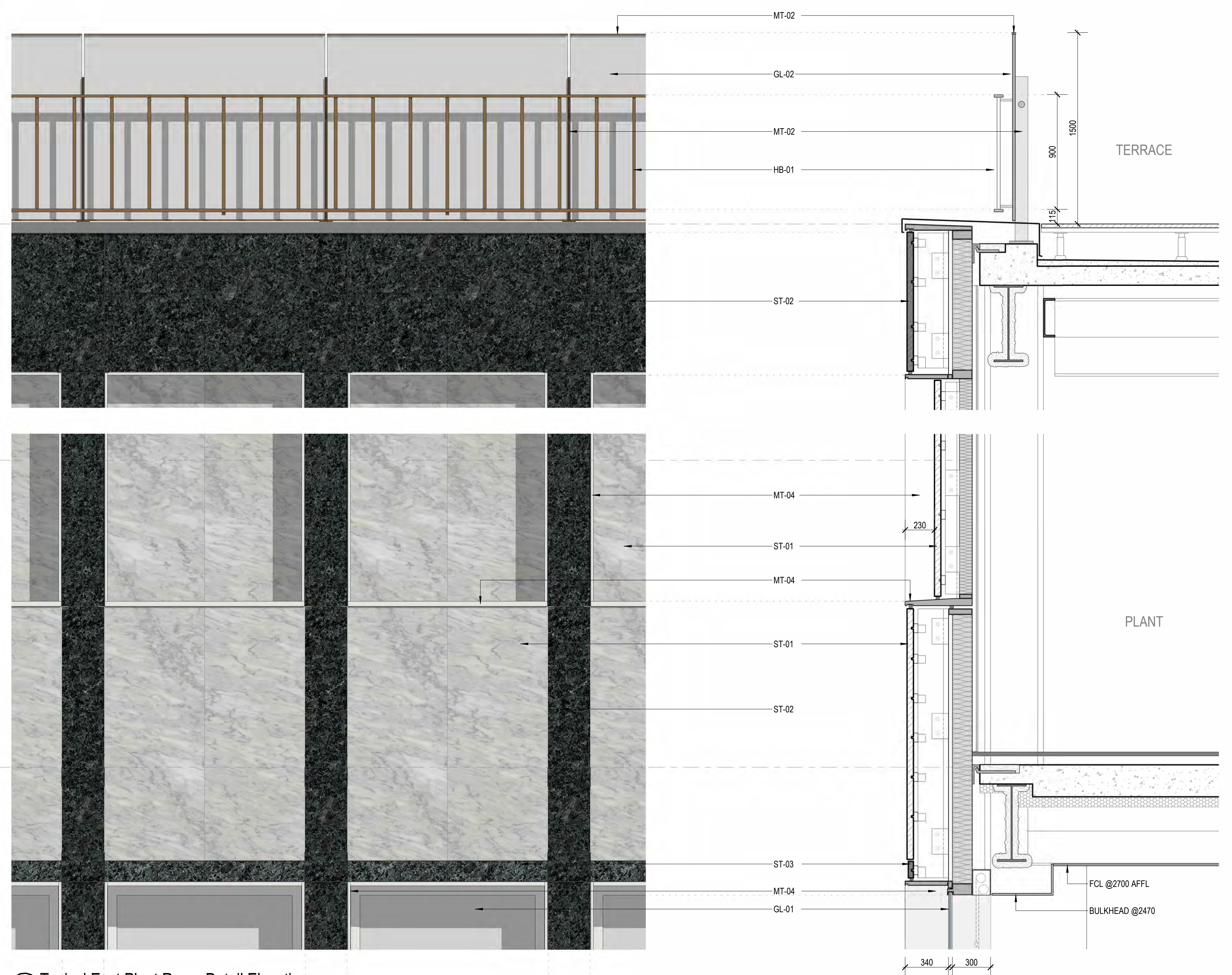
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prepared	UB/JD	project no	230658.00

project	65 MP
drawing	FACADE DETAILS - LEVEL 18 PLANT ROOM EAST & WEST
drawing no.	revision
RBA-DRW-DA2-4113	A

LEVEL 20

LEVEL 19

LEVEL 18



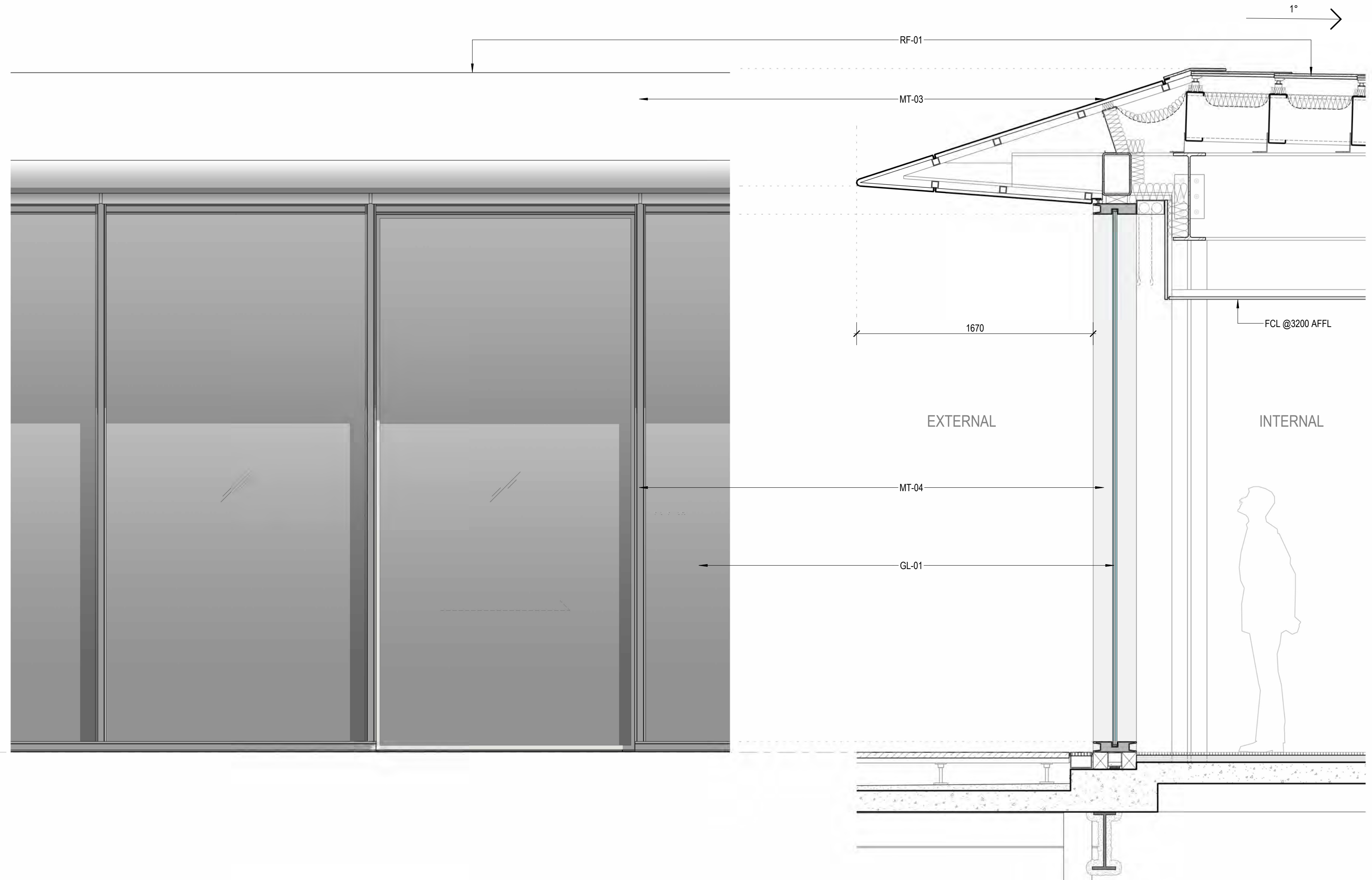
2 Typical East Plant Room Detail Elevation
SCALE: 1 : 20

4 Typical East Plant Room Detail Section
SCALE: 1 : 20

3 Typical East Plant Room Detail Plan
SCALE: 1 : 20

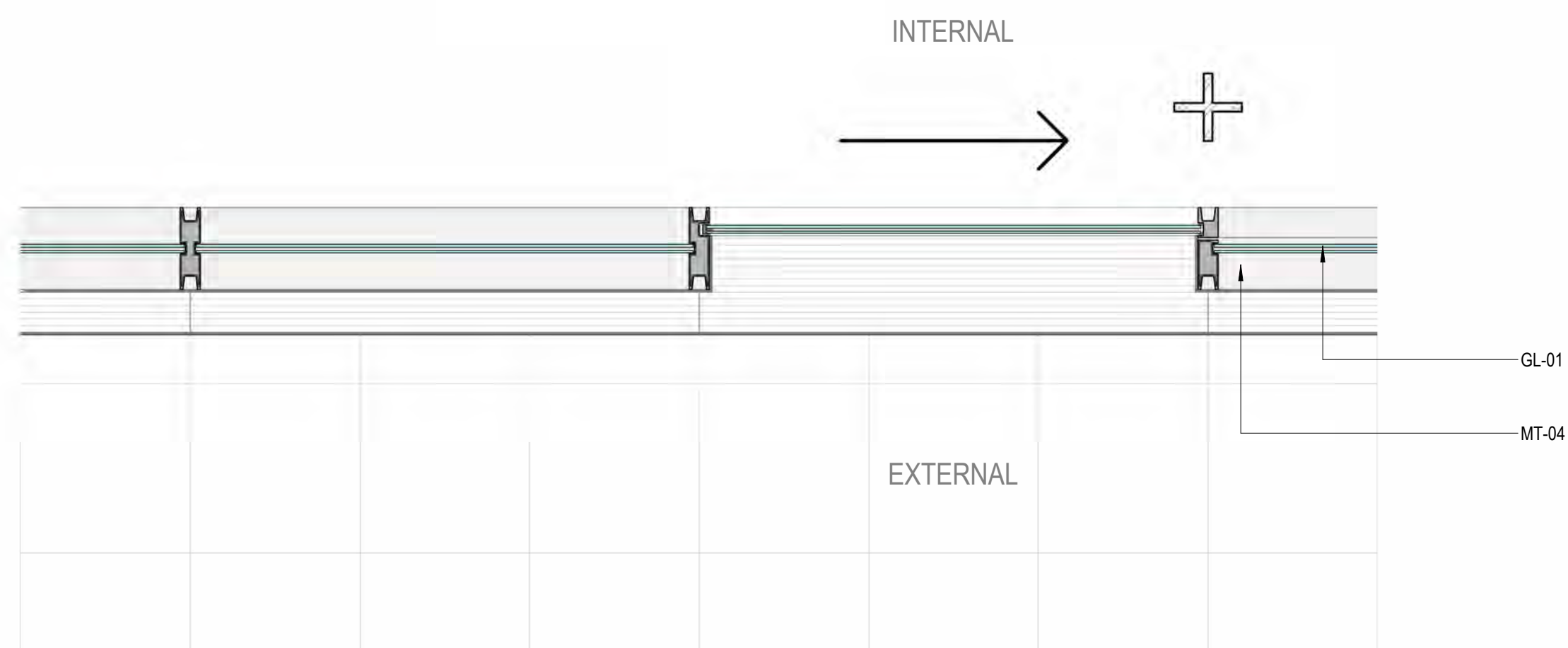


1 3D Axo - Typical Level 20 Pavillion
SCALE:



2 Typical Level 20 Pavillion Detail Elevation
SCALE: 1 : 20

4 Typical Level 20 Pavillion Detail Section
SCALE: 1 : 20



3 Typical Level 20 Pavillion Detail Plan
SCALE: 1 : 20

0 200 400 600 1000 mm

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TAS: Architectus Australia F109
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WA: Architectus Australia 3209, Ray Brown 2929

[illegible]

MATERIALS LEGEND					
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade	LV-01	Stainless Steel Horizontal Louvres
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding	LV-02	Natural Anodised Aluminium Louvres
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium	LV-03	Powdercoat Aluminium Louvres Colour - Black
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03	LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion	RF-01	PV Integrated Roof Tile
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick	HB-01	Existing Heritage Balustrade
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins				

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Sydney		
Townsville		ABN 90 131 245 684
approved	scale	
	2T	1:20 @A1
prepared	project no	
	UB/JD	230658.00

project

65 MP

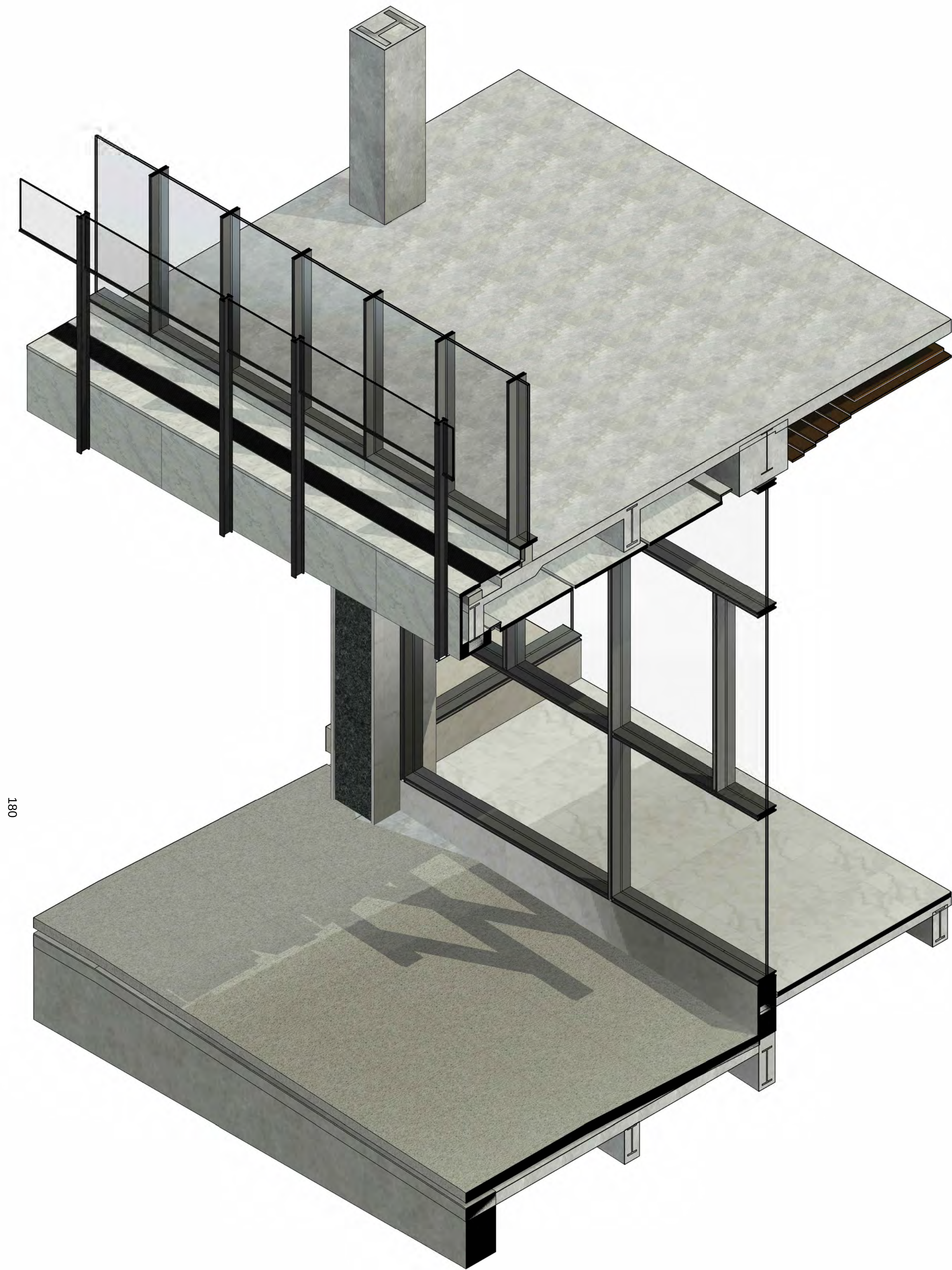
drawing

FACADE DETAILS - TYPICAL
LEVEL 20 PAVILLION

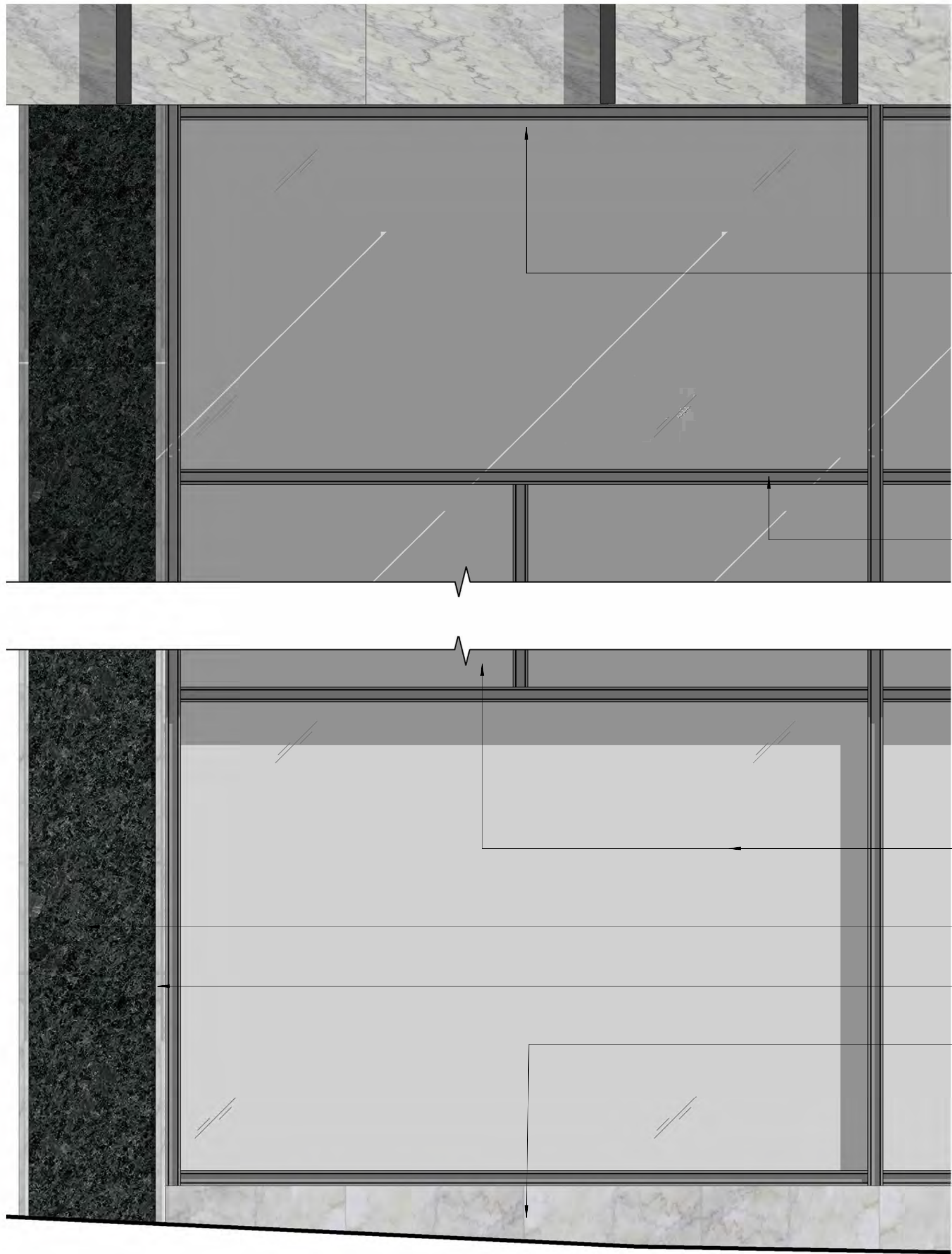
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RBA-DRW-DA2-4114 **A**

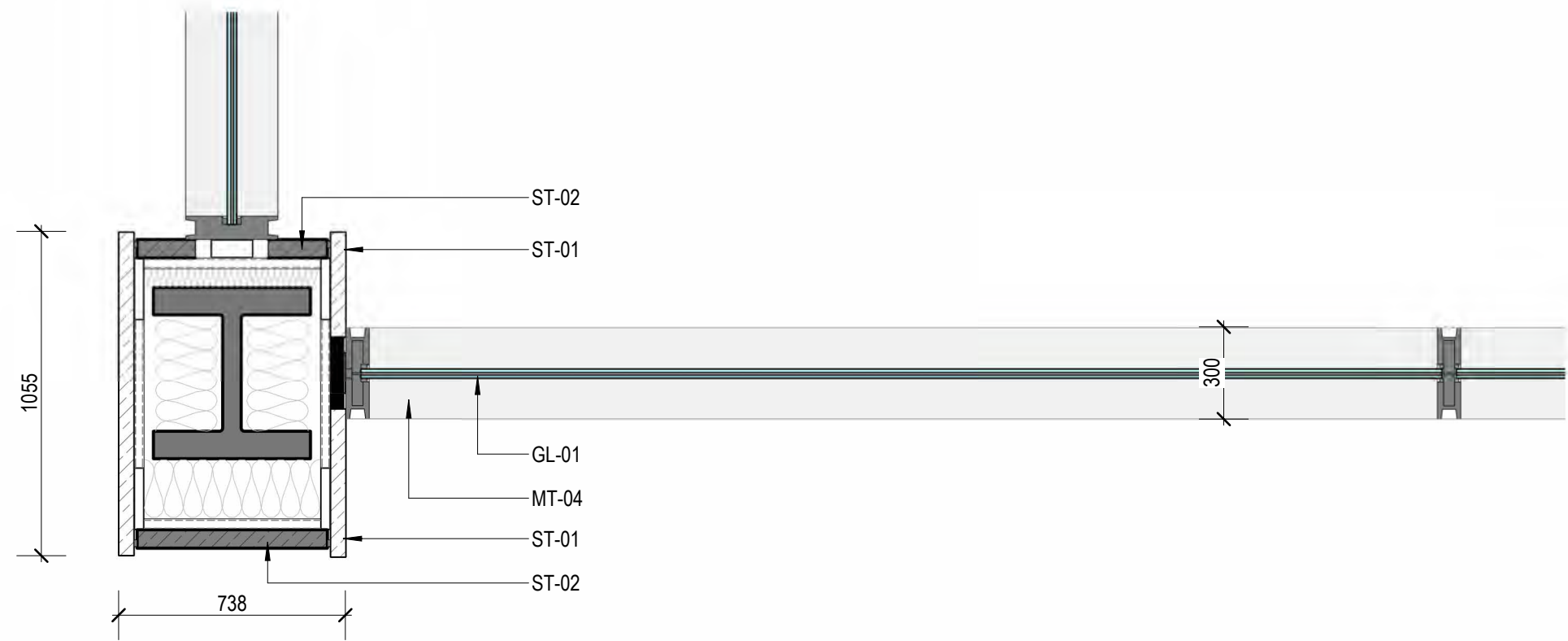
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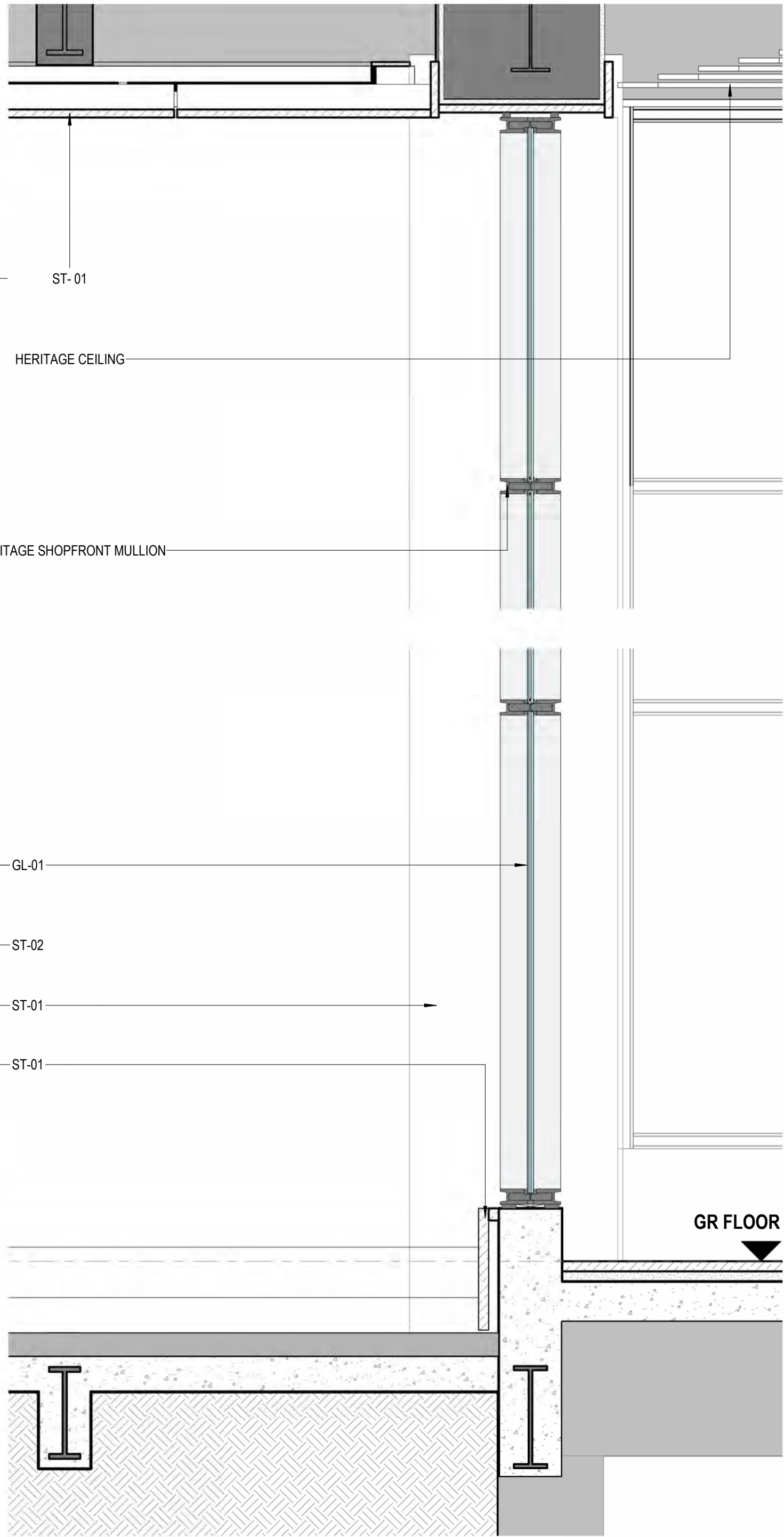
1 3D Axo - Typical Ground Floor Shopfront
SCALE:



2 Typical Ground Floor Shopfront Detail Elevation
SCALE: 1 : 20



3 Typical Ground Floor Shopfront Detail Plan
SCALE: 1 : 20



4 Typical Ground Floor Shopfront Detail Section
SCALE: 1 : 20

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mm
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revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
		LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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approved	ZT	scale	1:20 @A1
prepared	UB	project no	230658.00

project	65 MP
drawing	
FACADE DETAILS - TYPICAL GROUND FLOOR SHOPFRONT	
drawing no.	revision
RBA-DRW-DA2-4115	A
14/11/2025 9:09:47 AM	

This architectural section drawing illustrates a building facade with a balcony. The balcony, located at the top, features a dark brown wooden railing with vertical balusters and a horizontal handrail. The building's exterior is composed of several distinct material zones: a top section with a light-colored, marbled stone texture; a middle section with dark gray panels; and a bottom section with a light gray, textured material. A central window unit is visible, showing a dark frame and a light-colored interior. The drawing uses various shades of gray and brown to represent different materials and structural elements. A red scalloped line highlights the balcony's edge. Arrows on the right side indicate specific details or materials.

MT-02
GL-02
HB-01
MT-01
ST-01
MT-04
GL-03
GL-01
MT-01
MT-04
ST-01
EXISTING STRUCTURE
MT-04

1175
MIN. 1200

EXTERNAL
INTERNAL

2 DETAIL ELEVATION - TYPICAL PODIUM FACADE

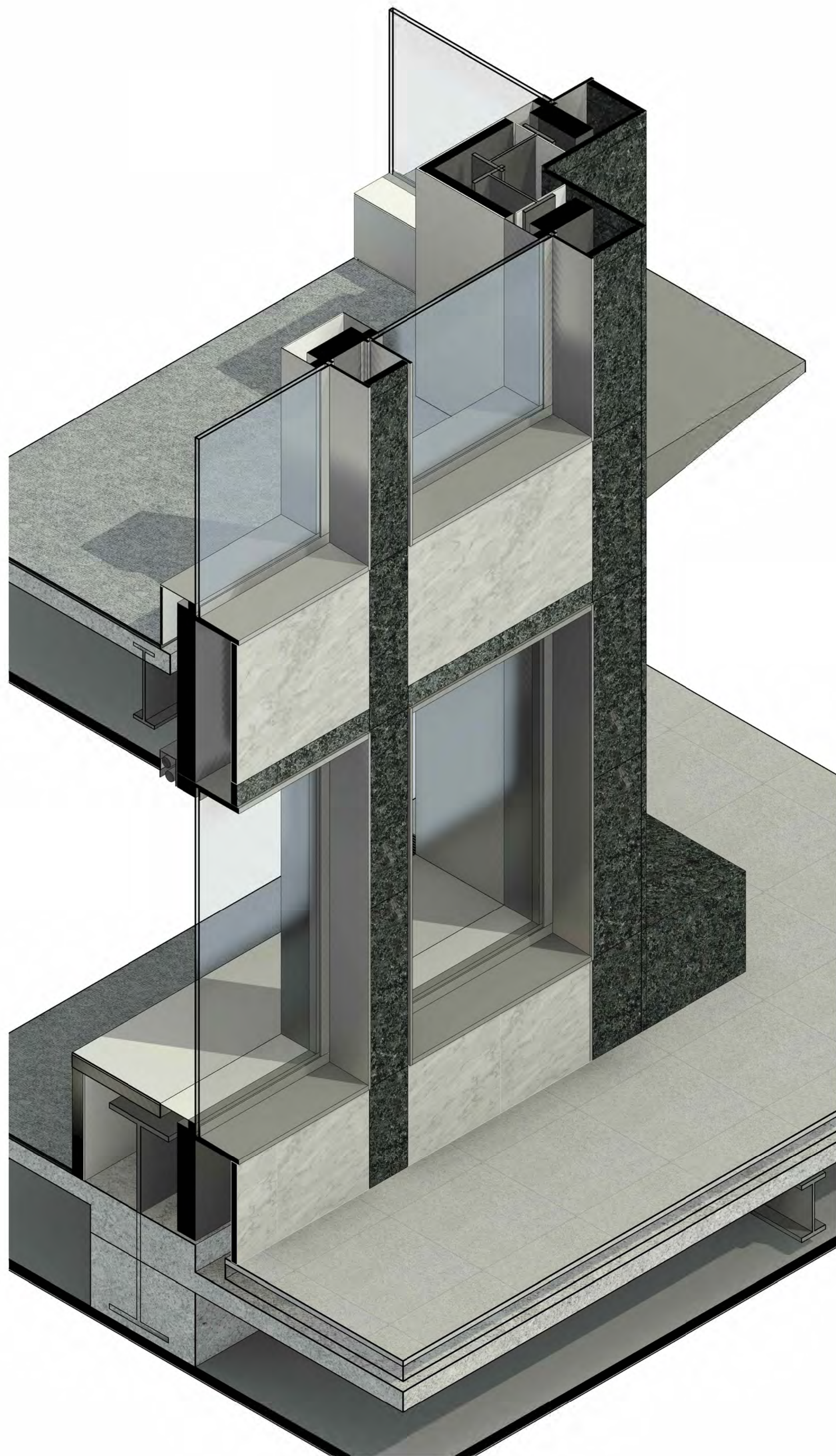
SCALE: 1 : 20

The diagram is a technical architectural drawing of a podium facade detail. It is divided into two horizontal sections: 'INTERNAL' at the top and 'EXTERNAL' at the bottom. The 'INTERNAL' section shows a cross-section of a wall and floor assembly. It includes a floor slab with a grid pattern, a wall section with a grid pattern, and a ceiling section with a grid pattern. The 'EXTERNAL' section shows a cross-section of a wall and floor assembly. It includes a floor slab with a grid pattern, a wall section with a grid pattern, and a ceiling section with a grid pattern. The drawing is labeled with 'INTERNAL' and 'EXTERNAL' in the center of each section. On the right side, there are labels for 'GL-01', 'MT-04', 'ST-01', 'GL-03', and 'MT-01'. On the left side, there are labels for 'GL-01', 'MT-04', 'ST-01', 'GL-03', and 'MT-01'. The drawing is a technical architectural drawing of a podium facade detail. It is divided into two horizontal sections: 'INTERNAL' at the top and 'EXTERNAL' at the bottom. The 'INTERNAL' section shows a cross-section of a wall and floor assembly. It includes a floor slab with a grid pattern, a wall section with a grid pattern, and a ceiling section with a grid pattern. The 'EXTERNAL' section shows a cross-section of a wall and floor assembly. It includes a floor slab with a grid pattern, a wall section with a grid pattern, and a ceiling section with a grid pattern. The drawing is labeled with 'INTERNAL' and 'EXTERNAL' in the center of each section. On the right side, there are labels for 'GL-01', 'MT-04', 'ST-01', 'GL-03', and 'MT-01'. On the left side, there are labels for 'GL-01', 'MT-04', 'ST-01', 'GL-03', and 'MT-01'.

[illegible]

The image shows the logo for Architectus, which consists of the word "architectus" in a bold, lowercase, sans-serif font, followed by a trademark symbol (TM). Below the logo, the contact information is listed: "Gadigal Country", "Level 17, 25 Martin Place", "Sydney NSW 2000", "T (61 2) 8252 8400", and "sydney@architectus.com.au". At the bottom, the ABN number "ABN 90 131 245 684" is displayed.

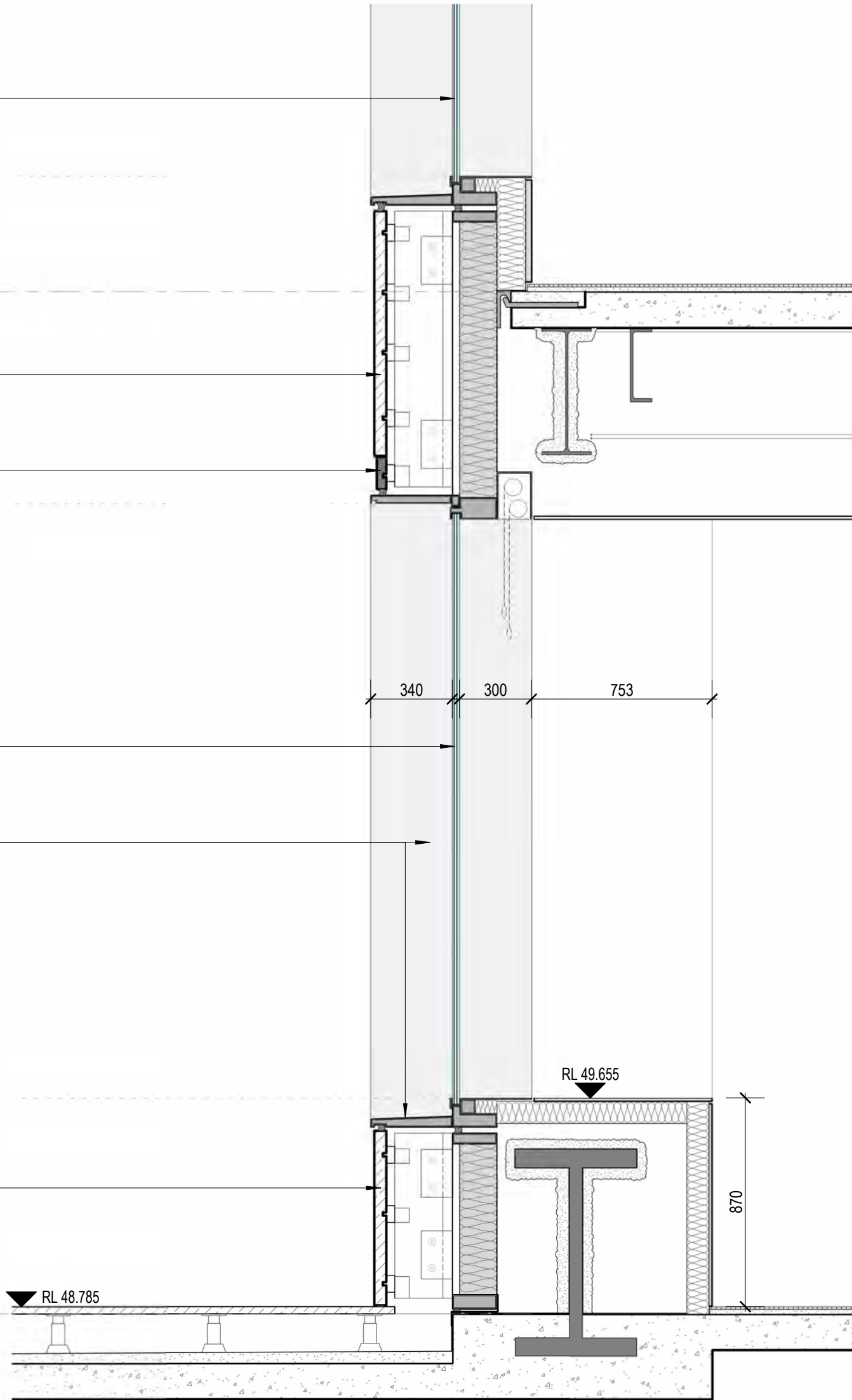
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65 MARTIN PLACE, SYDNEY, NSW, 2000	
drawing	
FACADE DETAILS - TYPICAL PODIUM	
project no	doc type
230658.00	DRW
drawing no.	
DA2-4116	
revision	
B	
ID: RBA-DRW-DA2-4116	4/02/2006 1:27:25 PM



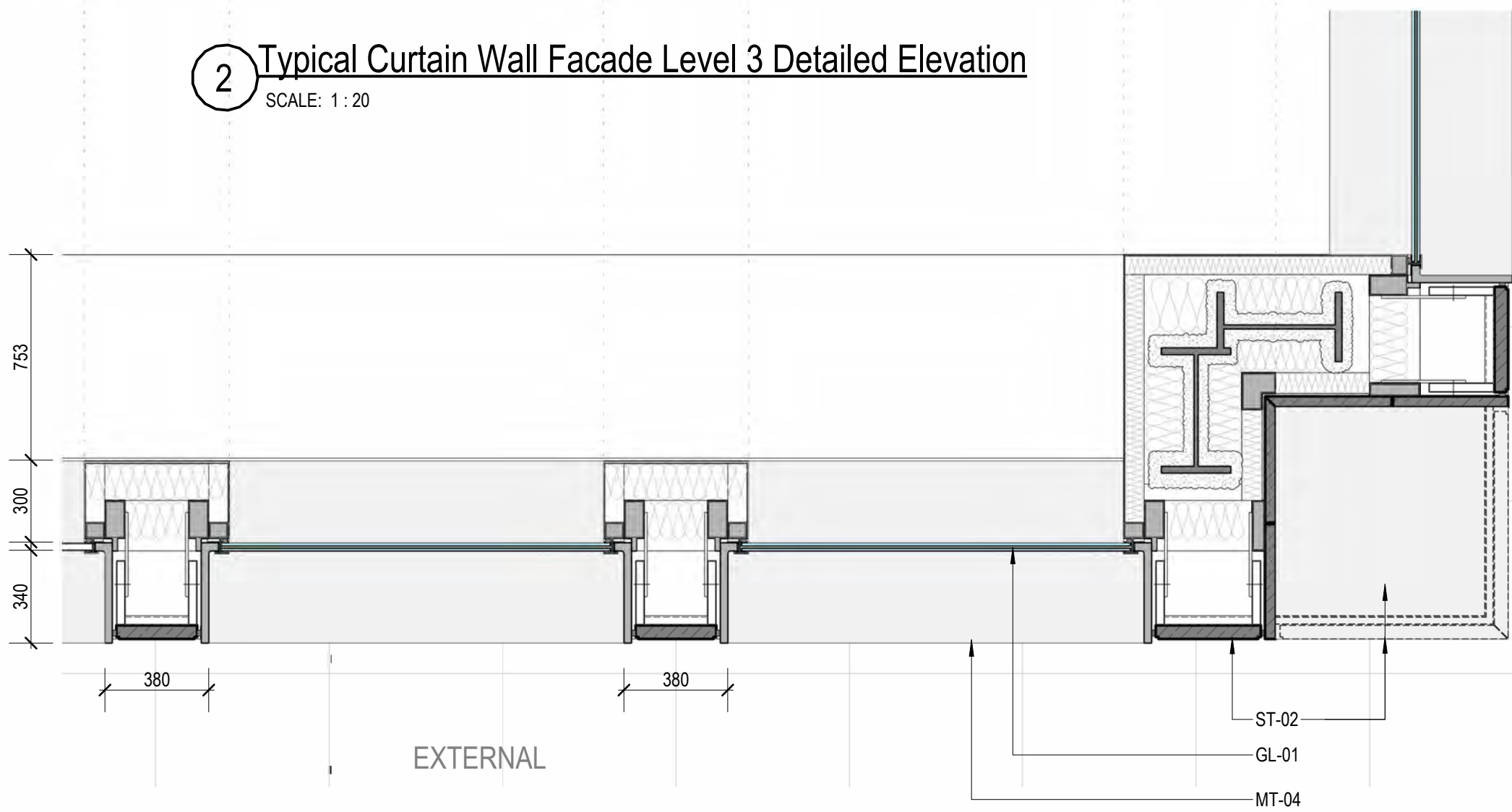
1 3D Axo - Typical Curtain Wall Facade Level 3
SCALE:



2 Typical Curtain Wall Facade Level 3 Detailed Elevation
SCALE: 1 : 20



4 Typical Curtain Wall Facade Level 3 Detail Section
SCALE: 1 : 20



3 Typical Curtain Wall Facade Level 3 Detail Plan
SCALE: 1 : 20

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mm
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WA: Architectus Australia 3209, Ray Brown 2929

revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
		LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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approved	ZT	scale	1:20 @A1
prepared	UB/JD	project no	230658.00

project	65 MP
drawing	
FACADE DETAILS - TYPICAL CURTAIN WALL - LEVEL 3	
drawing no.	revision
RBA-DRW-DA2-4117	A
14/11/2025 9:13:04 AM	

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[illegible]

LEVEL 3

ST-01	Grey Stone Cladding
ST-02	Black Stone Cladding Polished
ST-03	Black Stone Cladding Honed
GL-01	Low Iron Glazing
GL-02	Glass Balustrade - L3, L16, L20 Terrace
GL-03	Glazed Sun Shading - Podium
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins

MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
MT-03	Stainless Steel Cladding
MT-04	Natural Anodised Aluminium
MT-05	Aluminium Fin to match MT-03
RF-01	PV Integrated Roof Tile - L20 Pavilion
BR-01	Masonry L18-19 Plant Colour - to match existing brick

LV-01	Stainless Steel Horizontal Louvres
LV-02	Natural Anodised Aluminium Louvres
LV-03	Powdercoat Aluminium Louvres Colour - Black
LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
RF-01	PV Integrated Roof Tile
HB-01	Existing Heritage Balustrade

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Newcastle		
Perth		
Sydney		
Townsville		ABN 90 131 245 684

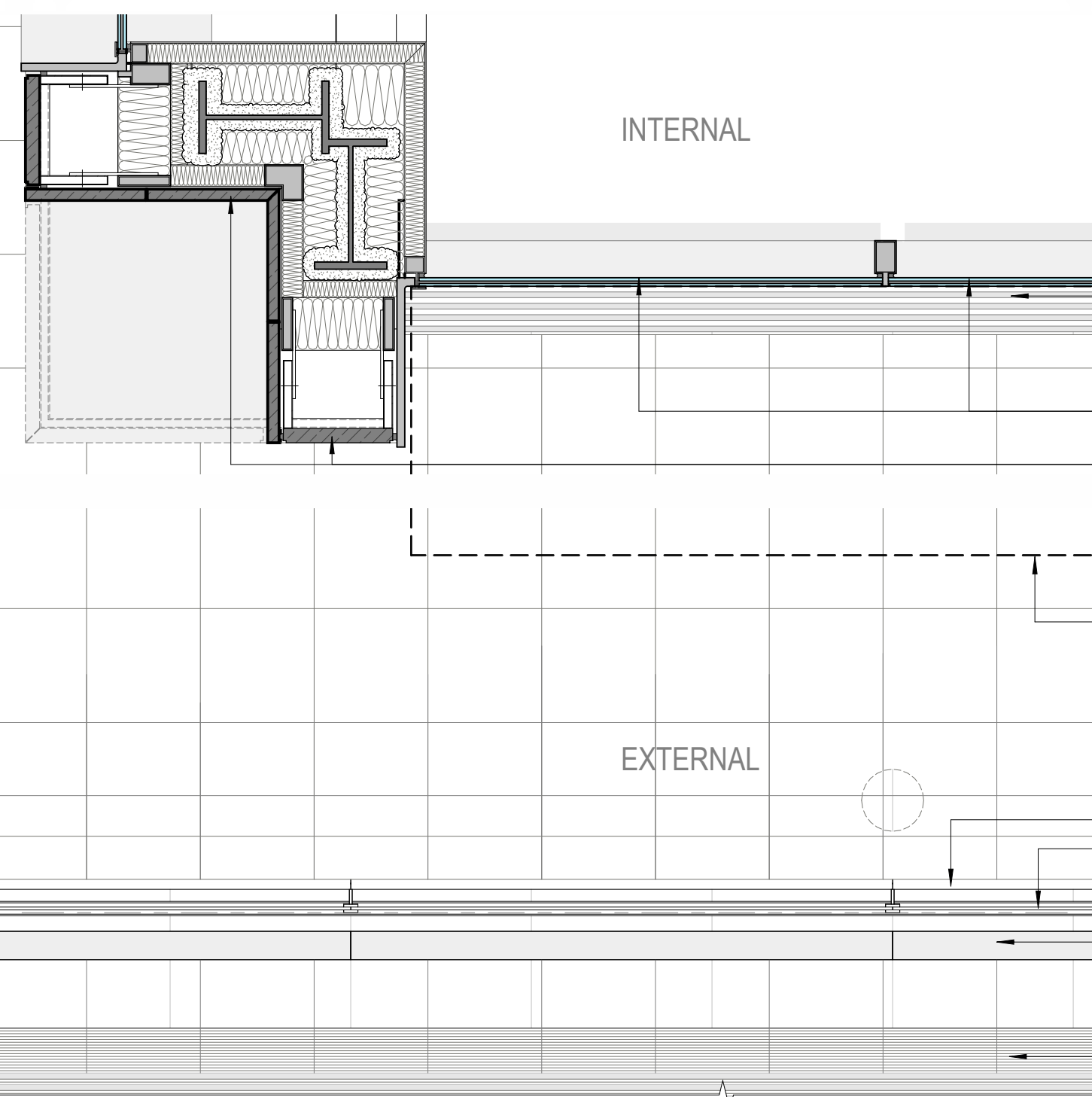
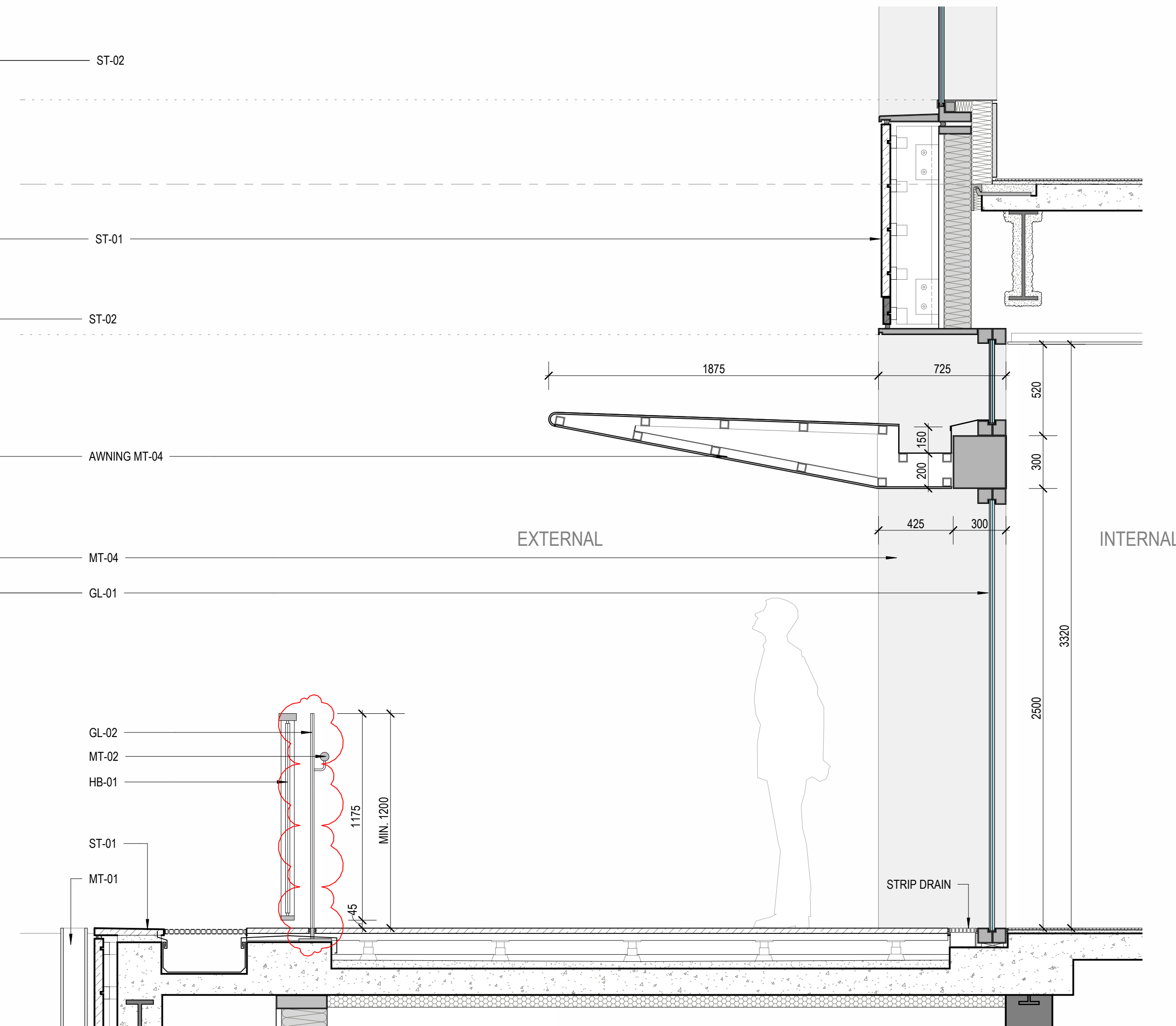
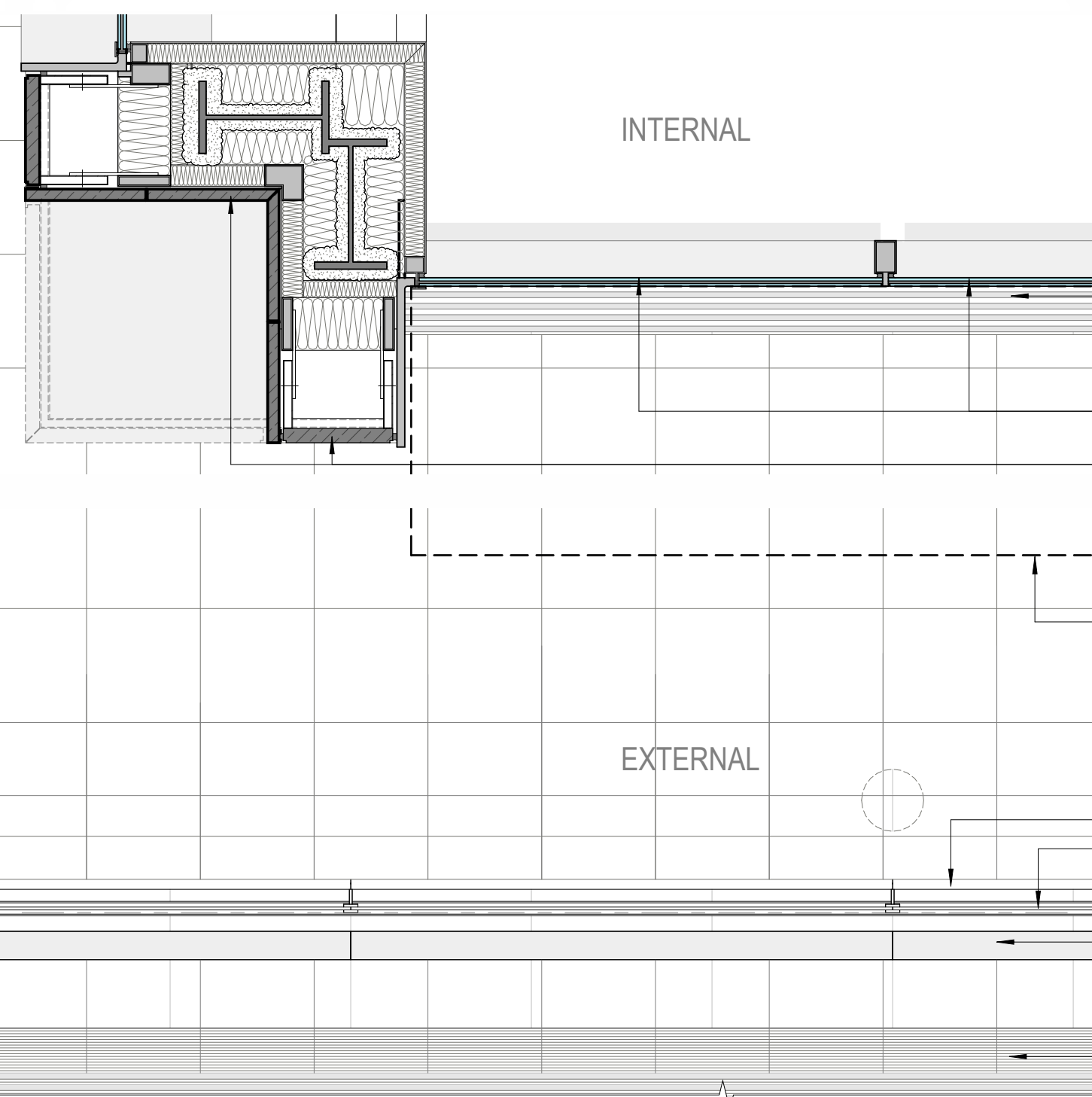
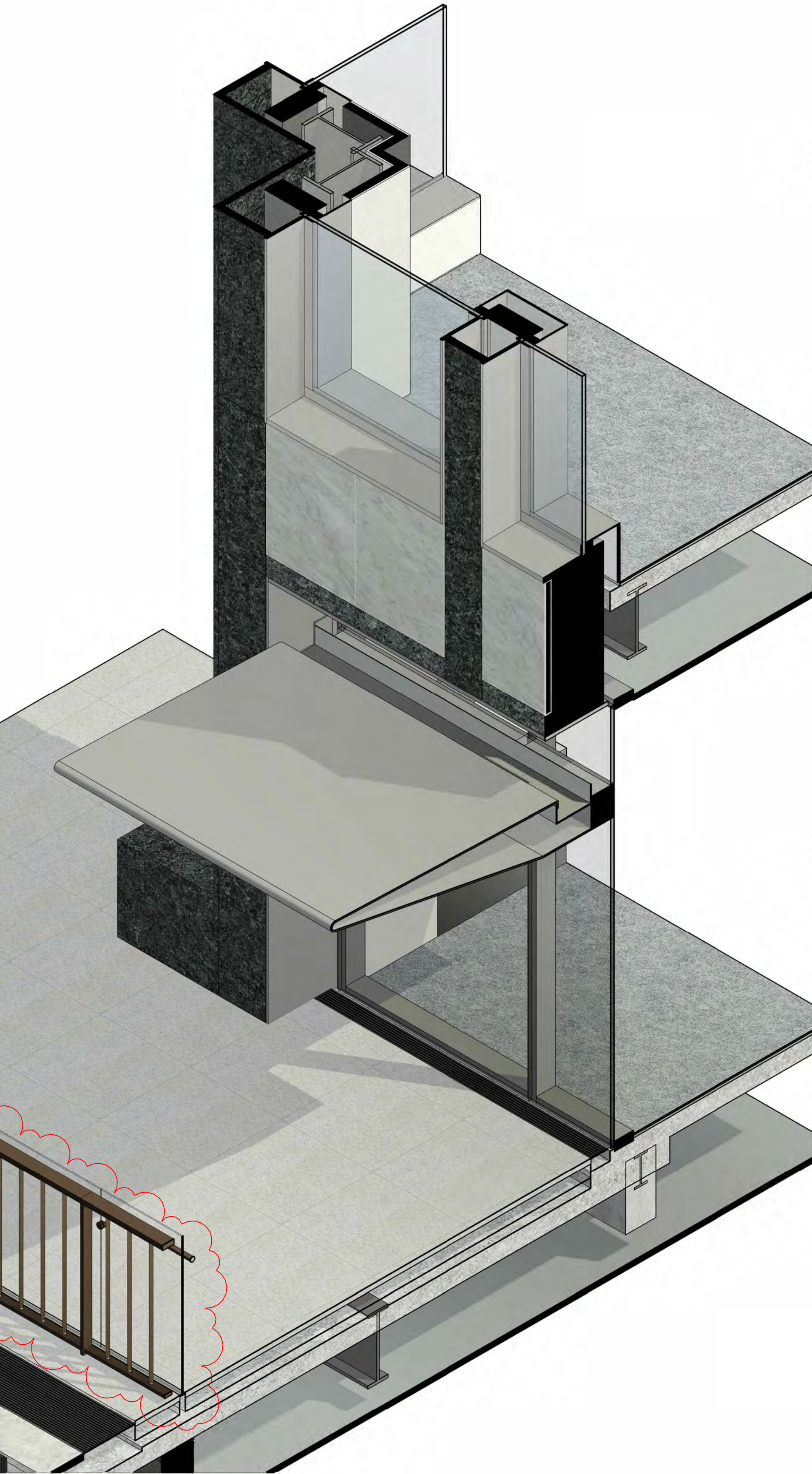
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prepared	checked	approved
UB/JD	ZT	RB

APPROVAL

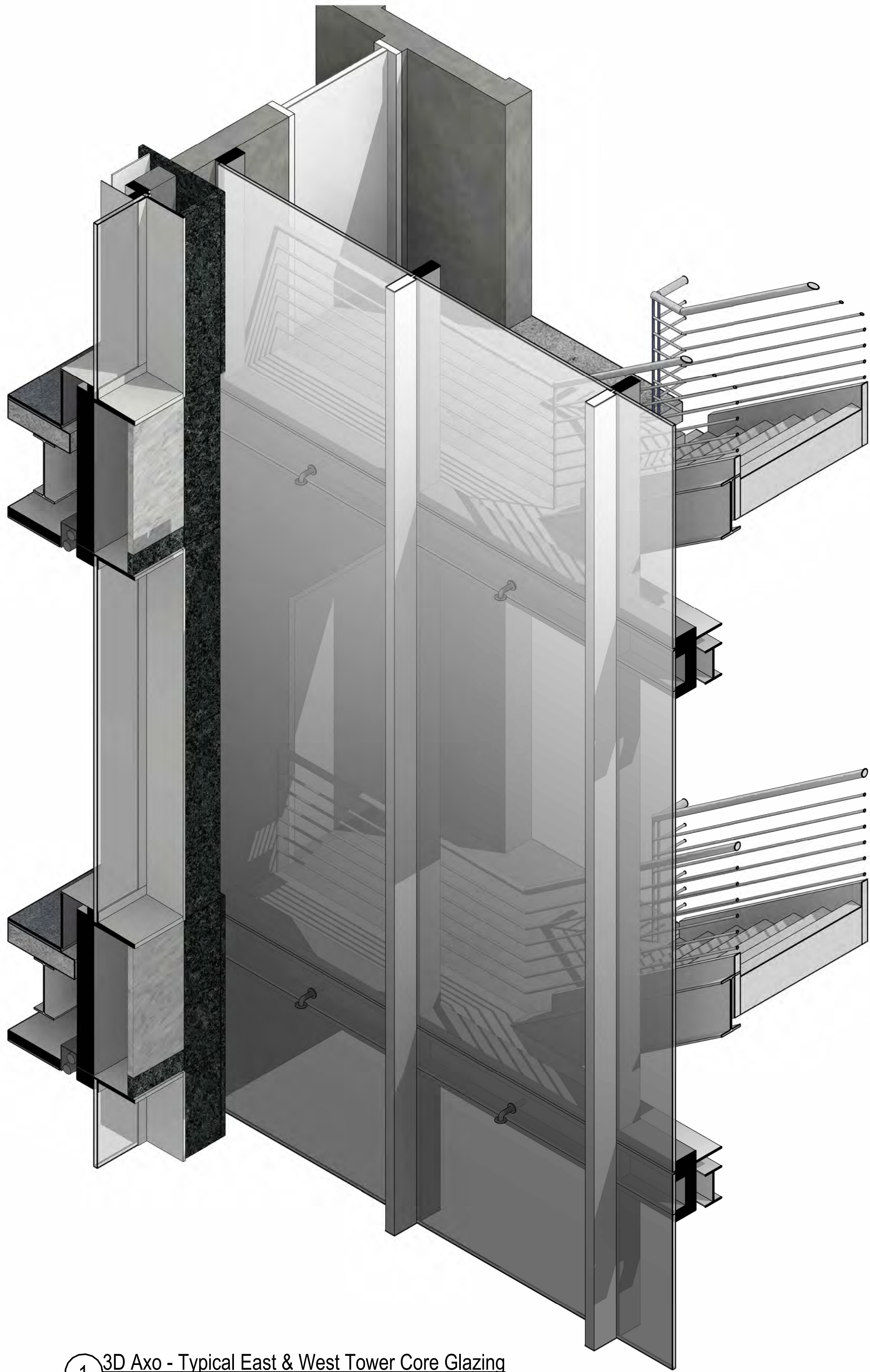
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revision **B**

4/02/2026 1:27:51 PM



184



1 3D Axo - Typical East & West Tower Core Glazing
SCALE:

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revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
		LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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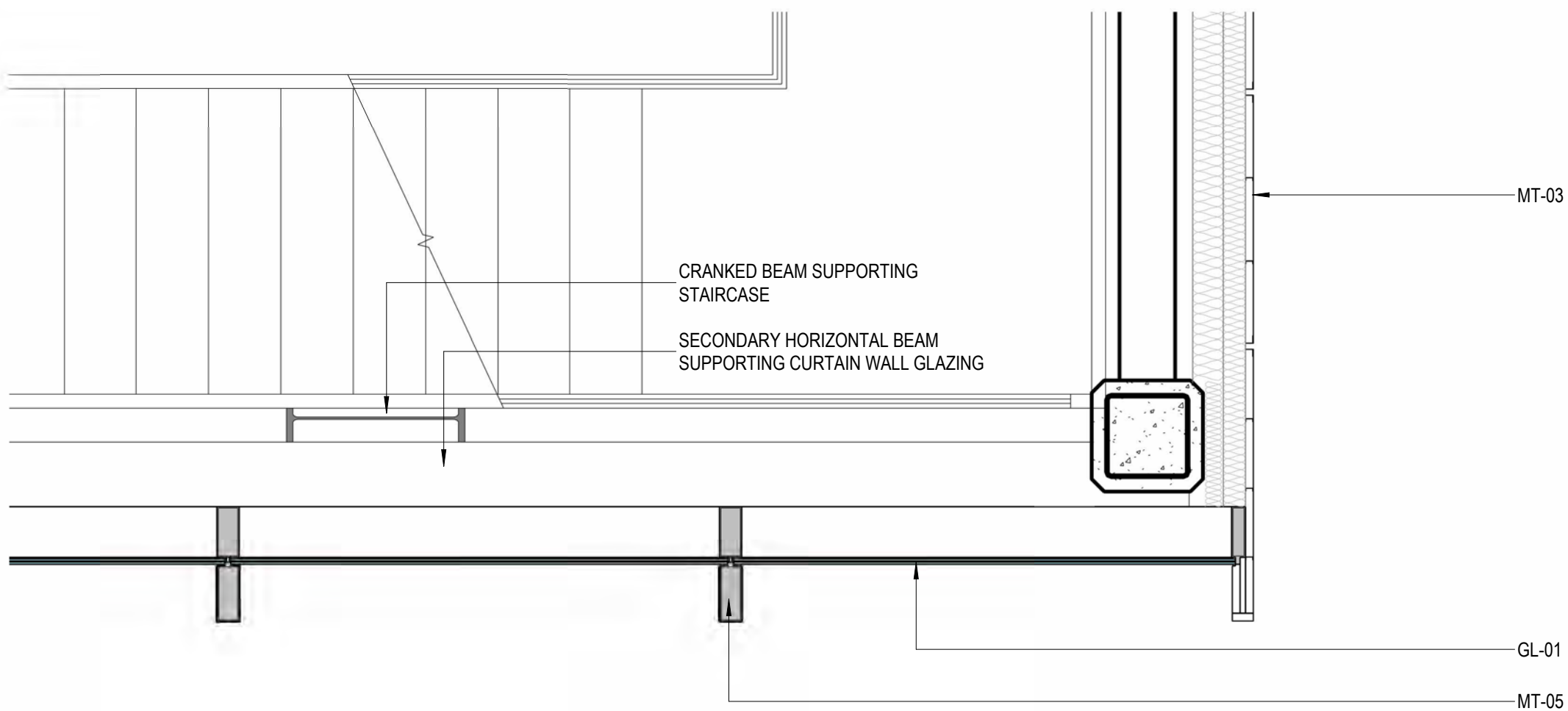
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prepared	UB/JD	project no	230658.00

project	65 MP
drawing	
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drawing no.	revision
RBA-DRW-DA2-4119	A
14/11/2025 9:16:06 AM	

LEVEL 16

LEVEL 15

2 Typical East & West Tower Core Detail Elevation
SCALE: 1 : 20



3 Typical East & West Tower Core Detail Plan
SCALE: 1 : 20

EXTERNAL

INTERNAL

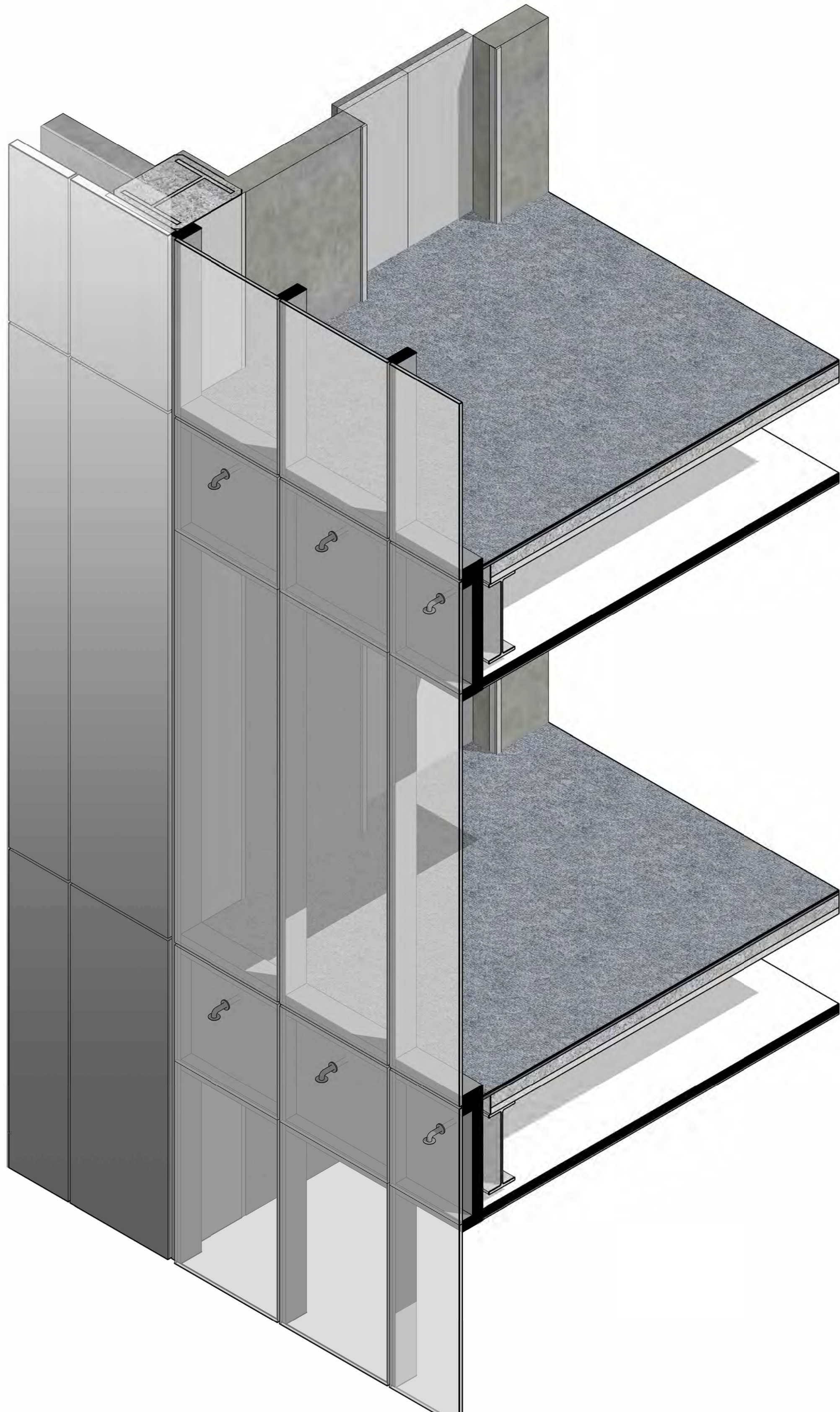
GL-01

STAINLESS STEEL HANDRAIL
BALUSTRADE

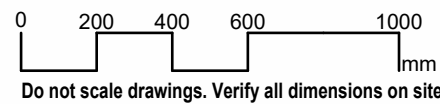
MT-05

WALL WETTING PIPE
COLOUR TO MATCH WITH MULLION

4 Typical East & West Tower Core Detail Section
SCALE: 1 : 20



1 3D Axo - Typical South Core Glazing
SCALE:



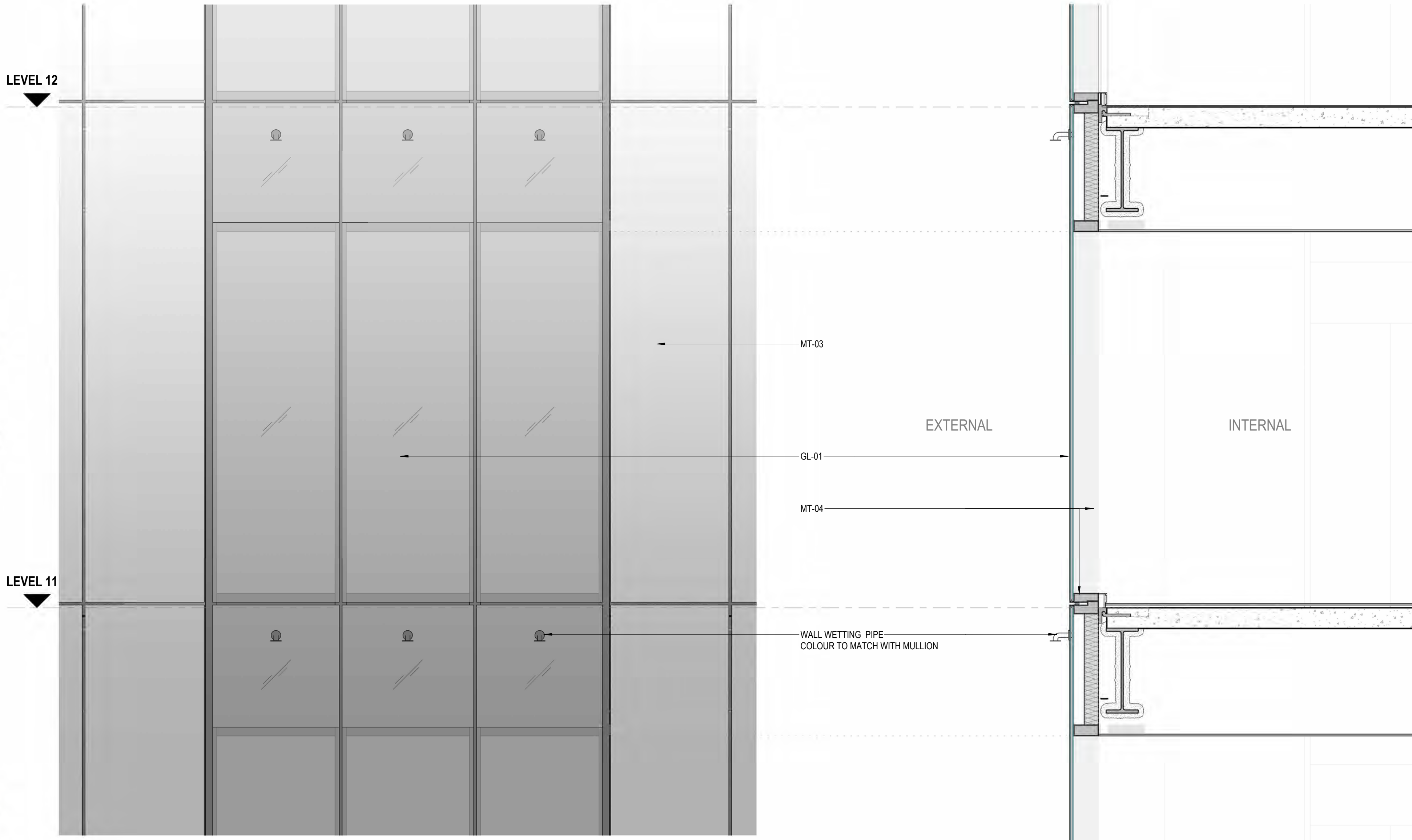
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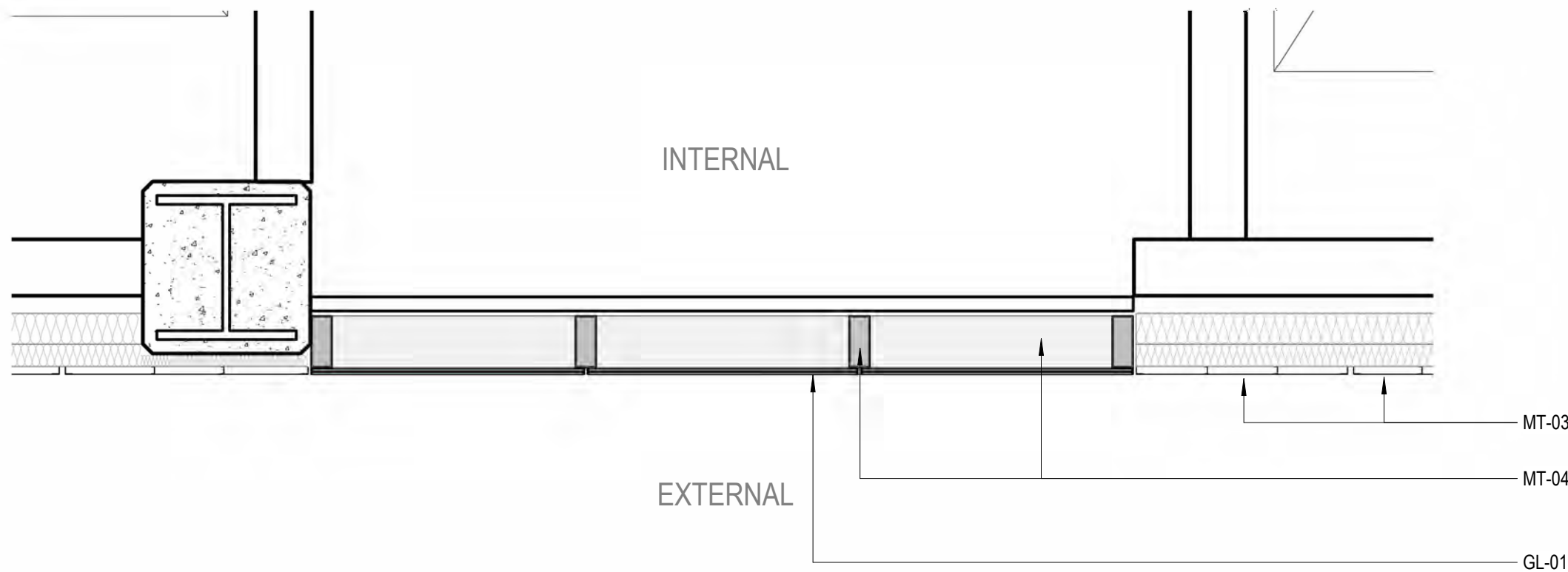
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revision	purpose of issue	checked	date
A	Development Application Issue	ZT	07.11.25



2 Typical South Core Glazing Detail - Elevation
SCALE: 1 : 20

4 Typical South Core Glazing Detail - Section
SCALE: 1 : 20



3 Typical South Core Glazing Detail - Plan
SCALE: 1 : 20

MATERIALS LEGEND			
ST-01	Grey Stone Cladding	MT-02	Powdercoat Aluminium Balustrade Colour - Bronze to match Heritage balustrade
ST-02	Black Stone Cladding Polished	MT-03	Stainless Steel Cladding
ST-03	Black Stone Cladding Honed	MT-04	Natural Anodised Aluminium
GL-01	Low Iron Glazing	MT-05	Aluminium Fin to match MT-03
GL-02	Glass Balustrade - L3, L16, L20 Terrace	RF-01	PV Integrated Roof Tile - L20 Pavillion
GL-03	Glazed Sun Shading - Podium	BR-01	Masonry L18-19 Plant Colour - to match existing brick
MT-01	Powdercoat Black Aluminium - Podium Facade Vertical Fins		
		LV-01	Stainless Steel Horizontal Louvres
		LV-02	Natural Anodised Aluminium Louvres
		LV-03	Powdercoat Aluminium Louvres Colour - Black
		LV-04	Powdercoat Aluminium Louvres Colour - to match BR-01
		RF-01	PV Integrated Roof Tile
		HB-01	Existing Heritage Balustrade

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ABN 90 131 245 684

approved	ZT	scale	1:20 @A1
prepared	UB/JD	project no	230658.00

project	65 MP
drawing	
drawing no.	revision
FACADE DETAILS - TYPICAL CORE - SOUTH	
RBA-DRW-DA2-4120	A

14/11/2025 9:17:04 AM

Attachment C

Clause 4.6 Variation Request - Height of Buildings
--



planning consultants

Clause 4.6 Variation Request to the Height of Buildings Development Standard under Clause 4.3 of Sydney LEP 2012

Proposed Alterations and Additions to a Commercial Building
Reserve Bank of Australia – 65 Martin Place, Sydney

Prepared for: Reserve Bank of Australia
November 2025

File Name: 22282B 65 Martin Place, Sydney (DA2)/4 Reports/21875B.cl4.6(Height)
Project Manager: K.Mackay
Client: Reserve Bank of Australia
Project Number: 22282B

Document Control

Version	Prepared By	Reviewed By	Issued To	Date
Rev_1, Draft	K.Mackay	H. Burnett	Client	11 November 2025
Rev_2, Final	K.Mackay	H. Burnett	Client, Council	14 November 2025

Contents

1	Introduction	1
1.1	Commission	1
1.2	Material Relied Upon	1
2	The Nature of the Variation	2
3	Clause 4.6 Assessment	4
3.1	Clause 4.6(1) - Objectives	4
3.2	Clause 4.6(2) – Consent May be Granted	4
3.3	Clause 4.6(3) – Consent Authority Considerations	4
3.3.1	Clause 4.6(3)(a) – Compliance is Unreasonable or Unnecessary	5
3.3.2	Clause 4.6(3)(b) – Sufficient Environmental Planning Grounds	7
3.4	Clause 4.6(4) – Consent authority must keep a record	8
3.5	Clause 4.6(6) – Subdivision on Certain Land	8
3.6	Clause 4.6(8) – Restrictions on use of cl4.6	8
4	Conclusion	10

Figures

Figure 1	Extract of Height of Buildings (Sydney LEP 2012)	2
Figure 2	Extract of north elevation with height exceedance reference points (Source: Architectus, 2025)	3

Tables

Table 1	Environmental Impact Avoidance, Minimisation and/or Mitigation	5
Table 2	Assessment against the objectives of the height of buildings development standard	5
Table 3	Environmental planning grounds supporting the proposed variation	7

1 Introduction

1.1 Commission

DFP has been commissioned by Reserve Bank of Australia (RBA) to prepare a written request (Variation Request) pursuant to Clause 4.6 of *Sydney Local Environmental Plan 2012* (the LEP) for the proposed alterations and additions to the existing commercial building (the Proposal) at 65 Martin Place, Sydney (the site).

The Proposal is described in detail in Section 4 of the Statement of Environmental Effects (SEE) report prepared DFP dated 14 November 2025 and generally entails:

- Demolition and remediation of hazardous building materials (asbestos) across most parts of the building, including deconstructing the tower façade and concrete back to the original steel frame (to be retained); and
- Reconstruction of the building include a new façade, altered roof pavilion and new vertical services core on the southern side of the building.

Parts of the reconstructed building and parts of the new vertical services core will exceed the 55m height of buildings development standard under cl4.3 of the LEP. The reconstructed roof pavilion will be only 917mm higher than the existing roof level and 2.183m less than the existing roof top plant, although this is at a height of up to 85.47m above existing ground level. In addition, the new vertical core will extend to a maximum height of 89.7m (see **Section 2**).

Notwithstanding the contravention of the development standard, the Proposal complies with all other relevant provisions of the LEP including the floor space ratio (FSR) development standard, is consistent with the relevant objectives of the height of buildings development standard and there are sufficient environmental planning grounds to justify the contravention in this instance including:

- The need to remediate the building and reconstruct it generally with a volume similar to the existing building, to enable its ongoing occupation for the purpose for which it was constructed (i.e. the Head Office of the RBA), a key reason why the building is listed as a heritage item at Commonwealth and local levels;
- The need to comply with current building construction, fire safety and accessibility standards;
- The minimal change from the existing building height, which already exceeds the height of buildings development standard; and
- The lack of significant adverse amenity impacts arising from the areas of non-compliance.

This written request has been prepared to provide a detailed assessment in accordance with the statutory requirements of cl4.6 so that the consent authority can exercise its power to grant development consent, notwithstanding the contravention to the height of buildings development standard.

1.2 Material Relied Upon

This Variation Request has been prepared by DFP based on the Architectural Drawings prepared by Architectus and other supporting drawings and reports which accompany the DA, including the SEE prepared by DFP.

This Variation Request should be read in conjunction with the detailed environmental planning assessment contained in the SEE.

2 The Nature of the Variation

The site comprises three lots as follows:

- Lot 1 in DP 444499 – fronting Martin Place and extending from Macquarie Street through to Philip Street;
- Lot 1 DP 32720 – having frontage to Macquarie Street; and
- Lot 1 DP 33919 – having frontage to Philip Street.

For Lot 1 in DP 444499 and Lot 1 DP 32720, cl4.3 and the Height of Buildings Map of the LEP designate a maximum height of buildings of 55m as shown in purple colour **Figure 1** below.

Lot 1 DP 33919 is within “Area 3” and in this regard the LEP states:

Note.

No maximum height is shown for land in Area 3 on the Height of Buildings Map. The maximum height for buildings on this land are determined by the sun access planes that are taken to extend over the land by clause 6.17.

The height of any building on Lot 1 DP 33919 is limited by “Additional Controls” being two different sun access planes defined by s6.17 and Schedule 6A of the LEP. The proposal complies with the provisions of s6.17.

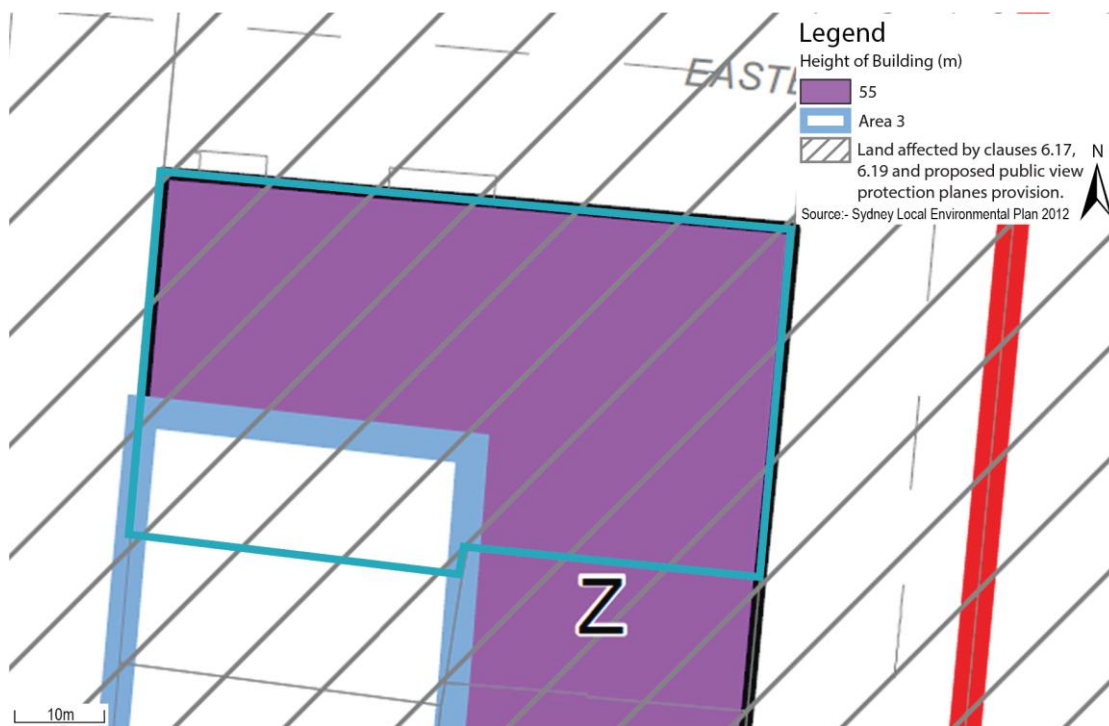


Figure 1 Extract of Height of Buildings (Sydney LEP 2012)

The LEP defines building height as:

building height (or height of building) means—

- in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*
- in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,*

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

2 The Nature of the Variation

The proposed development does not comply with the 55m height of buildings development standard and the extent of the non-compliance is shown in the extract of the architectural drawings at **Figure 2** and can be described as follows:

- **Point A in Figure 2** – the eastern side of the new vertical core (within Lot 1 DP 32720) will be at RL 121.415m, less existing ground level (interpolated) at RL 31.695m = 89.7m (i.e. an exceedance of 34.72m or 63.1%) (NB: the western side of the new vertical core is not subject to the 55m height of buildings limit);
- **Point B in Figure 2** - the eastern side of the Level 20 Roof Pavilion will be at RL 115.467m, less existing ground level (interpolated) at RL 32.387m = 83.08m (i.e. an exceedance of 28.08m or 51.1%) (NB: the overall height of this part of the building will be lower than the existing rooftop plant); and
- **Point C in Figure 2** - the western side of the Level 20 Roof Pavilion at RL 115.467m less existing ground level (interpolated) at RL 29.997m = 85.47m (i.e. an exceedance of 30.47m or 55.4%) (NB: the overall height of this part of the building will be lower than the existing rooftop plant).

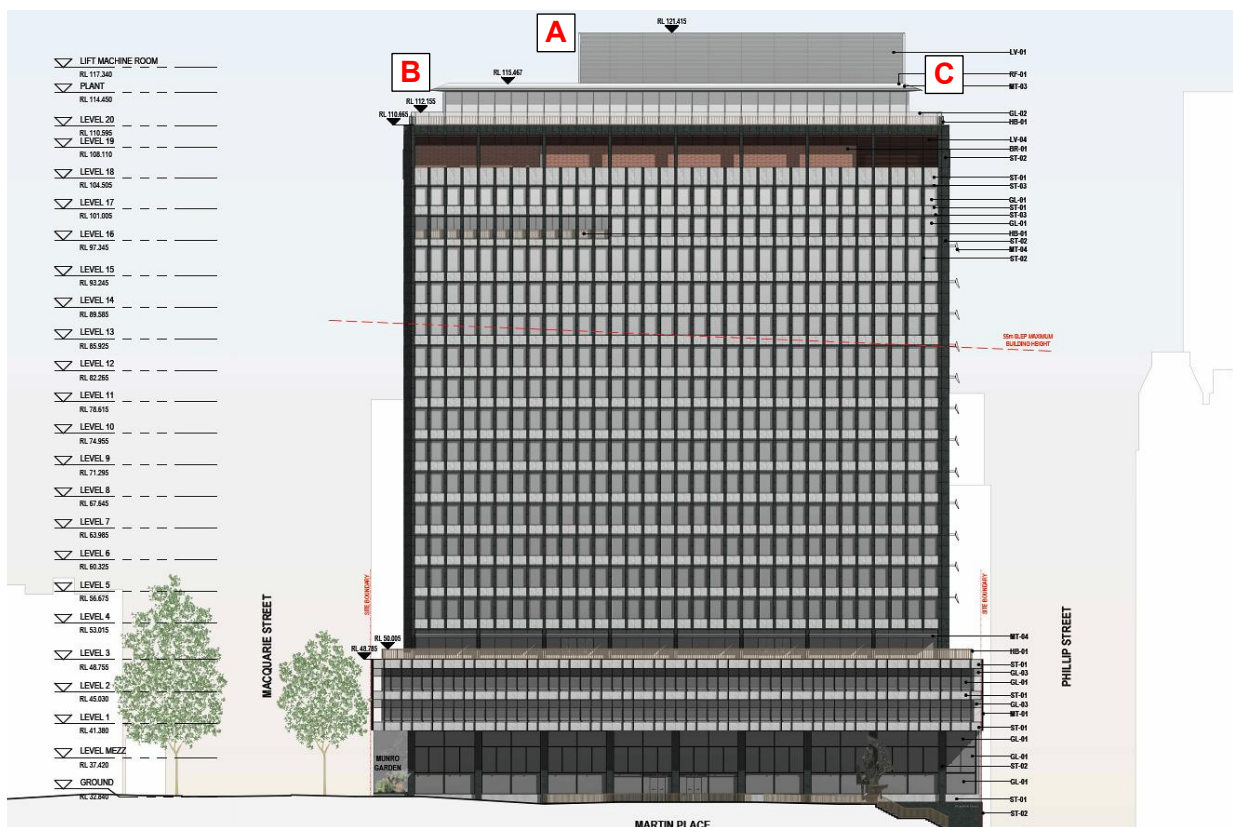


Figure 2 Extract of north elevation with height exceedance reference points (Source: Architectus, 2025)

3 Clause 4.6 Assessment

3.1 Clause 4.6(1) - Objectives

Clause 4.6(1) of the LEP states the objectives of the clause as follows:

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

In the Judgment of *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118* (“Initial Action”), Preston CJ ruled that there is no provision that requires the applicant to demonstrate compliance with these objectives or that the consent authority be satisfied that the development achieves these objectives. Furthermore, cl4.6(3) does not impliedly require that development that contravenes a development standard “*achieve better outcomes for and from development*”.

Accordingly, the remaining subclauses of cl4.6 provide the preconditions which must be satisfied before a consent authority may grant development consent to a development that contravenes a development standard imposed by an environmental planning instrument. These preconditions are discussed hereunder.

3.2 Clause 4.6(2) – Consent May be Granted

Clause 4.6(2) provides that:

- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

The height of buildings control in cl4.3 of the LEP is a development standard, defined in Section 1.4 of the EP&A Act as follows:

“development standards means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of:

...

- (c) *the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,”*

The height of buildings development standard is not expressly excluded from the operation of cl4.6 (see **Section 3.5** and **Section 3.6**).

3.3 Clause 4.6(3) – Consent Authority Considerations

Clause 4.6(3) outlines the matters that a consent authority must be satisfied of, when considering a development that seeks to contravene a development standard and states:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied that the applicant has demonstrated that–*
 - (a) *compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
 - (b) *there are sufficient environmental planning grounds to justify the contravention of the development standard.*

This report constitutes a written request for the purposes of s35B of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) and the following subsections address the justifications required under subclause 4.6(3) of the LEP.

3 Clause 4.6 Assessment

3.3.1 Clause 4.6(3)(a) – Compliance is Unreasonable or Unnecessary

In his Judgment of *Randwick City Council v Micaul Holdings Pty Ltd [2016] NSWLEC 7* ('Micaul') Preston CJ confirmed that an established means of demonstrating that compliance with a development standard is unreasonable or unnecessary is to establish that a development would not cause environmental harm and is consistent with the objectives of the development standard.

It is considered that the environmental impacts of the proposed development, and specifically the component/s of the proposal that contravene the development standard, are appropriately avoided, minimised or mitigated as described in **Table 1**.

Table 1 Environmental Impact Avoidance, Minimisation and/or Mitigation	
Issue	Discussion
Views	The proposed horizontal and vertical alignment of the tower façade and roof pavilion will be very similar to the existing building and accordingly, will have negligible impact on any views across the site. In addition, impacts to views of the sky from surrounding buildings and places as a result of the upper parts of the new vertical core will be minor, as detailed in the View Impact assessment within the Appendix of the Architectural Design Report prepared by Architectus lodged with the DA.
Solar Access	The proposed building height will not exceed the solar access planes for Hyde Park or The Domain and the minimal additional shadows cast by the new vertical core will be primarily over rooftops and some areas of public domain, distant from the site. These shadows dissipate quickly at such distances and will not result in significant adverse impacts. In addition, the analysis of shadows over parts of Hyde Park Barracks demonstrates that the impacts will be minor and a letter of support has been provided by NSW Living Museums in this respect.
Visual Privacy	There are no residential premises proximate to the site and in any event, the proposal does not introduce significant areas of new glazing to parts of the building which did not previously have glazed elements. The new core will comprise glazing to the fire stairs on the eastern and western elevations and to some lobby areas to the southern elevation, although given the absence of sensitive land uses proximate to the site, there are not considered to be any significant adverse visual privacy impacts.
Acoustic Privacy	As detailed in the Operational Acoustic Impact Assessment submitted with the DA, the parts of the reconstructed building that exceed the height of buildings limit do not contain any areas likely to generate significant acoustic impacts on neighbouring or nearby properties. The plant and equipment located within the upper levels of the tower (Levels 18 and 19) has been consolidated from the existing positions in Levels 17-19 and where ventilation is required, facades will be treated with screening and the plant is unlikely to give rise to adverse impacts. In addition, the lift overruns and plant in the top of the new vertical core will be well above surrounding buildings and have been assessed as capable of complying with the noise criteria specified in the Operational Acoustic Impact Assessment.
Heritage and Streetscape	The proposed design seeks to reconstruct the building in a manner that will be visually very similar to the existing building and the overall volume of the building will not be altered such that this would be easily perceptible to passers-by or to the extent that it would cause adverse visual impacts in the streetscape.

Furthermore, the proposed development is considered to be consistent with the objectives of the height of buildings development standard as described in **Table 2**.

Table 2 Assessment against the objectives of the height of buildings development standard	
Objective	Assessment
(a) to ensure the height of development is appropriate to the condition of the site and its context,	The proposal will closely resemble the overall form of the existing building with only minor changes in building height associated with the roof pavilion and new vertical core. The height of the proposed roof pavilion (at RL 115.467m) is only slightly greater than the height of the existing roof pavilion (at RL 114.55 and less than the height of the existing rooftop plant and machinery (at RL 117.65m).

3 Clause 4.6 Assessment

Table 2 Assessment against the objectives of the height of buildings development standard

Objective	Assessment
	The new lift core will extend higher than the existing building to RL 121.415m although this is necessary to provide for vertical transportation and fire egress that is compliant with current building standards. Notwithstanding, the new structures are well within the solar access planes that apply to the site and the southern adjoining land, and the altered building will continue to provide for an appropriate transition to development on that land to the south, both in its current form and with respect to the future development potential of that adjoining land.
(b) to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas,	As indicated above, the proposal will result in an overall built form which closely resembles that of the existing building and accordingly, result in minimal change to the building's relationship with nearby heritage items. The new vertical core is located toward the south-western corner of the site, set well back from Macquarie Street and also set back from the Phillip Street frontage. This minimises potential impacts on the heritage significance of the main building façade within the site, as well as potential impacts on surrounding heritage buildings.
(c) to promote the sharing of views outside Central Sydney,	The proposed reconstruction of the main tower façade and roof pavilion will have negligible impact on any views across the site because the horizontal and vertical alignment remains relatively unchanged from the existing situation. In addition, the new vertical core has been located on the southern side of the building, away from the primary northern, eastern and southern facades and will not impact on any significant views along Martin Place from the east or west or views from the Domain. As detailed in the View Impact assessment within the Appendix of the Architectural Design Report prepared by Architectus lodged with the DA, impacts to lesser views to the sky from surrounding buildings will be minor.
(d) to ensure appropriate height transitions from Central Sydney and Green Square Town Centre to adjoining areas,	The site is not proximate to the edge of the Central Sydney area (as defined by the LEP) and is not within Green Square. Notwithstanding, the site is on the edge of the main CBD commercial area and proximate to smaller scale buildings to the east. As the proposal results in minimal change to the height of the tower and roof top pavilion and due to the positioning of the new core to the south-western corner of the site, there is considered to be no adverse impact on the site's transitional role on the eastern edge of the commercial centre.
(e) in respect of Green Square— (i) to ensure the amenity of the public domain by restricting taller buildings to only part of a site, and (ii) to ensure the built form contributes to the physical definition of the street network and public spaces.	The site is not within Green Square and therefore this objective is not relevant to the Proposal.

Accordingly, for the reasons identified above, it is considered that strict compliance with the height of buildings development standard is unreasonable or unnecessary as the non-compliance will not cause environmental harm and the proposed development is consistent with the objectives of the height of buildings development standard, notwithstanding the non-compliance.

3 Clause 4.6 Assessment

3.3.2 Clause 4.6(3)(b) – Sufficient Environmental Planning Grounds

In the Judgment of *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009 (“Four2Five”) Pearson C indicated there is an onus on the applicant to demonstrate, through the written request, that there are “*sufficient environmental planning grounds*” such that compliance with the development standard is unreasonable or unnecessary. Furthermore, that the environmental planning grounds must be particular to the circumstances of the proposed development rather than public benefits that could reasonably arise from a similar development on other land.

In Initial Action, Preston CJ indicated that it is reasonable to infer that “*environmental planning grounds*” as stated in under cl4.6(3)(b), means grounds that relate to the subject matter, scope and purpose of the *Environmental Planning and Assessment Act 1979* (EP&A Act), including the objects in s1.3 of the EP&A Act.

The site-specific environmental planning grounds that support the proposed variation to the height of buildings development standard in this circumstance are detailed in the SEE, supported by the Architectural Drawings and specialist consultant reports which accompany the DA and are summarised in **Table 3**.

Table 3 Environmental planning grounds supporting the proposed variation

Environmental Planning Ground	Discussion
Remediation of Contamination	As detailed in the SEE and contamination reports submitted with the DA, the existing building has significant quantities of bonded and friable asbestos containing material (ACM) embedded within the building fabric and structure. Accordingly, the RBA has had to vacate the building as it is unfit for occupation. Given the Commonwealth and Local Heritage listings applicable to the site, the only viable remediation strategy for the building is to deconstruct the façade and slabs back to the original steel frame, retaining and salvaging heritage significant fabric where possible, and to then reconstruct the building in a manner that closely resembles the original building in overall form and materials. In doing so, the new design must meet current building standards and there are also opportunities to improve the environmental performance and operational characteristics of the building. Accordingly, the rebuilding of the building close to the height of the existing building means that the 55m height limit (considerably lower than the existing building) will be breached, although in doing so, the proposed development will: - “<i>protect the environment</i>” (s1.3(e) EP&A Act); - “<i>promote the sustainable management of built and cultural heritage</i>” (s1.3(f) EP&A Act); and - “<i>promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants</i>” (s1.3(h) EP&A Act).
Building Code of Australia Compliance	The original building constructed in the 1960s had a vertical core which was located toward the centre of the building yet also projected beyond the main southern façade. However, this core only extended as far as Level 17 and the later 1970s southern extension did not change this, providing additional vertical access up to Level 6 only. Accordingly, notwithstanding the extensive contamination within the building that needs remediation, the existing building does not provide vertical transport that meets today's BCA requirements with respect to construction standards, fire safety or accessibility. The proposed new southern vertical core will enable the altered building to meet current BCA requirements and provide equitable access to all floors of the building, although in doing so, the new core must extend slightly higher than the uppermost parts of the existing building. Even so, the new core is primarily located in the south-western corner of the site (Lot 1 DP 33919) where the 55m height limit does not apply and this new core is well within the solar access plane. Only a small portion of the new core, comprising the eastern fire stair and Lifts 1 and 2 will be located on that part of the site to which the 55m height limit applies. Accordingly, the proposed development will “<i>promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants</i>” (s1.3(h) EP&A Act).

3 Clause 4.6 Assessment

Table 3 Environmental planning grounds supporting the proposed variation

Environmental Planning Ground	Discussion																
Existing height exceedance	The existing building exceeds the 55m height of buildings limit and other than the new vertical services core, the majority of the building as proposed to be altered will be very similar in height to the existing building or even lower as set out below:																
	<table><tr><th>Location</th><th>Existing</th><th>Proposed</th><th>Difference (+/-)</th></tr><tr><td>Tower corners (balustrade)</td><td>RL 111.43m</td><td>RL 112.155m</td><td>+0.725m</td></tr><tr><td>Roof Pavilion</td><td>RL 114.55m</td><td>RL 115.467m</td><td>+0.917m</td></tr><tr><td>Rooftop plant</td><td>RL 117.65m</td><td>RL 115.467m</td><td>-2.183m</td></tr></table>	Location	Existing	Proposed	Difference (+/-)	Tower corners (balustrade)	RL 111.43m	RL 112.155m	+0.725m	Roof Pavilion	RL 114.55m	RL 115.467m	+0.917m	Rooftop plant	RL 117.65m	RL 115.467m	-2.183m
	Location	Existing	Proposed	Difference (+/-)													
	Tower corners (balustrade)	RL 111.43m	RL 112.155m	+0.725m													
	Roof Pavilion	RL 114.55m	RL 115.467m	+0.917m													
	Rooftop plant	RL 117.65m	RL 115.467m	-2.183m													
The increase in height of the tower balustrade is minimal and is due to the inclusion of a glazed screen behind the heritage balustrade to meet building code safety requirements.																	
The increase in height of the roof pavilion is minimal and is due to the incorporation of rooftop solar panels and internal services.																	
The reduction in height of the roof plant is due to the incorporation of plant within the building envelope, which will have positive visual impacts.																	
Lack of adverse amenity impacts	In Micaul and Initial Action, Preston CJ clarified that sufficient environmental planning grounds may also include demonstrating a lack of adverse amenity impacts. As summarised in Table 1 , the proposal satisfactorily avoids, manages or mitigates adverse amenity impacts (s1.3(g) EP&A Act)).																

Accordingly, it is considered that there are sufficient environmental planning grounds to justify the contravention of the height of buildings development standard in this instance.

3.4 Clause 4.6(4) – Consent authority must keep a record

Clause 4.6(6) requires is the consent authority to keep a record of its assessment carried out under cl4.6(3). This will be a matter for Council should consent be granted to the subject DA.

3.5 Clause 4.6(6) – Subdivision on Certain Land

Clause 4.6(6) is not relevant to the proposed development as it does not relate to subdivision of land.

3.6 Clause 4.6(8) – Restrictions on use of cl4.6

Clause 4.6(8) of the LEP states as follows:

- (8) *This clause does not allow development consent to be granted for development that would contravene any of the following–*
- (a) *a development standard for complying development,*
 - (b) *a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
 - (c) *clause 5.4.*
 - (caa) *clause 5.5.*
 - (ca) *clause 4.3 (Height of buildings), but only in relation to land shown as being in Area 1 or Area 2 on the Height of Buildings Map,*
 - (cab) *clause 4.5A (Balconies on certain residential flat buildings),*
 - (cb) *clause 5.3A (Development below ground level in Zone RE1),*
 - (cc) *clause 6.10 (Heritage floor space),*
 - (cd) *clause 6.11 (Utilisation of certain additional floor space requires allocation of heritage floor space),*

3 Clause 4.6 Assessment

- (cda) clause 6.11A (Temporary alternative heritage arrangements in relation to allocation of heritage floor space),
- (cdb) clause 6.16 (Erection of tall buildings in Central Sydney),
- (ce) clause 6.17 (Sun access planes),
- (cf) clause 6.18 (Overshadowing of certain public places), unless the additional overshadowing is caused by playground equipment, a shade structure, an awning, a sculpture or artwork, a community notice or a public information sign,
- (cg) clause 6.19 (View planes), except in relation to the Martin Place View of western sky view protection plane,
- (cga) clause 6.26 (AMP Circular Quay precinct),
- (cgb) clause 6.29 (58–60 Martin Place, Sydney),
- (cgc) clause 6.33 (230–238 Sussex Street, Sydney),
- (cgd) clause 6.35 (45 Murray Street, Pyrmont), but only if the development is an alteration or addition to an existing building,
- (cge) clause 6.36 (12–20 Rosebery Avenue, 22–40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery),
- (cgf) clause 6.37 (296–298 Botany Road and 284 Wyndham Street, Alexandria),
- (cgg) clause 6.41 (7–15 Randle Street, Surry Hills),
- (cgh) clause 6.42 (102–106 Dunning Avenue, Rosebery),
- (cgi) clause 6.40 (2–32 Junction Street, Forest Lodge),
- (cgj) clause 6.43 (Danks Street South Precinct),
- (cgk) clause 6.52 (1–11 Oxford Street, Paddington),
- (cgl) clause 6.55—4–22 Wentworth Avenue, Surry Hills,
- (cgm) clause 6.56—24–40 Wentworth Avenue, Surry Hills,
- (cgn) clause 6.58—187–189 Thomas Street, Haymarket,
- (ch) Division 1 of Part 7 (Car parking ancillary to other development),
- (ci) clause 6.19A (Views of Sydney Harbour),
- (cj) clause 6.21E(2) and (5) (Tower cluster areas),
- (ck) clause 6.60C—2 Chifley Square, Sydney,
- (cl) clause 6.60D—Oxford Street Cultural and Creative Precinct,
- (cm) clause 6.60E—Flinders Street and Oxford Street,
- (cn) clause 6.60G—15–23 Hunter Street and 103–107 Pitt Street, Sydney,
- (co) clause 6.60H—Hunter Street Metro Station,
- (cp) clause 6.60I—85–93 Commonwealth Street, Surry Hills,
- (cq) clause 6.60M—47–51 Riley Street, Woolloomooloo.

Clause 4.6(8) is not relevant to the proposed development as it is subject to a DA and does not constitute Complying Development, does not seek to vary any requirements of SEPP BASIX, does not relate to a standard under cl4.3 in relation to Area 1 or Area 2 and does not relate to any other standard listed in cl4.8(8).

4 Conclusion

The proposed development contravenes the height of buildings development standard under cl4.3 of Sydney LEP 2012.

The height of buildings control under cl4.3 of the LEP is a development standard and is not excluded from the application of cl4.6.

This Variation Request to vary the development standard has been prepared in accordance with cl4.6(3) of the LEP.

This Variation Request demonstrates that strict compliance with the height of buildings development standard is unreasonable and unnecessary because, notwithstanding the contravention of the development standard:

- the proposed development is consistent with the objectives of the development standard pursuant to cl4.3 of the LEP; and
- There will be a lack of environmental harm arising from the areas of non-compliance.

In addition, this Variation Request outlines sufficient environmental planning grounds to justify the contravention of the height of buildings development standard including:

- The need to remediate the building and reconstruct it generally with the same height and volume as the existing building, to enable its ongoing occupation for the purpose for which it was constructed, a key reason why the building is listed as a heritage item at Commonwealth and local levels;
- The need to comply with current building construction, fire safety and accessibility standards;
- The minimal change from the existing building height, which already exceeds the height of buildings development standard; and
- The lack of significant adverse amenity impacts arising from the areas of non-compliance.

Accordingly, this written request can be relied upon by the consent authority when granting development consent to the proposed development, notwithstanding the contravention of the development standard.

Attachment D

Submissions

12 January 2026

City of Sydney Council
Town Hall House
Gadigal Country
Level 2, 456 Kent Street
Sydney 2000

Attention: Brian Li

By email: dasubmissions@cityofsydney.nsw.gov.au

Dear Mr Li

D/2025/1160 - 65 Martin Place, SYDNEY NSW 2000
Interim submission on DA on behalf of Land and Environment Court of NSW

We act for the Department of Communities and Justice (**DCJ**) which represents the Land and Environment Court of NSW (the **LEC**). The Court owns and occupies 8 floors within the Windeyer Chambers building at 225 Macquarie Street, Sydney.

We refer to our letter dated 19 December 2025 seeking an extension of time to make a submission on behalf of the LEC, as well as your response on the same day, in which you confirmed that all submissions received prior to the application being determined will be considered as part of the assessment and encouraged us to submit our final submission by 7 February 2026.

At the outset, we emphasise that the DA documents are materially deficient. The DA documents do not provide a sufficient (or in some cases any) assessment of key issues. Rather, the DA impermissibly defers for future assessment and consideration certain key aspects of the proposed development's impacts, including on the LEC which adjoins 65 Martin Place. The DA does not meet the threshold required for Council to lawfully determine the application.

Based on our initial review we have identified six key issues which we address in this interim submission. This interim submission is supported by the **attached** technical memorandum prepared by Arup dated 23 December 2025 (**Arup Memo**) which sets out a number of technical comments and recommendations based on their review of the Construction Noise and Vibration Management Plan prepared by Acoustic Logic dated 14 November 2025 (the **CNVMP**).

As foreshadowed in our letter dated 19 December 2025, this interim submission will be supplemented by a further submission once it has obtained further technical advice in relation to the DA. DCJ is in the process of engaging additional consultants to undertake a technical review of the DA in the disciplines of structural engineering and environmental consulting/occupational hygiene. This review will inform a further, detailed submission to Council regarding the DA, which we expect to provide by 7 February 2026.

Our ref

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- 1 Key issue 1: The DA is silent on the practical reality that the development can only be carried out by gaining access to and use of 225 Macquarie Street and does not assess impacts arising from such use.**
- 1.1 The DA documents describe all construction access, work zones, and hoardings as being located entirely within the 65 Martin Place site and its street frontages (Phillip Street, Martin Place, and Macquarie Street).¹ There is no reference to or assessment of access being obtained through, over, or within 225 Macquarie Street, despite the fact that such access is being requested by RBA's contractor outside the DA process.
- 1.2 The DA does not address the practical reality that, given the proximity of the RBA building to the LEC and the scale of works, access to and encroachment upon or within 225 Macquarie Street will be required for scaffolding, hoarding, and construction activities along the RBA's southern boundary. Both the Statement of Environmental Effects prepared by DFP Planning dated 14 November 2025 (**SEE**) and the Construction Methodology Plan dated 23 October 2025 (**CMP**) refer to the erection and maintenance of 'full perimeter scaffolding' and 'hoardings',² but neither document considers the extent to which this scaffolding and hoardings will necessarily project beyond the RBA site's boundary into 225 Macquarie Street, and will depend upon construction workers having access to and use of 225 Macquarie Street to erect this scaffolding and hoarding or to carry out the work for which consent is being sought.
- 1.3 Plainly, the development for which consent is being sought depends upon certain construction activities being carried out at 225 Macquarie Street, as well as on the RBA site. The DA was not accompanied by land owner's consent from the owner of 225 Macquarie Street nor from the LEC which owns levels 1, 3, 4, 5, 10, 11, 12 and 13 of 225 Macquarie Street.
- 1.4 Section 23 of the *Environmental Planning and Assessment Regulation 2021* requires a development application to be accompanied by written consent of an adjoining landowner where, as here, development is proposed on the neighbour's land.
- 1.5 Owner's consent is an essential prerequisite to a consent authority's power to determine a development application.³ In the absence of land owner's consent, the DA cannot be approved.
- 1.6 Assuming for present purposes that this legal defect is capable of being cured, the DA does not contain any information about, or assessment of the impacts of, such activities to the owners and occupiers of 225 Macquarie Street. We address this further in key issue 2.
- 1.7 **Additional information required:** Council should require the proponent to:
- (a) confirm the nature and extent of development and construction-related activities which are proposed to be carried out on 225 Macquarie Street. Based on our initial review it appears that, at a minimum, these will include construction of scaffolding, storage of construction materials and some demolition activities;
 - (b) provide written consent to the DA from the owner of 225 Macquarie Street; and
 - (c) assess the impacts of such activities to be carried out on 225 Macquarie Street including specifically within the areas owned by the LEC (which we address further in key issues 2 – 6).
- 2 Key issue 2: The DA impermissibly defers assessment of certain impacts and does not justify the acceptability of others. Council cannot proceed to determine the DA in the absence of this information.**

¹ See for example paragraph 6.5 of CMP, p 19 which states 'The Head Contractor will ensure that the Scaffold and Edge Protection measures within the 65MP site to protect people, property and the environment are thoroughly planned.'

² See for example, pages 19 – 21 of the CMP.

³ *Al Maha Pty Ltd v Huajun Investments Pty Ltd* (2018) 233 LGERA 170

- 2.1 The DA documents contain numerous statements acknowledging that there will be impacts on adjoining landowners, including 225 Macquarie Street, but no sufficient justification (and in some cases no justification at all) is provided for why the predicted (and at times non-compliant) impacts should be considered acceptable. Instead, the documents rely on general assurances, mitigation strategies, and promises of ongoing consultation, rather than evidence-based rationale or enforceable commitments.
- 2.2 The case law is clear that the assessment and consideration of essential matters cannot be deferred to later assessment.⁴ However, in this DA the assessment of certain impacts is deferred to future stages or post-approval processes. Examples include:

(a) Vibration impacts – assessment deferred to future testing

The CNVMP identifies 225 Macquarie Street as a noise and vibration sensitive receiver. Page 9 of the CNVMP acknowledges that vibration from hydraulic hammering is a risk.

The following sources have been identified as potentially producing significant ground vibration:

- Hydraulic hammering (with excavator)...

However, page 9 of the CNVMP provides that assessment of vibration impacts will be deferred to a future, post-approval stage, rather than providing an evidence-based assessment at DA stage.

A precise assessment of vibration emissions from the proposed works is not possible to model, therefore; site vibration levels from machinery and processes should be verified on site through field sample testing and future demolition trials.

This is directly at odds with page 41 of the SEE, which asserts that 'vibration impacts are expected to be significantly below amenity or damage risk management levels at all receivers'.

In the absence of further analysis, Council cannot accept the statement at page 41 of the SEE nor can it rationally conclude that the impacts of the proposed development, including specifically on the LEC, will be acceptable.

Additional information required: Council should require the proponent to undertake further assessment of vibration impacts. As it stands, the proposal offers neither justification for deferring assessment nor any assurance that significant impacts can or will be avoided or effectively mitigated. Unless and until the proponent can demonstrate that these impacts have been genuinely assessed and can be effectively mitigated, the DA should not be determined.

(b) Acoustic impacts to LEC not adequately assessed

As set out in more detail in the Arup Memo, the noise management levels (**NMLs**) adopted in the proponent's CNVMP do not reflect the NMLs previously agreed with the LEC following acoustic testing. This is a fundamental deficiency in the CNVMP as it purports to measure acoustic impacts against an incorrect NMLs. Predictions of, and assessment of, likely exceedances need to be revisited having regard to the correct NMLs.

Additional information required: Council should require the proponent to provide updated acoustic assessment which addresses the recommendations set out in the Arup Memo. In particular the revised acoustic assessment and proposed management plan should:

- adopt the agreed NMLs for LEC spaces;
- treat the LEC as a highly noise-sensitive receiver, having regard to the functional requirements of courtrooms, Judges' chambers, Commissioners' chambers, mediation rooms, Registrars' offices; and

⁴ See for example, *Weal v Bathurst City Council* (2000) 111 LGERA 181 at [201 \[93\]-\[94\]](#); *Ballina Shire Council v Palm Lake Works Pty Ltd* [2020] NSWLEC 41 at [37].

- be explicit about the proposed 'immediate review and mitigation' which the CNVMP says will occur when there are exceedances. Who will carry out this review and mitigation, and how will the consent authority and the LEC be informed?

(c) Noise and vibration exceedances

There are multiple acknowledgements throughout the DA documents that noise and vibration will exceed management levels, and that the proposed response is to monitor, provide respite, or manage complaints, rather than to avoid exceedance.

- Section 4.5.3 (p 27) of the CNVMP makes clear that predicted noise levels during both the structural rebuild and façade installation phases will exceed the nominated management levels with respect to 225 Macquarie Street.
- Section 5.2.1 (p 31) of the CNVMP contemplates that even with mitigation, noise will at times exceed management levels, and the response is to schedule respite rather than avoid exceedance.

"Where the introduced acoustic scaffold barrier and machinery are found to be insufficient to reduce noise levels to below the NML, scheduling of hydraulic hammering should be undertaken to reasonably minimise noise impacts to all surrounding receivers.

...

Respite periods are recommended for hydraulic hammering activities..."

These measures are patently unacceptable in the case of the LEC which is providing an essential service. Works which have the potential to exceed the corrected noise and vibration management levels should not be permitted to occur during the Court's normal hours of operation.

Additional information required: Council should require the proponent to address the recommendations set out in the Arup Memo with respect to the noise and vibration. In particular, the CNVMP must be updated to include additional details of the quantitative assessment of internal noise predictions for LEC spaces.

(d) No assessment of the risk of airborne asbestos fibre migration

The DA documents are silent on the risk, impact, or potential migration of asbestos to adjoining properties, including 225 Macquarie Street.

There is no assessment of how asbestos removal or disturbance will be managed to prevent cross-boundary contamination, nor any justification for why the proposed approach is acceptable. This omission is particularly significant given the proximity of the LEC and the fact that the LEC's air intakes are within 10 metres of the boundary with 65 Martin Place.

Additional information required: Council should require the proponent to undertake detailed assessment of these risks and propose appropriate mitigation measures including:

- assessment of airborne asbestos fibre transmission risk to neighbouring properties;
- proposed boundary controls and off-site monitoring, including within the LEC;
- real-time notification protocols for exceedances to adjoining building owners to be devised in consultation with adjoining landowners; and
- justification of the adequacy of proposed mitigation and response measures.

The LEC is obtaining further expert advice regarding the Consolidated Asbestos Report prepared by Property Risk Australia dated 17 November 2025 (***Asbestos Report***), the adequacy of the proposed mitigation measures and any residual risks to the occupants of the LEC. The LEC reserves its right to make a further submission in this regard.

(e) Risk of 'incidental damage' to 225 Macquarie Street, and rectification of damage

The CMP acknowledges extensive, ongoing structural investigations and the possibility of discovering unknown structural deficiencies. While page 36 of the CMP provides that incidental damage is expected, it focuses solely on the internal structure of 65 Martin Place and does not address impact on adjoining properties:

Incidental damage is also expected as a result of the demolition works, and this is not expected to be detrimental to the performance of the existing structural steel requiring rectification. The project structural engineer will progressively inspect the de-cased steel to confirm damage is not detrimental to the performance of the structural members.

Page 13 of the CMP states that a comprehensive dilapidation survey of existing, adjoining, and adjacent structures was carried out as part of the stage 1 works, however, only proposes a post-works survey to assess damage to 'public property'. This means that the very real risk of damage to the LEC and other occupiers of 225 Macquarie Street has not been considered or addressed.

Additional information required: Council should require the proponent to provide details on how damage to private property, including to the LEC and 225 Macquarie Street, will be avoided, and if it cannot be avoided, how it is justified. If damage occurs, the proponent should be required to provide detailed information about how the damage will be identified and rectified.

The LEC is currently seeking expert advice regarding the DA's potential impacts on the structural stability of the LEC and whether the mitigation measures proposed are adequate. The LEC reserves its right to make a further submission in this regard.

3 Key issue 3: Inadequate monitoring and reporting protocols proposed for noise and vibration monitoring and notification.

- 3.1 Noise and vibration monitors are proposed to be installed at or within the LEC ("sensitive receivers R6 & R7"), but the CNVMP does not commit to giving the LEC direct access to monitoring data. Instead, the Court would be entirely dependent on the contractor's reporting (e.g. see section 5.2.2.6 of the CNVMP). There is no commitment to real-time dashboards, automated alerts, or sharing of raw data with the LEC or other sensitive receivers. Because exceedances are predicted, the absence of direct data access may limit the LEC's ability to manage operational impacts.

- (a) **Noise:** The CNVMP predicts that during the structural rebuild and façade installation phases, noise at the LEC may exceed management levels at certain times. Section 5.2.2 states:

It is proposed to install noise and vibration monitors within the neighbouring sensitive receivers R6 & R7 for the duration of the works subject to approval from the owners of those buildings

However, there is no commitment to provide the LEC with direct or real-time access to this data, nor to automated alerts in the event of exceedances.

- (b) **Vibration:** The CNVMP identifies 225 Macquarie Street as a vibration sensitive receiver, with vibration from hydraulic hammering identified as a risk. The CNVMP states that vibration cannot be reliably modelled and must instead be verified through on-site sampling and trials, meaning actual impacts are uncertain and must be assessed dynamically. Section 5.2.2.2 proposes installing geophones at 'nearest affected sensitive receivers', but again, there is no commitment to data sharing or real-time alerting for the Court.

The absence of a transparent, real-time reporting and notification protocol is a significant gap, particularly given the predicted exceedances and the operational sensitivities of the Court.

Additional information required: Council should require the proponent to address these concerns explicitly and commit to providing the LEC with direct, real-time access to noise and vibration monitoring data and automated alerts for exceedances. These recommendations are addressed in further detail in the Arup Memo.

4 Key issue 4: Inadequate monitoring and reporting protocols proposed for dust and air quality monitoring; and inadequate proposed responses to exceedances and notification.

- 4.1 There is no proposal for indoor air quality monitoring within sensitive adjoining buildings, including the LEC, despite the presence of extensive friable asbestos in the existing façade and the likelihood of prolonged demolition and decasement works.
- 4.2 In addition, there is no protocol proposed in the DA documents for notification or response in the event of dust or air quality exceedances, either for boundary monitoring or for potential impacts on neighbouring properties. This is a significant gap, especially given the known risks of airborne asbestos and the proximity of sensitive receivers.
- 4.3 Page 34 of the CMP refers to the operation of monitoring at key boundary locations during construction. However, this appears to refer only to noise and vibration exceedances, not to dust or air quality:

Environmental controls will be maintained throughout construction, including noise, dust, vibration, and water management. All site activities will comply with the updated Construction Noise and Vibration Management Plan (CNVMP) prepared by Acoustic Logic. Monitoring stations will remain in operation at key boundary locations, and exceedances will trigger immediate review and mitigation.

- 4.4 **Additional information required:** Council should require the proponent to address these risks explicitly and prior to determination, including:

- (a) assessment of airborne dust and asbestos fibre transmission risk to neighbouring properties;
- (b) proposed boundary controls and off-site air quality monitoring, including within the LEC;
- (c) real-time notification protocols for exceedances to adjoining building owners to be devised in consultation with adjoining landowners; and
- (d) justification for the adequacy of proposed mitigation and response measures.

- 4.5 As noted above, the LEC is obtaining further expert advice regarding the Asbestos Report. The LEC reserves its right to make a further submission in this regard.

5 Key issue 5: Inadequate monitoring and reporting protocols proposed for structural movement and unknown structural deficiencies

- 5.1 The CMP does not propose any structural movement or vibration monitoring of adjoining buildings (including the LEC). This is unacceptable and inappropriate given the scale of heavy demolition and decasement works.
- 5.2 Page 14 of the CMP discusses geotechnical investigations and states that 'monitoring may be required during the de-loading and excavation phases, allowing for immediate identification and management of potential impacts on the surrounding assets.' However, this is discretionary and appears to be primarily focused on TfNSW assets, not on the potential for impacts to neighbouring properties such as 225 Macquarie Street.
- 5.3 As noted above, the CMP refers to a dilapidation and pavement condition survey for 'existing, adjoining, and adjacent structures', but the post-works survey is only proposed for 'public property'. There is no explicit commitment to pre- and post-works dilapidation surveys or rectification for private adjoining properties such as 225 Macquarie Street.
- 5.4 **Additional information required:** Council should require the proponent to address these risks explicitly and prior to determination, including by:
- (a) proposing a regime for structural movement or vibration monitoring of adjoining ; and
 - (b) committing to pre- and post-works dilapidation surveys for all adjoining properties, and to real-time structural movement and vibration monitoring for sensitive receivers such as the LEC.

6 Key issue 6: Conflicting information

- 6.1 A review of the DA documentation reveals a number of inconsistencies and contradictions between key documents, particularly in relation to the assessment and management of impacts on the LEC.
- 6.2 These inconsistencies undermine the reliability of the DA information as a whole and raise significant concerns regarding the adequacy of the proposed mitigation measures and Council's ability to make an informed determination. For example:
- (a) The CNVMP notes that the LEC has been in consultation with the Applicant's contractor and consultant in relation to current works being undertaken. However the report misstates the matters agreed. For example, the NMLs for the LEC referred to in the CNVMP do not reflect the agreed standards, and the agreements referenced relate specifically to Stage 1 works. See the Arup Memo for further details.
 - (b) The CNVMP (p 9) defers vibration assessment to future site testing, while the SEE (p 41) asserts impacts will be 'significantly below' risk levels. These statements are inconsistent and create uncertainty about the actual impacts to the LEC.
 - (c) The CNVMP and CMP mention boundary monitoring and 'immediate review and mitigation' for exceedances, but contain no information about how this 'immediate mitigation' could occur and lack commitments to providing real-time data access or direct notification to the LEC.
 - (d) The CMP (p 13) refers to dilapidation surveys for 'adjoining structures' but only commits to post-works surveys for public property, omitting any explicit commitment to private neighbours such as the LEC.

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Technical memorandum

Project title 225 Macquarie Street
Job number 312842
File reference 312842-AC08 v1
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Date 23 December 2025
Subject 65 MP Stage 2 DA CNVMP | Acoustic review

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1. Introduction

This technical memo summarises an independent review of the 65 Martin Place (65 MP) Stage 2 Construction Noise and Vibration Management Plan (CNVMP) (20250936.11/2810A/R0/SN issued 14 Nov 2025) prepared by Acoustic Logic Consultancy. The review has been undertaken to assess the adequacy of the proposed management framework and its alignment with the consultation to date with the Land & Environment Court (LEC).

This review focuses on key aspects of the CNVMP relevant to the LEC at 225 Macquarie Street (Levels 1, 3 to 5 and 11 to 13), including:

- Noise and vibration management levels
- Noise predictions, and
- Noise and vibration management and monitoring methodology.

This review is based on the information provided in the current CNVMP. It does not include independent quantitative assessment or site measurements.

A detailed review of Built's Construction Methodology Plan (Demolition and Reconstruction) against the CNVMP has not been undertaken due to the timeframe available for this response.

2. Specific considerations for LEC use

The use of the LEC includes courtrooms, judges' chambers, assessors' offices, and mediation rooms. The functional use of such spaces introduces a higher level of sensitivity to construction noise. These spaces require low noise and vibration environments to support:

- Speech intelligibility during court proceedings

- Concentration during Reporting Services Branch (RSB) transcription, and
- Accuracy of recordings during court proceedings that may be required for evidence.

Should construction works adversely affect court proceedings, e.g. compromised recording or transcription, there is a risk of disruption, delay or the need for the proceedings to be repeated. This will have associated implications for the administration of justice and the efficient use of public resources.

Consistent with concerns previously raised by the LEC, these uses warrant robust noise and vibration management processes to ensure legal proceedings are not compromised or unduly impeded.

3. Key issues identified in the CNVMP

The LEC has been in consultation with the Applicant's contractor and consultant in relation to current works being undertaken (D/2025/406 (PAN-532712)). While this is noted in the CNVMP, the report misrepresents agreements reached. Any agreements were also specifically related to the current works.

Regarding the submitted CNVMP, several inadequacies have been identified, including:

- the agreed approach to managing construction impacts on the LEC including the applicable NMLs and assessment time periods is not outlined
- internal noise predictions are not included
- insufficient detail regarding the assessment for the external noise impacts, and
- does not fully reflect the monitoring approach discussed and agreed in principle with Built/Acoustic Logic and LEC.

3.1 LEC operating hours

The CNVMP does not reference the LEC operating hours. While the LEC can operate between 8:30 am and 4:30 pm, the most critical times have been identified as 9:00 am to 4:30 pm. These hours should be stated to inform construction staging, mitigation measures, respite planning, and management responses.

3.2 Noise Management Levels (NMLs)

3.2.1 Internal NMLs

The CNVMP does not accurately describe the agreed basis for establishing the NMLs for LEC spaces, nor does it consistently reflect the agreed NMLs.

- For non-critical LEC spaces such as the general offices, meeting rooms and conference rooms, the NML was agreed to be 'BG + 10'.
- For the critical LEC spaces such as court rooms, judges' chambers, assessors' offices and Registrar's office, a range of 'BG + 2' to 'BG + 5' was agreed following consultation and demolition trial testing in October 2025. A final single figure NML will be determined once the monitoring procedure is confirmed.
- In the absence of trial testing or internal predictions for the Stage 2 DA works, it is proposed that a conservative NML of 'BG + 2' be adopted.
- The measurement assessment period is to be reduced from 15 minute to 5 minutes. 15 minutes would delay response to potential excessive noise in the case of unattended real-time noise monitoring.

- Table 11 and Table 12 do not reflect the agreed internal NMLs for the LEC spaces, nor do they clearly identify the applicable assessment periods, including the agreed reduction in the assessment period from 15 minutes to 5 minutes. A combined table presenting the agreed NMLs is provided below:

Building / Occupancy	Time period	Space	NML criteria	Internal Noise Management Level dB(A) _{L10,5min}
LEC spaces (225 Macquarie St)	9:00 am to 4:30 pm	Offices	BG + 10	52
		Meeting / Conference Rooms	BG + 10	53
		Court rooms	BG + 2	41
		Judge's Chambers / Assessor's offices / Commissioner's chambers	BG + 2	41
		Registrar's Office	BG + 2	38

3.2.2 External NMLs

While the internal NMLs and management are likely to be most critical for the LEC, update of the external NMLs is requested.

Table 9, Section 4.3.1 of the CNVMP, presents the following external NMLs for LEC (225 Macquarie Street – R7). Despite the critical nature of the LEC use, the CNVMP has incorporated that additional + 5 dB allowance for the derived the NMLs, which are to be evaluated on a case-by-case basis. Given the internal NMLs, we are of the opinion that the external NMLs should be based on 'BG + 5 dB' during the critical hours of the LEC.

3.3 Quantitative assessment

The CNVMP does not include internal noise predictions for LEC spaces. Accordingly, the CNVMP has not fully evaluated the potential risk of impact to the LEC. Should there be uncertainty due to potential structure borne noise transfer, it is recommended that further trial testing be undertaken to validate any assumptions of predictions.

It is also unclear whether the external noise predictions appropriately reflect the potential impacts at the LEC, as the report does not identify the specific receiver or construction source locations. From brief review of the assumed source sound power levels and the minimal separation between the site and 225 Macquarie St, the predicted noise levels may not be representative of worst-case impacts.

3.4 Noise and Vibration Monitoring

Section 5.2.2 – Recommended Noise and Vibration Monitoring does not fully reflect the monitoring approach discussed and agreed in principle with the Built/Acoustic Logic and LEC. In particular:

- Due to restrictions on the use of audio enabled devices and the need for delineation between source and extraneous noise, an alternative monitoring procedure is to be deployed in LEC floors that enables use of vibration and ground-borne noise evaluation.
- Provision for real-time alerts to the LEC is also requested.
- The proposed vibration monitoring limits do not include explicit human comfort criteria, which are relevant to occupied LEC spaces.

4. Requested actions

Based on the findings of this review, it is requested that the City of Sydney and RBA give consideration to the sensitivity of the LEC when assessing noise and vibration impacts from the 65MP construction works.

The following matters are requested to be considered:

- The LEC be treated as a highly noise-sensitive receiver, having regard to the functional requirements of courtrooms, judges' chambers, assessors' offices, mediation rooms and registrar office.
- The CNVMP be updated prior to commencement of works to:
 - Include the critical LEC hours of 9:00am to 4:30pm,
 - Reflect the agreed NMLs for LEC spaces,
 - Clearly state the basis of establishing the NMLs, and,
 - Incorporate the agreed monitoring approach including ground-borne noise monitoring and real-time alerts.
- Additional information to be provided regarding the quantitative assessment in the CNVMP for peer review
- Should the proposal be approved, inclusion of conditions of consent that:
 - requires ongoing consultation with LEC,
 - requires trial testing outside of LEC critical hours prior to proceeding with potential high-noise and vibration generating works to verify potential impacts and/or mitigation effectiveness, and
 - refinement of the CNVMP and management of complaints where agreed NMLs are exceeded.

6 February 2026

City of Sydney Council
Town Hall House
Gadigal Country
Level 2, 456 Kent Street
Sydney 2000

Attention: Brian Li

By email: dasubmissions@cityofsydney.nsw.gov.au

Dear Mr Li

**D/2025/1160 - 65 Martin Place, SYDNEY NSW 2000 – Stage 2 remediation works
Supplementary submission on DA on behalf of Land and Environment Court of NSW**

As you know, we act for the Department of Communities and Justice (**DCJ**) which represents the Land and Environment Court of NSW (the **LEC**). The Court owns and occupies 8 floors within the Windeyer Chambers building at 225 Macquarie Street, Sydney.

We refer to our letter dated 19 December 2025 seeking an extension of time to make a submission on behalf of the LEC, your response on the same day encouraging us to submit our final submission by 7 February 2026, and our interim submission dated 12 January 2026 (**Interim Submission**).

We are now writing to provide a supplementary submission with respect to the DA. This supplementary submission is supported by two technical reports:

- EHO Consulting letter report dated 5 February 2026 (**EHO Report**) which comments on and makes recommendations following their review of the *Consolidated Asbestos Report* prepared by Property Risk Australia dated 17 November 2025 and the *Asbestos Management Plan* prepared by Property Risk Australia dated 15 April 2025, both of which accompanied the DA; and
- Richmond + Ross letter report dated 2 February 2026 (**R+R Report**) which comments on and makes recommendations following their review of the following documents which accompanied the DA:
 - Structural Technical Memo dated 7 November 2025 prepared by TTW;
 - Building Code of Australia 2022 Amendment 2 (BCA) Capability Statement dated 12 November 2025 prepared by Group DLA;
 - Architectural drawings prepared by Architectus dated 7 November 2025; and
 - Construction Methodology Plan (Ref No 201694 dated 23 October 2025).

1 Summary

For the reasons given below, Council does not have sufficient information to proceed to determine the DA.

There is important information missing from the application materials, and the Construction Noise and Vibration Management Plan (**CNVMP**) prepared to accompany the DA is – by the proponent's own admission – out of date.

Until these deficiencies have been addressed, Council should not proceed to determine the DA.

If, following consideration of the additional information identified in this letter, Council is minded to recommend approval of the DA, this letter also sets out a number of recommendations as to conditions of consent which should be imposed.

2 Stage 2 Construction Noise and Vibration Management Plan

- 2.1 Our Interim Submission made a number of comments on the draft Stage 2 CNVMP dated 14 November 2025 submitted with the DA (under key issues 2, 3 and 6).
- 2.2 On 3 February 2026, representatives of the RBA advised us that they do not intend to proceed with the draft Stage 2 CNVMP in the form lodged with the Stage 2 DA. Instead, they confirmed that the draft Stage 2 CNVMP needs to be, and will be, updated following finalisation of the CNVMP relating to the Stage 1 DA (DA/2025/406).
- 2.3 Presently, therefore, the Stage 2 DA documentation before Council **does not reflect** the most recent form of the CNVMP being negotiated between the RBA's consultants and our client, and contains no qualification to this effect. Rather, the draft Stage 2 CNVMP is presented by the RBA as a completed document.
- 2.4 The public exhibition process has therefore proceeded on the basis of a document which the proponent now concedes does not reflect its proposed management measures.
- 2.5 Noise and vibration impacts are central, and in our view determinative, issues for this DA, particularly given:
 - (a) the proximity of highly sensitive receivers such as the LEC which is the closest and most seriously affected neighbour to 65 Martin Place; and
 - (b) the much more extensive nature of the works for which consent is being sought under the Stage 2 DA.
- 2.6 Council should not progress its assessment of the DA until it has received an updated draft Stage 2 CNVMP which demonstrates how noise and vibration impacts can be acceptably managed for the works subject to the DA.
- 2.7 As the DA presently stands, it is not capable of determination.
- 2.8 As Council is aware, we are in discussions with the RBA's representatives regarding amendments to the draft Stage 1 CNVMP. At a minimum, the amendments to that draft plan will need to be carried across into an updated version of the draft Stage 2 CNVMP. However, given that the scope of work in the DA to which the draft Stage 2 CNVMP relates is:
 - (a) materially greater in scale and intensity than the works to which the draft Stage 1 CNVMP relates; and
 - (b) is expected to involve different construction activities and equipment to those assessed in the draft Stage 1 CNVMP,
 we expect that further, material updates to the draft Stage 2 CNVMP will be required.
- 2.9 Given the potentially serious implications for our client posed by the proposed development, and the critical importance of ensuring that the operations of the LEC can continue during its normal business hours without acoustic and vibration interruption, it is essential our client and its consultants be given a proper opportunity to review and comment on any updated draft stage 2 CNVMP provided by the proponent.

- 2.10 Our client's concerns in this regard are reinforced by the extent of excessively noisy and disruptive works already occurring at 65 Martin Place, including as recently as yesterday, which caused Court hearings to be interrupted. We will write separately to Council with a formal complaint in this regard.

3 Structural engineering matters – R+R Report

- 3.1 As foreshadowed in key issue 2(e) of the Interim Submission, the LEC sought expert advice regarding potential impacts of the proposed development on the structural stability of the LEC, and whether the mitigation measures proposed are adequate.
- 3.2 The R+R Report relevantly concludes the information accompanying the DA is inadequate, including that:

The documentation reviewed to date does not provide sufficient detail to demonstrate how the structural integrity of the adjoining property, nor the integrity of the shared boundary condition, will be protected during demolition and reconstruction. In particular, the methodology for sequencing removal of slabs, walls and structural elements at the boundary, the temporary works strategy, and the physical protective measures to prevent impact or collapse hazards affecting the Windeyer Chambers Building have not been adequately described.

- 3.3 The R+R Report recommends that additional information must be provided to enable assessment of a number of matters, all of which have the potential to affect our client's building (discussed below) and concludes that:

Until these matters are resolved, the risks to the safe operation and amenity of the Land and Environment Court building cannot be considered adequately addressed.

- 3.4 In light of these deficiencies in the DA material, Council does not have sufficient information to proceed to determine the DA.
- 3.5 We urge Council to require the proponent to provide additional information addressing the following key matters identified in the R+R Report:
- (a) A detailed demolition and reconstruction sequencing plan for works along the southern boundary, including temporary stability measures.
 - (b) A temporary works design strategy demonstrating how structural stability will be maintained at all stages and how risks to the adjoining building will be controlled.
 - (c) Boundary protection details, including physical barriers, debris containment and exclusion zones.
 - (d) Clear documentation of the intended structural performance criteria for the modified building and how the proposed works will achieve those criteria without adverse impact on neighbouring properties.
 - (e) Confirmation of compliance with the current National Construction Code and Australian Standards.

- 3.6 Given the potentially serious implications for our client posed by the proposed development, we request that our client and its consultants be given a proper opportunity to review and comment on any supplementary information provided by the proponent.

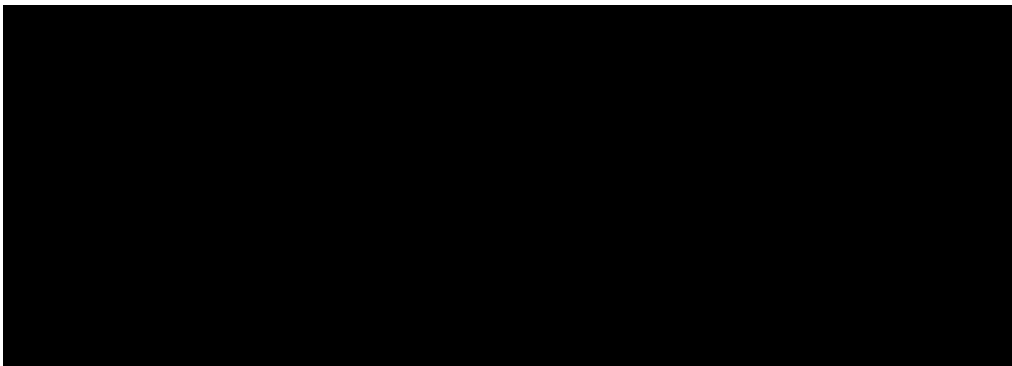
4 Asbestos issues – EHO Report

- 4.1 As foreshadowed in key issues 2(d) and 4 of the Interim Submission, the LEC has now obtained advice regarding the adequacy of the proposed mitigation measures and any residual risks to the occupants of the LEC with respect to potential asbestos migration.
- 4.2 The enclosed EHO Report sets out the results of that review and contains a number of recommendations.

- 4.3 The LEC submits that it is essential that, if Council intends to recommend that consent be granted, conditions of consent be included to give effect to those recommendations. Specifically, conditions of consent should be imposed which:
- (a) require the proponent to prepare the following documents for approval by Council prior to work commencing:
 - (i) Project-specific Asbestos Risk Management Plan;
 - (ii) Asbestos Removal Control Plan (**ARCP**) in accordance with the 'How to Safely Remove Asbestos Code of Practice, 2022';
 - (iii) Integrated contamination management plan;
 - (iv) Progressive destructive survey program during the removal works of areas not accessed; and
 - (v) A site specific re-occupation validation protocol.
 - (b) require copies of the documents referred to in (a), once approved by Council, to be made publicly available and copies provided to our client
 - (c) require the proponent to consult with the LEC during the preparation of the ARCP referred to above, and provide evidence to Council that adequate consultation has occurred,.

In light of the above, Council does not have sufficient information to proceed to determine the DA.

Yours sincerely



Encls.

05 February 2026

Job Number: JN06957
Allens
126 Phillip Street
Sydney

Attention: Layth Zumot

RE: Review of Asbestos Register and Management Plan of 65 Martin Place, Sydney

EHO consulting was commissioned by Mr Layth Zumot of Allens to review two documents related to asbestos management and upcoming removal from 65 Martin Place, Sydney. The aim of the review was to determine:

- Summarise findings
- If the documents are of sound professional standard
- Review the proposed control measures and risk to Department of Communities and Justice which represents the Land and Environment Court of NSW (LEC) who reside at Windeyer Chambers at 225 Macquarie Street.

Summary of the Consolidated Asbestos Register

The consolidated asbestos report identifies widespread asbestos contamination throughout the building, predominantly in the form of highly friable sprayed insulation ("Limpet") and vermiculite residue, as well as friable insulation debris associated with historical removal works.

Key Findings

1. Primary Asbestos Type

- Sprayed insulation ("Limpet")
- Vermiculite insulation and dust
- Pipe insulation and lagging
- Rope insulation
- CAF (compressed asbestos fibre) gaskets
- Insulation debris and residue

2. Dominant Risk Profile

- The majority of asbestos identified is **friable**.
- Many locations are **unsealed or poorly encapsulated**, creating a high potential for fibre release.
- Significant contamination remains in:
 - Structural beams
 - Beam penetrations
 - Ceiling voids
 - Service risers
 - Plant rooms
 - Boiler and tank rooms

3. Structural Contamination

- Sprayed insulation and vermiculite residue is present on beams and around penetrations on multiple levels.
- In many areas, asbestos remains embedded in pitted and honeycombed concrete, making decontamination difficult.

4. Mechanical and Hydraulic Systems

- Extensive friable asbestos associated with:
 - Boilers
 - Hot water pipework
 - Valves
 - Risers
 - Plantrooms
- Pipe insulation debris is present throughout the building.

5. Plant Rooms and Services

- Plant rooms and service ducts contain:
 - Friable insulation residue
 - CAF gaskets
 - Presumed friable insulation
 - Some non-friable bitumen adhesives and mastics

6. Non-Friable Materials

- Limited to:
 - Bitumen adhesives
 - Duct mastics
 - Window/glazing mastics and
 - Some gaskets
- These are generally in better condition and pose lower immediate risk if undisturbed.

7. Waste and Remediation Implications

- Many finishes (plasterboard, tiles, timber, membranes, carpet) are presumed contaminated where fixed to affected substrates.
- Large volumes are likely to require disposal as **Special Waste Asbestos (SWA)**.
- Full remediation would require major intrusive removal and surface preparation.

Overall, the building should be considered **heavily contaminated with friable asbestos**, particularly in concealed and service areas.

Table 1-Level-by-Level Asbestos Summary

Level	Location / Area	Asbestos Material	Friability
Ground / Mezz	Beam penetrations	Vermiculite residue	Friable
Level 1	Beams	Vermiculite / sprayed insulation	Friable
Level 1	Beam penetrations	Vermiculite residue	Friable
Level 2	Beams	Sprayed insulation	Friable
Level 3	Beams	Sprayed insulation residue	Friable
Level 4	Beams	Vermiculite residue	Friable
Level 4	Column J / Slab	Insulation packing/residue	Friable
Level 4	Tank room	Pipe insulation residue	Friable
Level 5	Southern plantroom	Gaskets / insulation residue	Friable
Level 5	Southern plantroom	Bitumen adhesive	Non-Friable
Level 6	Service duct/riser	Insulation residue	Friable
Level 7	Beams (ceiling)	Sprayed insulation	Friable
Level 7	AHU plantroom	Millboard, gaskets, residue	Friable (Presumed)
Level 7	AHU plantroom	Bitumen adhesive	Non-Friable
Level 7	Service duct/riser	Dust/debris	Friable
Level 9	Service duct/riser	Dust/debris	Friable
Level 11	Beams (ceiling)	Sprayed insulation	Friable
Level 11	Service duct/riser	Dust/debris	Friable
Level 15	Beams (ceiling)	Partially sealed sprayed insulation	Friable
Level 17	Boiler room	Rope insulation	Friable
Level 17	Boiler room	Boiler lagging	Friable
Level 17	Boiler room	Pipe insulation residue	Friable (Presumed)
Level 20	Tank room	Heater insulation residue	Friable
Level 20	Hydraulic riser	Fibrous insulation debris	Friable
Multiple	Service ducts	CAF gaskets	Friable
Multiple	Throughout	Duct/window mastic	Non-Friable

Key Interpretation

- **Primary Hazard:** Friable sprayed insulation and vermiculite residue on structural elements.
- **Most Affected Levels:** 1–4, 7, 11, 15, 17, 20.
- **Highest Risk Areas:**
 - Boiler room (Level 17)
 - Ceiling spaces
 - Service risers
 - Plant rooms
 - Beam penetrations
- **Limited Lower-Risk ACM:** Mainly mastics and bitumen adhesives.

This building would be classified as **high-risk for disturbance works** and would require **Class A asbestos removal** for most major refurbishment or demolition activities and well as a **license asbestos assessor (LAA)** to conduct daily air monitoring and visual inspection.

Summary of the Asbestos Management Plan

The purpose of the document is to provide guidelines to manage known asbestos hazards during occupation, maintenance, and refurbishment works.

The AMP is designed to:

- Support compliance with WHS Regulation Clause 429
- Provide procedures for:
 - Access control
 - Removal
 - PPE
 - Air monitoring
 - Waste handling
 - Emergency response
- Reference the site asbestos register and consolidated survey findings

It is not a new survey document, but a **management framework** based on existing registers and investigations.

Risk Assessment Framework

Formal Risk Assessment System

The AMP contains a structured, semi-quantitative risk assessment methodology.

PRA applies a scoring system based on:

Material Assessment

Factor	Description	Score Range
Product Type (Friability)	Fibre release potential	1–15
Condition	Damage/deterioration	1–15
Surface Treatment	Encapsulation/sealing	1–15

Accessibility / Exposure

Factor	Description	Score Range
Work Activities	Likelihood of disturbance	1–15

Risk = Material Assessment + Accessibility

Risk Rating Categories

Score	Rating	Meaning
1–19	Low	Minimal risk
20–48	Moderate	Restricted access, remediation
>48	High	Immediate remediation

Management Actions by Risk Level

Rating	Required Action
Low	Monitor only
Moderate	Restrict access, remediate within 6 months
High	Immediate control/removal

Level-by-Level Asbestos Information

The management plan confirms that ACM is present throughout the building and typically located in:

- Service ducts
- Risers
- Plant rooms
- Structural areas
- Exclusion zones

Based on cross-reference to the consolidated report, the primary known materials are:

Table 2-Summary Table (From AMP + Linked Reports)

Area / Level	Material Type	ACM Type	Friability	Risk Basis
Multiple Levels	Sprayed insulation (Limpet)	Insulation residue	Friable	High product score
Multiple Levels	Vermiculite	Insulation / debris	Friable	High
Plant rooms	Gaskets, lagging	CAF / insulation	Friable–Moderate	Moderate–High
Service risers	Dust / residue	Asbestos dust	Friable	High
Ducts / services	Mastics	Bitumen / sealant	Non-friable	Low

Generic Controls and Management Measures

The AMP details comprehensive control systems, including:

Access and Zoning

- Asbestos Exclusion Zones (AEZ)
- Signage
- Entry procedures
- Restricted personnel

PPE and Respiratory Protection

- AS/NZS 1715 compliant RPE
- P2 minimum
- Risk-based selection
- Fit testing
- Supervisor oversight

Monitoring and Testing

Includes:

- Air monitoring
- Equipment calibration
- Exceedance notification
- Clearance inspections

Health Monitoring

Long-term health surveillance required:

- Baseline
- Periodic
- 40-year record retention

Note this is more applicable to the asbestos removal contractor and the LAA

Removal and Licensing

Clear compliance with licensing:

- Class A for friable
- Class B for non-friable
- Notification requirements

Specific Risk Assessments Conducted

What Is Included

The AMP confirms that:

1. Every register item is risk scored
2. Material condition is assessed
3. Accessibility is assessed
4. Work activity risk is assessed
5. Risk ratings drive remediation

This constitutes a **formal, systematic risk assessment framework**.

What Is Not Included

The AMP does **not** include:

- Individual risk scores per location (This is found in the register)
- Exposure modelling (It is not known if air monitoring has been conducted)
- Personal exposure history (Information not available)
- Control air monitoring and fibre concentration data (except via separate monitoring reports)

It is a management document, not a detailed exposure study, nor an asbestos removal control plan (ARCP). Note an ARCP is provided by the asbestos removalist and reviewed by the LAA.

Identified Limitations (Stated in Document)

The AMP and linked reports acknowledge:

Survey Limitations

No survey can locate all asbestos without destructive methodology. A full pre-demolition survey has not been conducted throughout and it is only a targeted inspection (Consolidation of various reports throughout the years).

Key constraints:

- Occupied floors limited intrusive access
- Time restrictions
- Fit-out could not be disturbed
- Concealed voids not fully inspected

Note, a full access is normally only possible prior to commencement of demolition / remediation works.

Reliance on Assumed Materials

The AMP accepts assumed ACM where sampling was impractical. Additional items may come into light if all assumed/presumed items were sampled.

Professional Assessment: Gaps and Missing Considerations

Based on the document content, the following gaps are evident.

No Standalone Site-Specific Exposure Assessment

Although risk scoring exists, there is:

- No comprehensive exposure risk study
- No cumulative exposure analysis
- No worker task-based exposure modelling

Risk is qualitative/semi-quantitative, not epidemiological.

Please note, such studies are not the norm and the report has been conducted to a very professional standard. The above points are from an occupational hygiene perspective and not industry standard.

No Detailed Remediation Prioritisation Matrix

The AMP provides general timelines, but lacks:

- Integrated building-wide priority sequencing
- Cost-risk optimisation
- Dependency mapping between zones

This is important for staged refurbishments. It should form part of the ARCP and would not be available at this stage.

Limited Contractor Interface Risk Management

The AMP does not comprehensively cover:

- Multi-contractor coordination risks
- Interface contamination
- Shared access routes
- Material transfer pathways

Which is significant in large refurbishments. It should form part of the ARCP and would not be available at this stage.

Overall Professional Evaluation

Strengths

- ✓ Comprehensive regulatory compliance
- ✓ Formalised risk scoring system
- ✓ Clear control procedures
- ✓ Strong documentation structure
- ✓ Integrated health monitoring

Weaknesses

- ❖ Reliance on external registers
- ❖ Limited quantitative exposure analysis
- ❖ Incomplete legacy contamination controls
- ❖ Limited strategic remediation planning (To be finalised at removal stage)
- ❖ Reactive rather than predictive risk management (A note for the PCBU)

Summary Conclusion

Overall, any asbestos removal project can be divided into 4 main sections:

1. Identification of asbestos and risk assessment (Covered under the Consolidated Asbestos Register in this project).
2. Manage the asbestos risk, normally in an asbestos management plan, which is reviewed every 5 years (Current document PRA asbestos management plan).
3. Appoint a licensed asbestos removal contractor and LAA for safe removal of asbestos under monitored and controlled conditions. Generate ARCP and other project related documents which may or may not include exposure monitoring (This project appears not to be at this stage yet as they are awaiting DA approval).
4. Final stage is re-occupation clearance monitoring and visual examinations by LAA and re-occupation of the building.

This AMP and Register:

- Includes a structured, defensible risk assessment framework
- Meets WHS and SafeWork NSW requirements
- Is suitable for operational asbestos management

However:

It does **not** function as a full project risk strategy for major redevelopment involving extensive friable contamination.

For high-risk works, additional documentation should be developed:

Recommended Supplements

1. Project-specific Asbestos Risk Management Plan
2. Asbestos Removal Control Plan. In accordance to "How to safely remove asbestos Code of practice, 2022" page 20:
 - *As a licensed asbestos removalist you must prepare an asbestos removal control plan for any licensed asbestos removal work you are commissioned to undertake.*
3. Integrated contamination management plan
4. Progressive destructive survey program during the removal works of areas not accessed
5. Re-occupation validation protocol which may be site specific.
 - Develop a **client-facing compliance and gap analysis report**, or
 - Prepare a **remediation priority and staging matrix**.

It is recommended that, once the Asbestos Removal Control Plan (ARCP) is in place and prior to the commencement of removal works, the control measures proposed by the removalist be reviewed and verified for adequacy.

Furthermore, if the two properties share any voids, service penetrations, or boundary walls that may allow air movement between buildings, the client should consider undertaking air monitoring within Windeyer Chambers as an additional precautionary measure and to provide further assurance.

It is noted that the air intake for the Windeyer Chambers air conditioning system is located less than 10 metres from the boundary brick wall. A solid brick wall is expected to act as an effective barrier during internal asbestos removal works at 65 Martin Place. However, should external asbestos removal works be undertaken at the site, it is recommended that air monitoring be conducted throughout the works to verify that no fugitive asbestos fibres enter the air intake zone serving the Chambers.

If you have any further queries on this matter, please do not hesitate to contact me.



Farzad Jalali
Occupational Hygienist BSc Hons MSc MAIOH

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ST LEONARDS NSW 2065
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Department of Communities and Justice

2 February 2026

c/-

Ref No: 26-0017

Allens

Via email: Felicity Rourke <felicity.rourke@allens.com.au>, Layth Zumot <layth.zumot@allens.com.au>

Dear Felicity & Layth,

**RE: PRELIMINARY REVIEW OF STRUCTURAL IMPACT OF PROPOSED WORKS TO 65
MARTIN PLACE, SYDNEY ON LAND AND ENVIRONMENT COURT AT 225 MACQUARIE
STREET, SYDNEY**

1. INTRODUCTION

We, Richmond + Ross Pty. Ltd., being consulting structural engineers, have been engaged to provide structural advice in relation to the impacts upon the Land and Environment Court operations of the proposed development of the adjoining building at 65 Martin Place, Sydney, which is the subject of the Development Application no D/2025/1160. The review was carried out at the request of **Felicity Rourke & Layth Zumot** of **Allens**.

The review was conducted by a qualified and experienced structural engineer. We refer to the following documents below within our review;

Document Reference	Prepared by	Date & Revision
Structural Technical Memo – Reserve Bank of Australia	TTW	07/11/2025 rev2
Building Code of Australia 2022 Amendment 2 (BCA) Capability Statement (GDL50272)	Group DLA	12/11/2025
Architectural Drawings (145 drawing sheets)	Architectus	07/11/2025 revA
Construction Methodology Plan – Demolition & Reconstruction (Ref No. 201694)		23/10/2025

Unless otherwise stated, the following matters are specifically excluded from the assessment:

- Noise and vibration impact assessment
- any subsurface, other inaccessible spaces or otherwise hidden aspects and;
- health regulations and requirements.

We accept no responsibility to third parties under the law of contract, tort, or otherwise for any loss or damage resulting from this report.

PRINCIPALS: MAGDA WEGNER BSc(Eng) MSc(Eng)
NICK MITCHELL, BSc, BE (Hons), FIEAust, CPEng
STUART PIPER, B.Arch (Hons), Grad Dip Prop (Hons), MAIPM, CPPM, MAIA, ARB NSW
Nominated Architect Stuart Piper ARB NSW 12402



2. DOCUMENTATION REVIEW & COMMENT

The proposed works to 65 Martin Place are outlined to be “*substantial redevelopment of the existing building, including further remediation, retention of the existing basement and steel frame structure, installation of new slabs and external facades, construction of a new building core and a new roof pavilion, reconstruction of the Malcolm Munro Garden on Macquarie Street, and associated internal works, heritage works, landscaping, and public domain works*”

The Windeyer Chambers Building, which contains the Land and Environment Court, is located directly adjacent to the site's southern boundary.

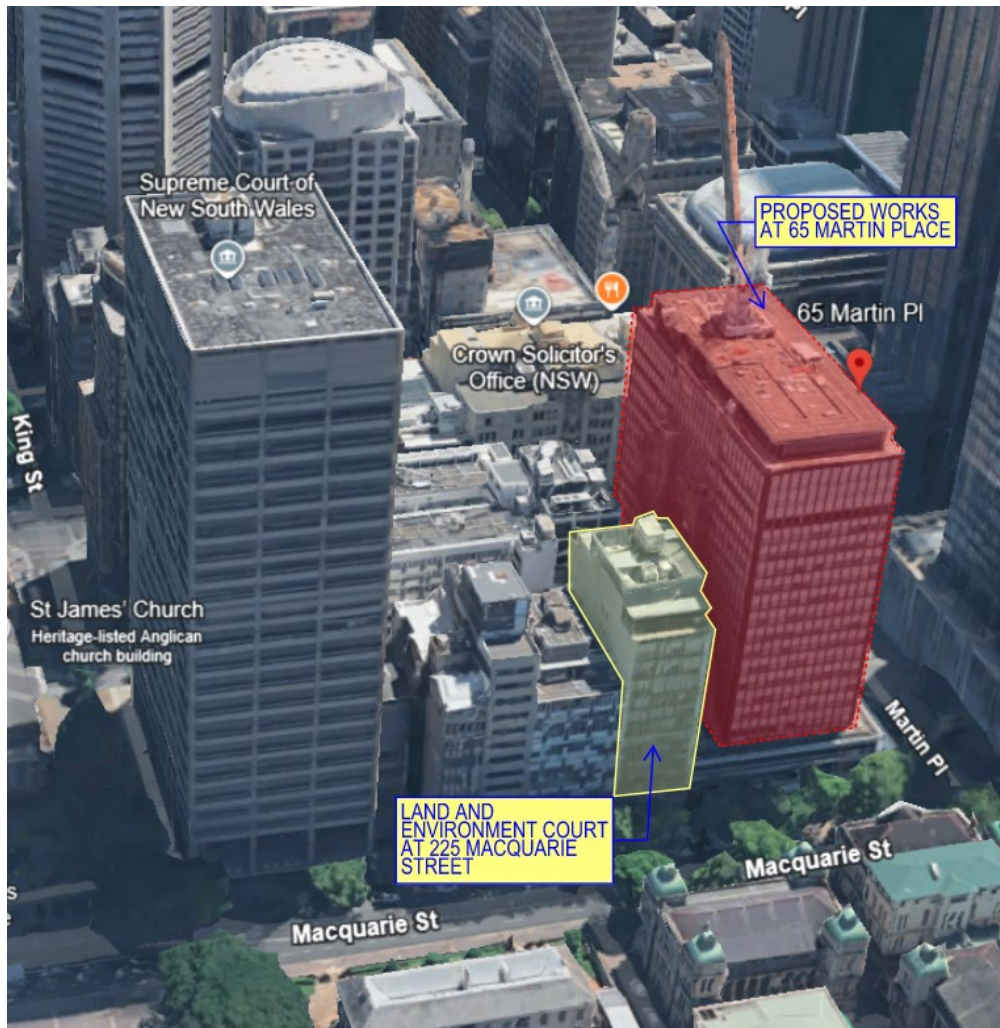


Figure 1 – Building/Site Location (Google Earth)

Group DLA

“.... we note that specific detailed compliance with the BCA is not a prescribed head of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination of the development application will not be subject to the assessment of any technical matters under the state's building regulations.”

Given the scale of the works, it would be appropriate to demonstrate compliance with the current NCC, particularly with respect to fire separation along the adjoining boundary to the Windeyer Chambers Building.

TTW

“For the elements within the existing structure subject to modifications and/or alterations, as a minimum requirement, we propose to demonstrate:

- Verification that the existing structure can adequately support the proposed new gravity loads in accordance with the with the Dead and Imposed Loading Provisions under the NCC (AS1170.0 and AS1170.1)

- *Verification that the proposed additional loads and/or alterations do not cause a decrease in the existing structural performance of the building, including its performance under earthquake actions (AS1170.4) and wind (AS1170.2).*

The existing Tower structure would have been designed in accordance with the relevant Australian Standards in the 1960s and 1970s. The existing structure would not necessarily have been designed in a way that would satisfy modern regulations and design requirements related to lateral analysis. Therefore, it is proposed to demonstrate that the additional loads and alterations within the existing building, inclusive of the floor extension, do not reduce its existing structural performance. Consequently, it is proposed that the existing building will not be re-certified under the modern wind and seismic code requirements.

The strategy for Certification is to be confirmed through discussion with the PCA and project Stakeholders”.

The proposed works involve significant structural modifications. 18 of the existing building's 20 floors are being reconstructed, including the main core, which provides lateral stability. The new work will affect the existing steel-framed structure; therefore, it should comply with current standards and building codes.

Construction Methodology Plan

“1.2. Objectives

The primary objectives of Stage 2 are to:

- ***Minimise risk:** By reconstructing the building structure to meet the BCA and NCC requirements of today to ensure the building can be certified for the long term...”*

This is a direct contradiction between the CMP and that what has been noted within the specialist reports provided by the BCA Consultant and Structural Engineers.

“...Minimised Disruption to Stakeholders: The CMP includes strategies to reduce disruption to neighbouring stakeholders, ensuring ongoing operations within adjacent buildings and minimizing impacts on the surrounding community whilst working within the agreed work methodologies.”

There is insufficient information about the protective measures to be provided for the boundary adjoining the Windeyer Chambers Building. Furthermore, there is also insufficient information on the demolition methodology and sequence of the walls and slabs along the adjoining boundary.

3. DISCUSSION/CONCLUSION

The documentation reviewed to date does not provide sufficient detail to demonstrate how the structural integrity of the adjoining property, nor the integrity of the shared boundary condition, will be protected during demolition and reconstruction. In particular, the methodology for sequencing removal of slabs, walls and structural elements at the boundary, the temporary works strategy, and the physical protective measures to prevent impact or collapse hazards affecting the Windeyer Chambers Building have not been adequately described.

Further, the stated position that the existing structure will not be reassessed against current code requirements, combined with the extent of structural modification proposed, introduces uncertainty regarding the final performance of the building and the implications for adjoining properties. Where significant new structural work is introduced into an existing frame, it is reasonable to expect clear demonstration that the modified structure meets contemporary safety expectations, or that any departure is technically justified and does not increase risk to neighbouring buildings.

Accordingly, in our professional opinion, the Development Application should not be determined without additional information addressing the following key matters:

- A detailed demolition and reconstruction sequencing plan for works along the southern boundary, including temporary stability measures.
- A temporary works design strategy demonstrating how structural stability will be maintained at all stages and how risks to the adjoining building will be controlled.

- Boundary protection details, including physical barriers, debris containment and exclusion zones.
- Clear documentation of the intended structural performance criteria for the modified building and how the proposed works will achieve those criteria without adverse impact on neighbouring properties.
- Confirmation of compliance with the current NCC and Australian Standards

Until these matters are resolved, the risks to the safe operation and amenity of the Land and Environment Court building cannot be considered adequately addressed.

This report shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

Yours faithfully,



Raghav Bharadia

Senior Structural Engineer

BE(Civil) MIEAust NER (Structural) 4110055

for Richmond + Ross Pty Ltd

11 March 2026

City of Sydney Council
Town Hall House
Gadigal Country
Level 2, 456 Kent Street
Sydney 2000

Attention: Bryan Li

By email: dasubmissions@cityofsydney.nsw.gov.au ;
bli@cityofsydney.nsw.gov.au

Dear Mr Li

D/2025/1160 - 65 Martin Place, SYDNEY NSW 2000
Further submission on DA on behalf of Land and Environment Court of NSW

1 Introduction

As you know, we act for the Department of Communities and Justice (**DCJ**) which represents the Land and Environment Court of NSW (the **LEC**). The Court owns and occupies 8 floors within the Windeyer Chambers building at 225 Macquarie Street, Sydney.

This letter provides additional comments and recommendations for consideration by Council in its assessment of development application D/2025/1160 (**Stage 2 DA**) and should be read alongside the recommendations set out in our previous submissions dated 12 January 2026 (**January Submission**) and 6 February 2026 (**February Submission**).

This further submission (**March Submission**) is necessary because the development for which the Stage 2 DA seeks consent has changed over time, most notably by:

- the proponent's reliance on an amended draft Stage 2 CNVMP (Rev 2) (the **draft Stage 2 CNVMP**), with which this March Submission is principally concerned; and
- reportedly, proposing what we understand to be a material change to the scope of works affecting our client, namely retention of the southern wall of the RBA building.

We say 'reportedly' because despite our recent requests for copies of the relevant amended DA documentation,¹ no documents have been provided to us, nor made available on Council's DA tracker website. Our client has accordingly had no opportunity to understand whether these reported amendments address – or exacerbate – any of the concerns raised in the January and February Submissions, nor how the proponent proposes to carry out those works by utilising areas within and access through our client's property which has not been agreed.

The LEC is not opposed to the proposed development in principle. The LEC remains willing to work constructively with the proponent and Council to put in place sensible and practical arrangements that will allow the proponent to carry out its development while ensuring that the LEC can continue its essential

¹ Our emails to Council dated 27 February 2026, 6 March 2026 and 9 March 2026..

operations without interference, and with sufficient advance notice of any 'noisy works' that our client has a genuine opportunity to make alternative arrangements where it is feasible to do so.

Regrettably, that has not been our client's experience of the project to date. This includes our client's very recent experiences in February and March 2026:

- of requesting advance notice of 'noisy works' only to be given less than 1 hour's notice or no notice at all; and
- where repeated noise complaints made by the LEC following the process set out under the now-approved Stage 1 CNVMP have been unanswered by Built.

As recently as last week, the LEC made two complaints on 2 and 3 March 2026 to Built in relation to excessively noisy works that were interrupting Court proceedings. Those complaints were not responded to until 5 March 2026, at which time the representative of Built informed our client that the nominated email address was not being actively monitored, and advised them to contact the contractor directly to make complaints.

This means that the LEC's operations have been disrupted without any real-time mechanism to address or rectify impacts.

It is in this context that our client submits that it is imperative for Council:

- not to determine the Stage 2 DA until it is satisfied that all of the impacts of the proposed development – including impacts on neighbours – have been fully assessed, and
- most critically, until there is a framework in place to prepare a comprehensive and effective Construction Noise and Vibration Management Plan.

2 Draft Stage 2 CNVMP

2.1 Overview

For the reasons set out below, the draft Stage 2 CNVMP is inadequate and requires major revision before it is in a form which Council could be satisfied will effectively manage construction noise and vibration impacts, especially impacts to the closest and most affected sensitive receivers including the LEC.

Our comments in the January and February Submissions concerning the (then) draft Stage 2 CNVMP have been overtaken by the revised draft Stage 2 CNVMP which was uploaded to Council's DA tracker website in late February 2026 (following our discussion with Mr Li on 23 February 2026).

We identify in the following paragraphs a number of specific deficiencies which need to be rectified in an amended version of the draft Stage 2 CNVMP.

2.2 Proposed works have not been tested

No trial testing of proposed works has been undertaken to inform the draft Stage 2 CNVMP.

The primary control measure for noise impacts in the Stage 1 CNVMP was to restrict activities that are deemed 'unacceptable' following trial testing and only to permit those works to occur outside of the respite period.

Given that trial testing has not occurred with respect to the proposed Stage 2 DA works, the potential impact of those works on LEC operations is not currently known and therefore cannot be properly assessed or regulated in the Stage 2 CNVMP.

As outlined in our February Submission, the scope of work under the Stage 2 DA is:

- (a) materially greater in scale and intensity than the works to which the draft Stage 1 CNVMP relates; and

- (b) expected to involve different construction activities and equipment to those assessed in the draft Stage 1 CNVMP.

Further, experience has shown our client that the location of works within the RBA site significantly affects the level of impact on the LEC, so a proper understanding of where the equipment is likely to be used is critical for the preparation and implementation of the CNVMP.

Recommendation 1

The draft Stage 2 CNVMP must be updated to:

- reflect the specific works proposed to be carried out under the Stage 2 DA.
- confirm the location, extent and type of equipment to be used for the works set out in section 3 of the draft Stage 2 CNVMP
- require trial testing of any works that are likely to generate noise/vibration to determine impact to LEC operations and therefore to determine the appropriate hours during which those 'noisy works' may occur.
- Provide that any works that are found to have an unacceptable impact following trial testing should be restricted to occur outside of the respite period.

2.3 Extended respite period is required

As Council is aware from our recent correspondence, there were instances in February 2026 when Court hearings could not continue and had to be adjourned, and where judges and Court personnel have been unable to work in their offices within normal business hours. In particular, excessively noisy, intrusive and disruptive works have commenced from exactly 4:30 pm on multiple occasions, resulting in significant disturbance to judicial officers and interruption of Court proceedings.

As set out above, the current arrangements for complaints, and for provision by the contractor of look-forward programs of noisy works under Stage 1 CNVMP, are inadequate and continue to have substantial impacts on the LEC's operations.

Recommendation 2

In the absence of trial testing to determine the nature and extent of 'noisy works', the Stage 2 CNVMP should contain an expanded respite period to apply between **7:00 am** and **7:00 pm**.

2.4 Default noise management levels (NML) for LEC to be adopted in the absence of testing

The internal NMLs at Table 13 of the draft Stage 2 CNVMP require review through further consultation and trial testing of the construction works proposed under the Stage 2 DA.

Recommendation 3

In the absence of trial testing or internal predictions for the Stage 2 DA works, a conservative NML of 'BG+2' should be adopted.

2.5 Inadequate prediction of noise impacts

The predicted noise impacts set out in Table 17 of the draft Stage 2 CNVMP do not include internal noise predictions for LEC spaces and therefore do not fully evaluate the potential risk of impact on the LEC's operations.

Recommendation 4

The external noise predictions in Table 17 of the draft Stage 2 CNVMP must be updated as they currently do not identify specific receiver or construction source locations. The minimal separation between the site and 225 Macquarie Street is not representative of worst-case impacts.

Once that information is included, trial testing is required to validate the assumptions underpinning these predictions.

2.6 Noise and vibration monitoring data to be shared with LEC

As set out in our January Submission, noise and vibration monitors are proposed to be installed at or within the LEC (identified as sensitive receivers R6 and R7). However, the CNVMP does not commit to providing the LEC with direct access to monitoring data.

Instead, the Court would be entirely dependent on reporting by the contractor (section 5.2.2.6 of the CNVMP). There is no commitment to real-time dashboards, automated alerts, or the sharing of raw data with the LEC or other sensitive receivers.

Recommendation 5

The proponent should be required to provide the LEC with direct access to noise and vibration monitoring data being gathered by the proponent, promptly upon request. This requirement should be imposed either as a condition of consent, or as a required amendment to the draft Stage 2 CNVMP.

2.7 More rigorous requirement to provide forward-looking program of noisy works, and requirement to consult

The LEC's recent experience is that, when pressed, Built is capable of producing useful and detailed information about upcoming noisy works.

This is welcome, and should be made a requirement of the CNVMP.

The CNVMP should also require Built to engage in regular consultation with the LEC about programming of upcoming noisy works, to explore whether that program can be tailored in a way which will ensure continuity of the LEC's operations.

Recommendation 6Forward program

The Stage 2 CNVMP must be updated to require the proponent to provide information on a rolling monthly basis about the next 4 weeks' works schedule. At a minimum this should include:

- about the location of the dominant noise source(s) on the RBA floorplate;
- details of the sequencing of noisy works across the levels;
- the extent of concurrent works; and
- details of the equipment to be used.

Consultation

The Stage 2 CNVMP must be updated to require the proponent to meet with a representative of the LEC at least fortnightly to assess whether and how the upcoming

scheduled works program can be tailored in a way which will ensure continuity of the LEC's operations.

2.8 Effective complaints management protocol

As discussed above, the complaints management protocol applicable to the Stage 1 DA, and reproduced in section 5.3 of the draft Stage 2 CNVMP, has proven inadequate and ineffective.

An effective complaints response procedure is essential to enable the Court to continue hearings without interruption.

Recommendation 7

The complaints response protocol in the draft Stage 2 CNVMP must be updated to require:

- the provision of a telephone 'hotline' which is required to be attended at a minimum between 7:00am and 7:00pm on weekdays; and
- compliance with the procedures set out in section 5.3.2 of the draft Stage 2 CNVMP.

3 Council should defer determination of DA until further information is provided

For the reasons outlined above, and in our January and February Submissions, Council should defer determination of the DA until:

- (a) **works on adjoining land:** Council is satisfied that no works are proposed to be carried out upon, or in reliance upon, access being obtained through, over or within the adjoining premises at 225 Macquarie Street Sydney in which the LEC is located. If **any** work is proposed on or over 225 Macquarie Street, the Stage 2 DA must be refused because owner's consent has not been provided (see January Submission, key issue 1); and
- (b) **noise and vibration impacts:** Council is satisfied that the missing information in relation to noise and vibration impacts to enable Council to assess the impacts of the proposed development, has been provided and thoroughly assessed (see January Submission, key issue 2(c)); and
- (c) **asbestos removal:** Council is satisfied that there has been a comprehensive assessment of how asbestos removal or disturbance will be managed to prevent cross-boundary contamination, together with a justification as to why the proposed approach is acceptable (see January Submission, key issue 2(d)); and
- (d) **damage to private property:** Council has received further information and is satisfied as to how damage to private property, including to the LEC and 225 Macquarie Street, will be avoided, and if it cannot be avoided, how it is justified (see January Submission, key issue 2(e)); and
- (e) **indoor air quality monitoring:** The proponent has agreed to carry out indoor air quality monitoring within sensitive adjoining buildings, including the LEC, having regard to the presence of extensive friable asbestos in the existing façade and the likelihood of prolonged demolition and decasement works, and Council is satisfied that an appropriate protocol for notification and response is in place in the event of dust or air quality exceedances (see January Submission, key issue 4)

- (f) **CMP updates:** The Construction Management Plan has been updated to include a proposal for structural movement or vibration monitoring of adjoining buildings (including the LEC), and Council is satisfied with those updates (see [January Submission, key issue 5](#))
- (g) **updates to draft Stage 2 CNVMP and consultation:** the works proposed under the draft Stage 2 CNVMP have been tested, the draft Stage 2 CNVMP has been updated, and further consultation with the LEC has occurred (as outlined in [this March submission](#)).

Council should not defer any of these matters to post-approval requirements given that they go to essential matters which are required to be considered at the time of determination, under s4.15 *Environmental Planning & Assessment Act 1979 (NSW)*.

4 Alternative recommendation – conditions of consent

In the event that Council does not agree to defer determination of the DA (as is our primary submission in section 3) and instead receives a recommendation for approval and is prepared to entertain that recommendation, we urge Council to impose conditions of consent which:

- (a) give effect to Recommendations 1 – 7 set out in this March Submission and require the draft Stage 2 CNVMP to be updated to address the recommendations in this March Submission, in genuine consultation with the LEC; and
- (b) impose a condition of the following kind to ensure that the updated draft Stage 2 CNVMP (and any subsequent amendments to it) are the product of genuine and meaningful consultation with the LEC:

(#) CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN – CONSULTATION WITH LAND AND ENVIRONMENT COURT OF NSW

- (a) Prior to the commencement of any noise and vibration generating works approved by this consent, a final Construction Noise and Vibration Management Plan (CNVMP) must be prepared and submitted to Council's Executive Director City Planning, Development and Transport for approval.
- (b) The CNVMP must be prepared in consultation with the Land and Environment Court of New South Wales (LEC) and must address the operational requirements of the LEC as a sensitive receiver, including but not limited to construction methodology, staging, respite periods, noise and vibration criteria, monitoring arrangements and complaints management procedures.
- (c) The CNVMP submitted to Council must demonstrate that effective consultation has occurred with the LEC, and be accompanied by written confirmation from the LEC that the LEC is satisfied that the CNVMP adequately addresses potential noise and vibration impacts on the LEC's operations.
- (d) Any amendments to the CNVMP approved under this condition which may increase noise or vibration impacts on the LEC must be prepared in consultation with the LEC and submitted to Council for approval, and must demonstrate that consultation has occurred with the LEC and be accompanied by written confirmation from the LEC that the LEC adequately addresses potential noise and vibration impacts on the LEC's operations.

We look forward to your response.

Yours sincerely



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Item 5.

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

File No: X119331

Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation

It is resolved that:

- (A) the Central Sydney Planning Committee approve Planning Proposal – Special Entertainment Precincts, shown at Attachment A to the subject report, for submission to the Department of Planning, Housing and Infrastructure with a request for Gateway Determination;
- (B) the Central Sydney Planning Committee approve Planning Proposal – Special Entertainment Precincts, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 16 March 2026, that Council approve Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts – shown at Attachment B to the subject report, for public authority consultation and public exhibition with the Planning Proposal;
- (D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 16 March 2026, that Council approve Draft Special Entertainment Precincts Management Plan – Special Entertainment Precincts – shown at Attachment C to the subject report, for public authority consultation and public exhibition with the Planning Proposal;
- (E) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 16 March 2026, that Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the Planning Proposal – Special Entertainment Precincts; and
- (F) authority be delegated to the Chief Executive Officer to make any minor variations to the draft Special Entertainment Precincts Planning Proposal, Sydney Development Control Plan 2012 or Precincts Management Plan, to correct any drafting errors, inconsistencies, or omissions, or to ensure consistency with any condition of the Gateway Determination.

Attachments

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

Background

Why we're doing this

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

Vibrancy reforms

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

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

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

Special entertainment precincts

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

City of Sydney process so far

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

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

Early engagement (summer 2024-25)

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

Council resolutions (2024-25)

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

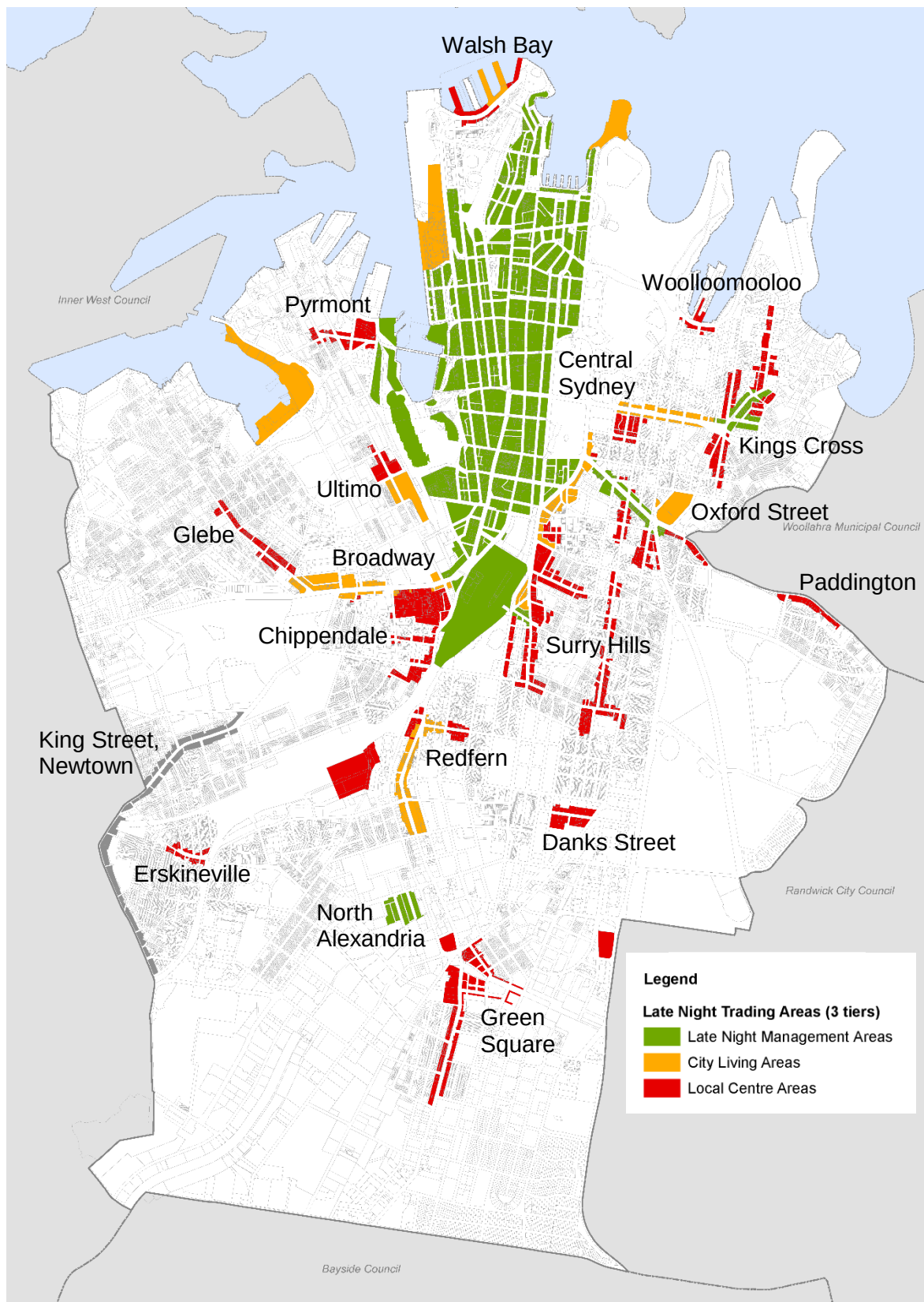
Planning proposal

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

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

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

Figure 1: Proposed special entertainment precincts



Special entertainment precincts management plan

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

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

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

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

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

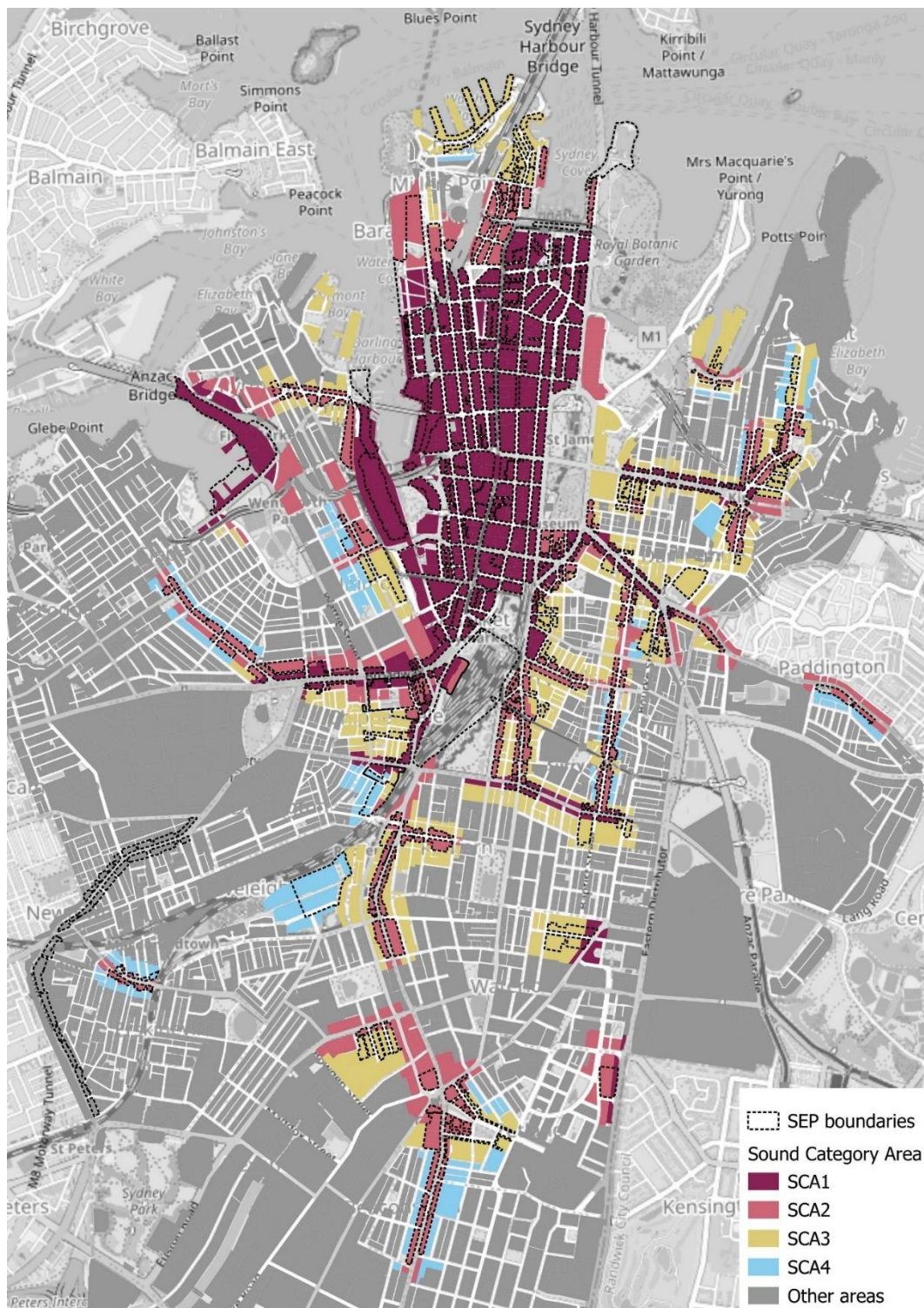


Figure 2: Proposed sound category areas (SCAs) in the precinct management plan

35. This gives venues more operational certainty.

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

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

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

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

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

Proposed changes since the discussion paper

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

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

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



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

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



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

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



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

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

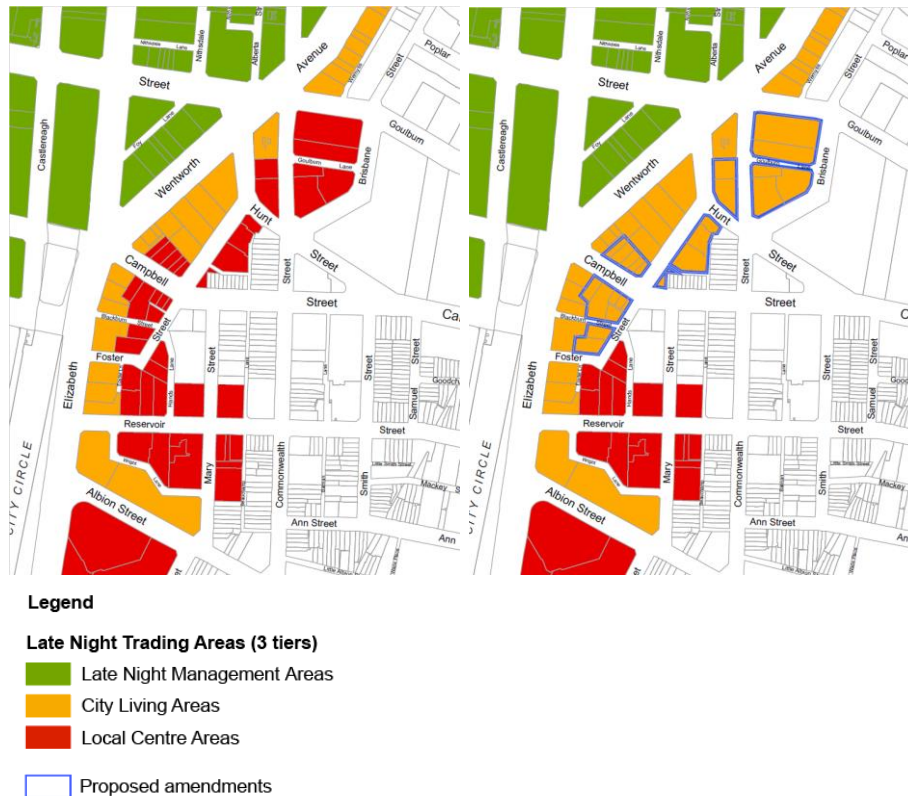


Figure 6: Current (left) compared to proposed (right) showing upgrade of part of Hollywood Quarter, Surry Hills

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

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

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

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



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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

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

Risks

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

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

Financial Implications

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

Relevant Legislation

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

Time Frames

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

Public Consultation

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

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

GRAHAM JAHN AM

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

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Attachment A

Planning Proposal - Special Entertainment Precincts

Planning Proposal - Special Entertainment Precincts



Contents

1. Background	4
2. Objectives and intended outcomes	7
3. Explanation of provisions	8
4. Justification	11
5. Maps	19
6. Community consultation	20
7. Project timeline	21

Executive summary

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

Special entertainment precincts:

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

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

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

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

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

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

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

1. Background

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

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

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

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

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

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

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

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

NSW Government Vibrancy Reforms

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

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

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

An ambitious approach to special entertainment precincts

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

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

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

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

Process

Early engagement

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

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

Developing the proposal

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

Next steps

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

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

Proposed special entertainment precincts

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

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

Planning Proposal - Special Entertainment Precincts

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

2. Objectives and intended outcomes

Objectives

The objectives of this planning proposal are to:

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

The objectives of the proposed special entertainment precincts are to:

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

Intended outcomes

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

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

3. Explanation of provisions

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

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

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

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

Suggested wording

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

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

Mapping amendments

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

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

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

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

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

Suggested wording

Insert a new section: X.X Special entertainment precincts

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

Mapping amendments

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

Special entertainment precincts management plan

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

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

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

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

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

Draft development control plan (DCP) – special entertainment precincts

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

Section 3.15 Late Night Trading Management

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

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

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

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

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

Section 3.18 Entertainment Sound

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

4. Justification

4.1. Strategic merit and community consultation

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

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

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

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

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

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

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

4.2. Need for the planning proposal

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

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

Special Entertainment Precincts under the Local Government Act 1993

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

Council resolutions

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

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

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

City Plan 2036: Local Strategic Planning Statement (LSPS)

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

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

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

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

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

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

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

Economic Development Strategy (2025-2035)

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

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

Cultural Strategy (2025-2035)

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

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

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

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

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

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

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

4.3. Relationship to the strategic planning framework

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

The draft Sydney Plan (2025)

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

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

Greater Sydney Regional Plan: A Metropolis of Three Cities

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

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

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

Eastern City District Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.1 Residential Zones

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

Focus Area 7: Industry and Employment

7.1 Business and Industrial Zones

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

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

4.4. Environmental, social and economic impact

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

No.

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

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

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

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

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

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

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

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

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

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

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

4.5. State and Commonwealth interests

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

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

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

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

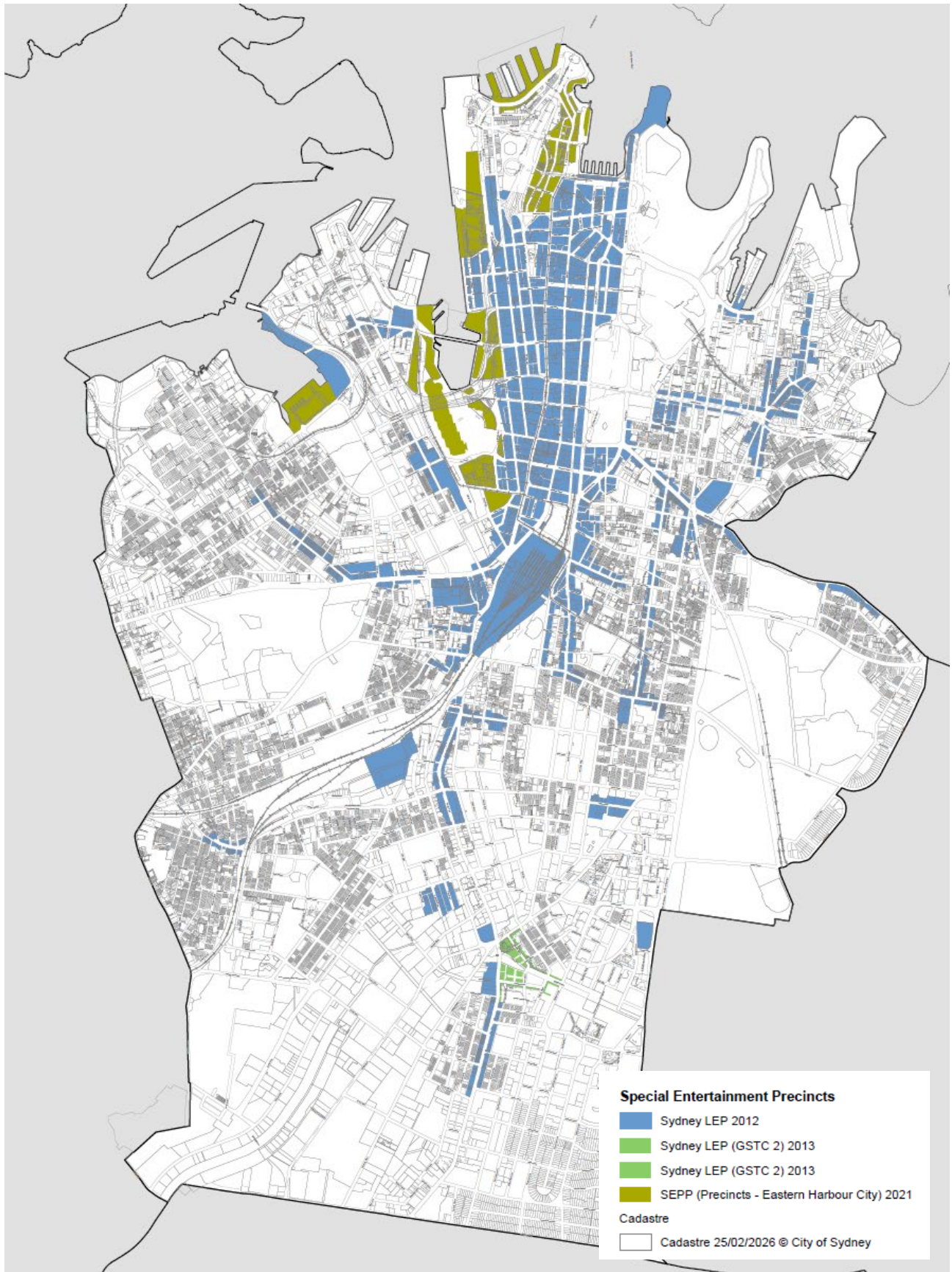
Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

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

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

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

5. Maps



6. Community consultation

Early consultation – Special entertainment precinct discussion paper

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

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

Agency and local authority consultation

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

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

Precinct working group

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

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

Future consultation

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

7. Project timeline

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

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

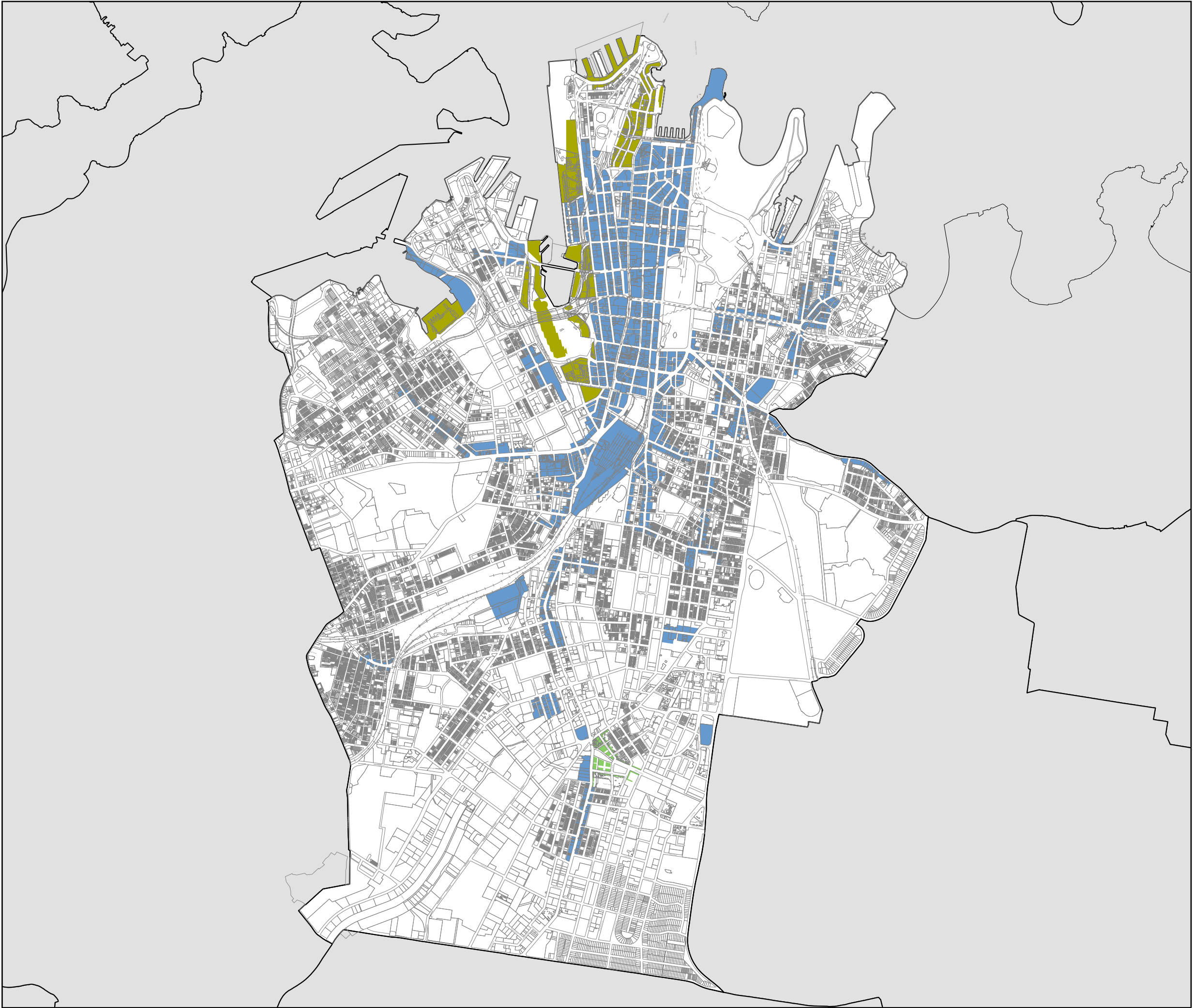
Attachment A1

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

Special Entertainment Precincts

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

Pre-Exhibition



Attachment B

Draft Sydney Development Control Plan - Special Entertainment Precincts

Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts



Purpose of this Development Control Plan

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

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

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

Citation

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

Land covered by this plan

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

Relationship of this plan to other plans

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

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

Amendments to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

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

Amendments to Green Square Town Centre Development Control Plan 2012

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

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

Schedule 1

Amendment to Section 3.15

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

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

3.15 Late Night Trading Management

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Category C premises means any of the following premises:

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

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

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

Convenience store is a shop that:

Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts

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

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

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

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

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

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

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

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

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

Objectives

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

~~(k) Ensure that applications are accompanied by sufficient information so that proposals for late night trading premises can be fully and appropriately assessed.~~

(l) Provide the possibility of extensions of trading hours for premises where they have demonstrated good management during trial periods.

(m) Encourage premises with extended trading hours that are of a type that do not operate exclusively during late night hours and may be patronised both day and night.

(n) Ensure that appropriate hours are permitted for outdoor trading; and

~~(o) Ensure a consistent approach to the assessment of applications for premises seeking late night trading hours.~~

Provisions

3.15.1 General

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

(1) These provisions apply to applications for new and existing Category A, B and C premises that:

(a) seek approval for trading hours;

(b) seek refurbishment, additions or extensions that will result in an intensification of an existing use;

(c) seek an extension or renewal of trial trading hours as prescribed in this section of the DCP; or

(d) seek approval for outdoor trading.

(2) These provisions do not apply to Category B and C premises that do not trade after 10pm, and Category A premises trading only between 10am to 10pm. [The provisions may be applied to premises that seek approval for outdoor trading beyond 8pm where it is considered the outdoor trading may have an impact on neighbourhood amenity.](#)

(3) Generally standard trading hours between ~~7am~~ **6am** and 10pm will apply in business zones.

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

3.15.2 Late night trading areas

(1) These provisions identify a hierarchy of three late night trading areas located throughout the City of Sydney. Late night trading areas are ~~described in Schedule 3 Late night trading~~ and identified on the late night trading areas map and include:

a. Late Night Management Areas;

b. City Living Areas; and

c. Local Centre Areas.

(2) Notwithstanding the above, all proposals for premises located outside of the late night trading areas will be subject to the requirements of these provisions.

3.15.3 Matters for consideration

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

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

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

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

3.15.4 Trading hours and trial periods

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

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

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

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

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

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

* Refer to (2) below

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

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

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

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

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

~~Additional hour for dedicated performance venues~~

Performance venue – additional hour on extended hours

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

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

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

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

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

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

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

Category C premises

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

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

3.15.5 Plans of management requirements

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

3.15.5.1 Preparation

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

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

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

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

3.15.5.2 Monitoring and Review

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

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

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

Schedule 2

Amendment to DCP Schedule 3 Late Night Trading

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

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

3.2 Plan of management requirements

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

(a) Site and locality details

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

(b) Operational details

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

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

(c) Hours of Operation

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

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

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

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

(d) Noise

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

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

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

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

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

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

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

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

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

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

Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts

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

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

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

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

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

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

(f) Management Measures

General Amenity:

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

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

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

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

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

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

Security and Safety (where applicable):

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

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

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

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

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

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

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

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

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

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

Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts

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

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

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

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

Schedule 3

Amendment to Section 3.18

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

3.18.1 Entertainment sound management

Definitions

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

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

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

Sensitive receiver means residential accommodation and serviced apartments.

3.18.1.1 Development generating entertainment sound

Objectives

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

Provisions

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

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

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

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

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

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

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

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

Table 3 Threshold of audibility by octave band

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

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

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

3.18.1.2 Development affected by entertainment sound

Objectives

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

Provisions

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

Table 1 Internal criteria for entertainment sound

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

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

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

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

Residential accommodation

L_{Aeq} (15 minute)

Bedrooms

7am to midnight 30 dB

Midnight to 7am 23 dB

Other living areas

7am to midnight 35 dB

Midnight to 7am 28 dB

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

Table 3 Minimum planned external entertainment noise spectrum

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

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

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

Draft Sydney Development Control Plan 2012 – Special Entertainment Precincts

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

Schedule 4

Amendment to Green Square Town Centre DCP Section 13

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

GSTC 13 Entertainment sound management

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

Attachment B1

Appendix 1 – Late Night Trading Areas Map Proposed amendments only
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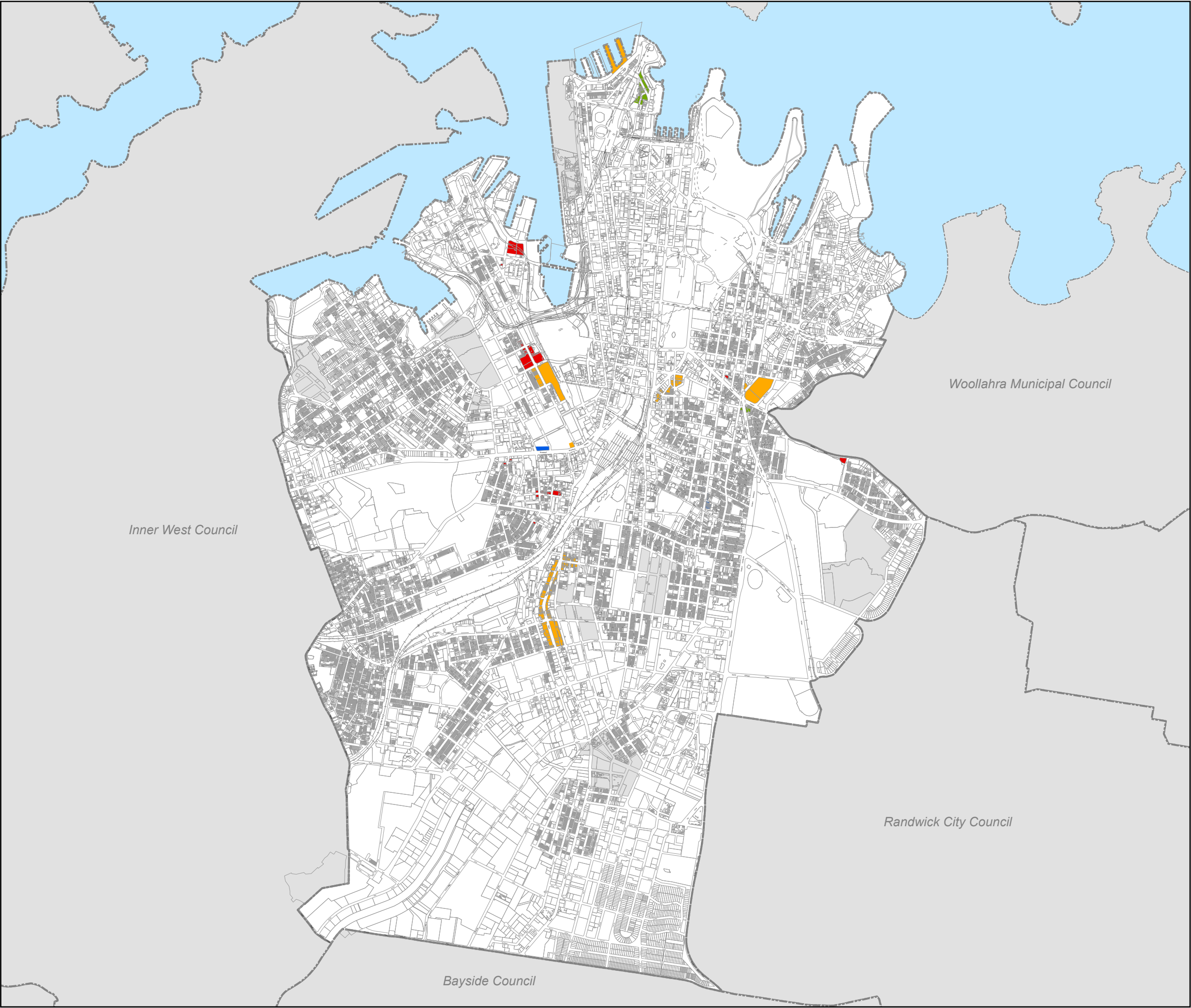
Late night trading areas map

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

Pre-Exhibition



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



Attachment B1

Appendix 1 – Late Night Trading Areas Map Existing and proposed

Late night trading areas map

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

78

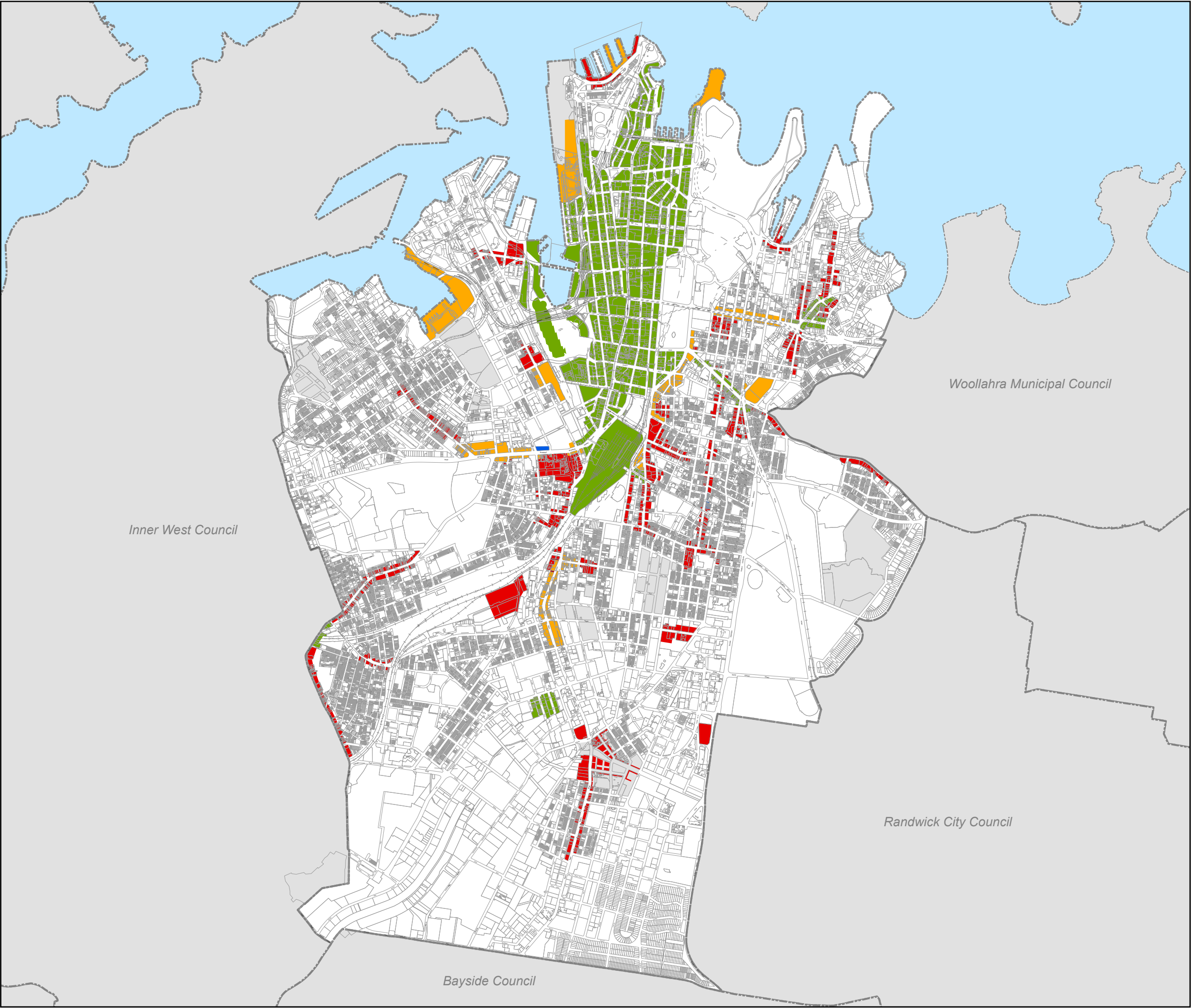
Pre-Exhibition



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Attachment B2

Appendix 2 – Entertainment Sound Management Map

Entertainment sound management
map

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

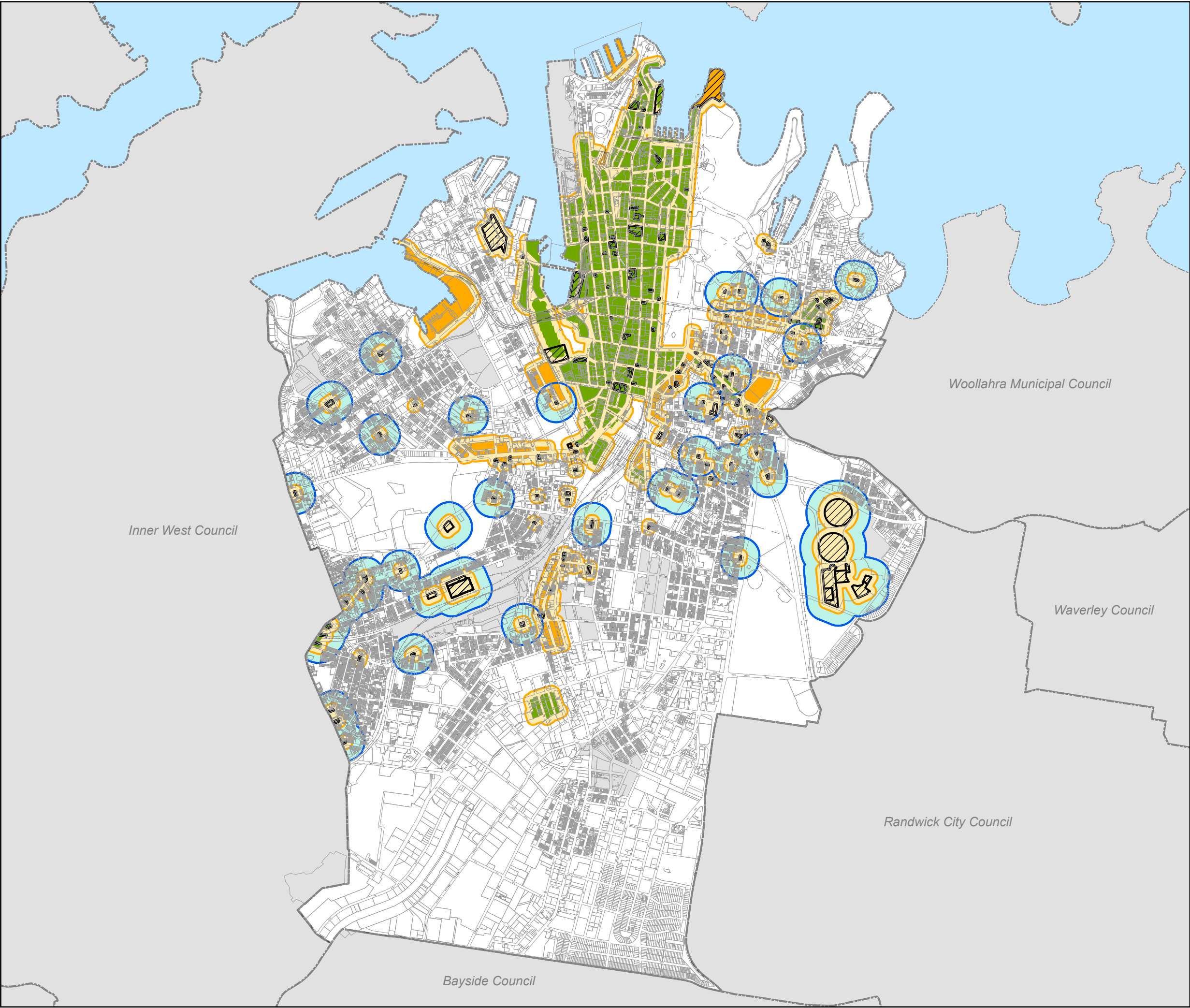
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Attachment C

Draft Special Entertainment Precincts Management Plan

Special entertainment precincts management plan



Contents

Introduction	2
Trading hours	5
Sound plan	10
Governance and engagement	20

Table of figures

Figure 2. Special entertainment precincts map	4
Figure 2. Late night management area trading hours	6
Figure 3. City living area trading hours	7
Figure 4. Local centre trading hours	7
Figure 5. Extended trading hours – approval is required	9
Figure 6. Sound category areas	14
Figure 7. Sound criteria – measured externally	15
Figure 8. Sound criteria – measured internally	16
Figure 9. Non-residential receiver sound criteria adjustments	17
Figure 10. Optional third octave band assessment criteria external	18
Figure 11. Optional third octave band assessment criteria internal	18

Introduction

The purpose of this plan

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

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

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

How this plan applies

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

In terms of sound, the plan:

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

In terms of trading hours, the plan:

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

In terms of management and compliance, the plan:

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

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

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

Objectives

The objectives of the special entertainment precincts are to:

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

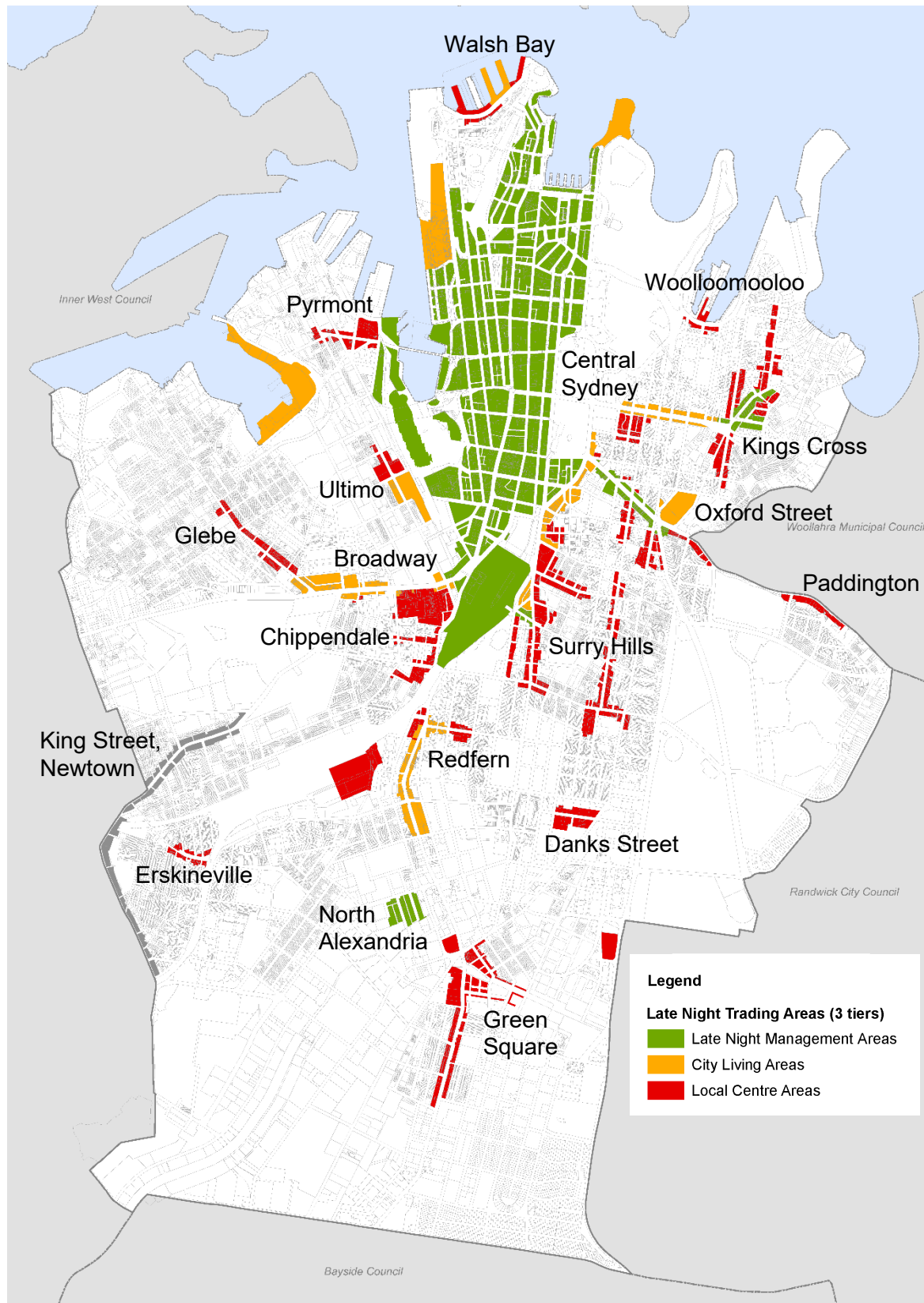


Figure 2. Special entertainment precincts map

Trading hours

How businesses can trade later

More flexibility for businesses

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

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

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

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

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

Liquor & Gaming NSW establishes liquor licence trading hours

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

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

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

Identifying the trading hours that apply to a business

Three late night trading tiers

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

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

Three business categories

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

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

Figure 2. Late night management area trading hours

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

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

Figure 3. City living area trading hours

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

Figure 4. Local centre trading hours

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

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

How to access live music and performance incentives

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

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

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

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

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

How to apply for extended trading hours

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

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

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

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

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

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

Figure 5. Extended trading hours – approval is required

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

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

Sound plan

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

In terms of sound, the plan:

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

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

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

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

Glossary

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

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

Principles and approach

Objectives of the sound plan

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

Approach and key principles

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

Sound limits change across 3 daily time periods:

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

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

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

Guidance for managing entertainment sound

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

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

Venues

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

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

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

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

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

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

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

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

Residents affected by entertainment sound

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

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

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

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

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

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

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

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

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

Sound category areas

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

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

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

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

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

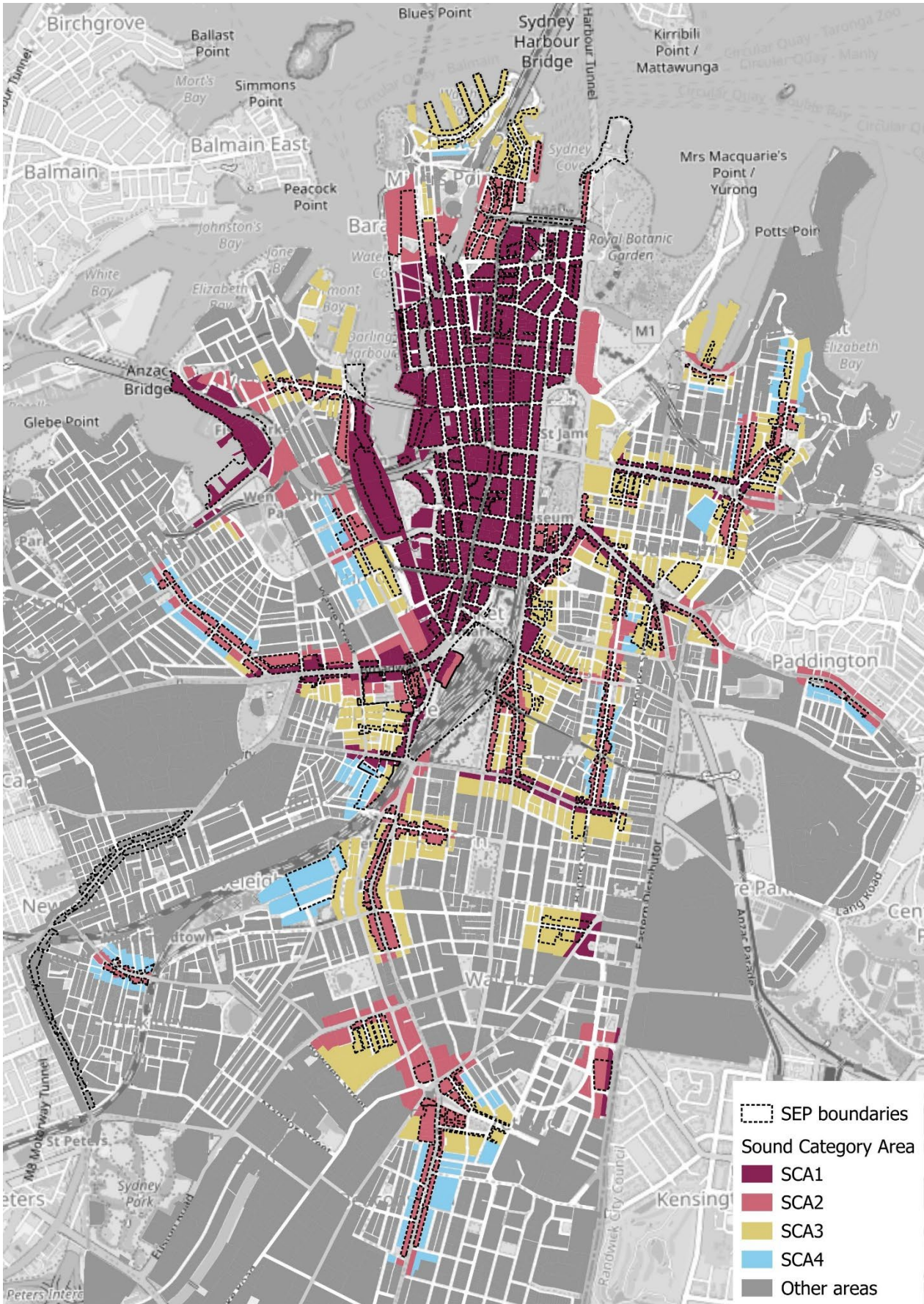


Figure 6. Sound category areas

Sound criteria for venues

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

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

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

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

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

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

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

Measured externally

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

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

Figure 7. Sound criteria – measured externally

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

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

Special entertainment precincts management plan

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

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

Sound criteria where internal measurement is required

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

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

Windows and doors should be closed for internal criteria assessment.

Figure 8. Sound criteria – measured internally

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

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

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

Figure 9. Non-residential receiver sound criteria adjustments

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

Optional third octave band assessments

Figure 10. Optional third octave band assessment criteria external

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

Figure 11. Optional third octave band assessment criteria internal

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

Compliance measurement guidance

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

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

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

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

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

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

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

Sound criteria for build and construction

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

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

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

See section 3.18 of the Sydney DCP 2012.

Governance and engagement

Special entertainment precincts working group

Nightlife and Creative Industries Advisory Panel

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

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

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

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

Where to get help

Our business, creative and nightlife concierge

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

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

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

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

Monitoring and evaluation

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

Reporting and data collection

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

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

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

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

Objectives and outcomes

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

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

Desired outcomes

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

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

Desired outcomes

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

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

Desired outcomes

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

Objective 4: Enhance economic outcomes, supporting businesses to thrive

Desired outcomes

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

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

Desired outcomes

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

Suspending or revoking special entertainment precinct status

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

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

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

When suspension or revocation may be considered

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

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

Thresholds for suspension or revocation

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

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

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

Requirements for any suspension or revocation

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

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

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

Our approach to compliance

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

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

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

Who to contact for assistance

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

Special entertainment precincts management plan

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

Attachment D

Special Entertainment Precincts Acoustic Technical Report

City of Sydney Special Entertainment Precinct

Acoustic Technical Report

3 March 2026

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Association of Australasian
Acoustical Consultants



Disclaimer

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



Executive Summary

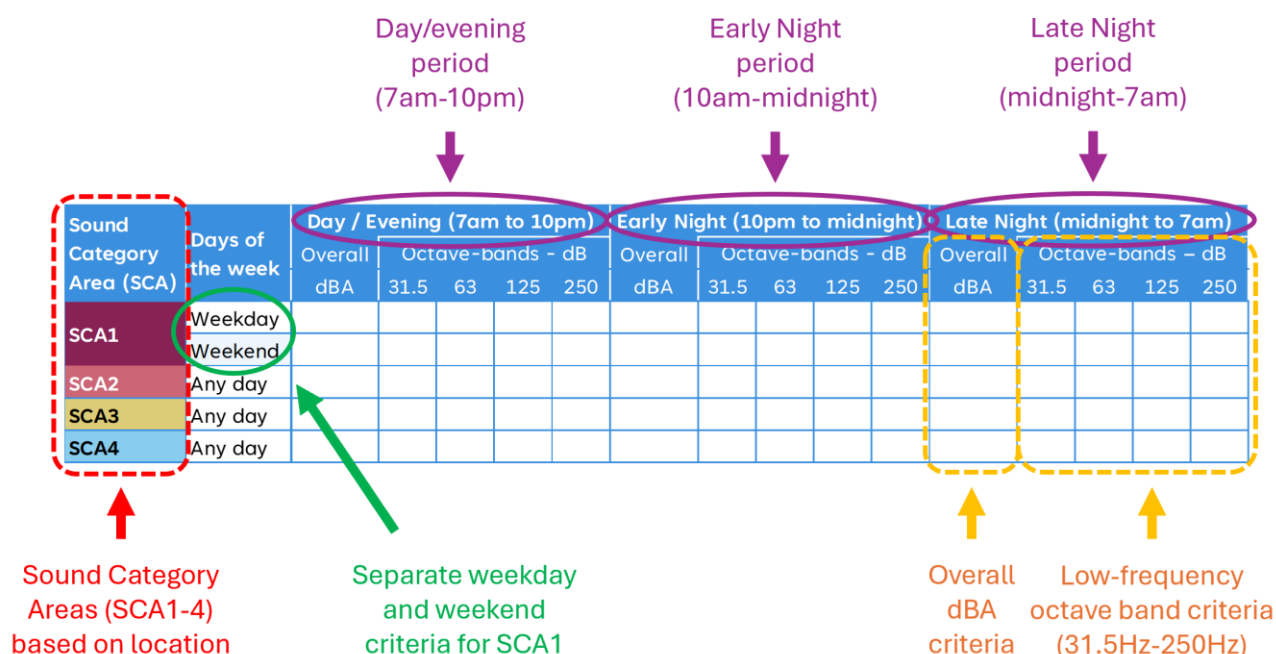
This report recommends sound criteria for City of Sydney’s new Special Entertainment Precincts (SEPs) and explains their technical basis. The recommended criteria provide operational certainty for venues and the community because they are:

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

The key features of the criteria are:

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

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



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

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

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

Contents

Executive Summary	2
1 Introduction	6
1.1 SEP Areas and Trading Hours	6
1.2 The Approach	8
2 Publicly Available Noise Monitoring Data	9
3 Soundwalks	10
4 Detailed Noise Monitoring Results	13
4.1 Long-term Noise Monitoring	13
4.2 Attended Noise Monitoring	17
5 Review of Relevant Documents	19
6 Criteria Derivation Methodology	21
6.1 Sound Category Areas Division	21
6.2 Low-frequency Octave-band RBL	23
6.3 Residential Receiver Criteria Derivation	23
6.4 Third octave-band Defra and ToH based criteria	26
6.5 Non-residential Receivers Criteria Derivation	27
6.6 Comparison with Existing Criteria	28
7 Sound Criteria	30
7.1 Assessment Procedure	30
7.2 Assessment Clarifications	31
7.3 Sound Category Area	34
7.4 Base Sound Criteria (for Residential Receivers)	36
7.5 Out-to-in Adjustment (for Structurally-connected Receivers)	37
7.6 Receiver Type Adjustment (for Non-residential Receivers)	37
8 Example Scenarios	38
8.1 Example 1 – Sydney CBD	39
8.2 Example 2 – North Alexandria	40
8.3 Example 3 – William St Kings Cross	41
8.4 Example 4 – Crown St Surry Hills	42
9 Recommendations for Venues	43
9.1 Site Selection	43
9.2 Simple Internal Sound Insulation	43
9.3 Simple External Sound Mitigation	43
10 Discussion and Limitations	44
10.1 Low frequency entertainment noise at night	44
10.2 Sound insulation of buildings	44

10.3	Variation in ambient sound levels within precincts	44
10.4	Compliance Measurement Guidance	45

Appendices

Appendix A Glossary of Acoustic Terminology

Appendix B Review of Relevant Documents

Appendix C Summary of publicly available noise monitoring results

Appendix D Long-term noise monitoring details

Appendix E Attended noise monitoring – background noise detailed results

Appendix F Attended noise monitoring – entertainment sound detailed results

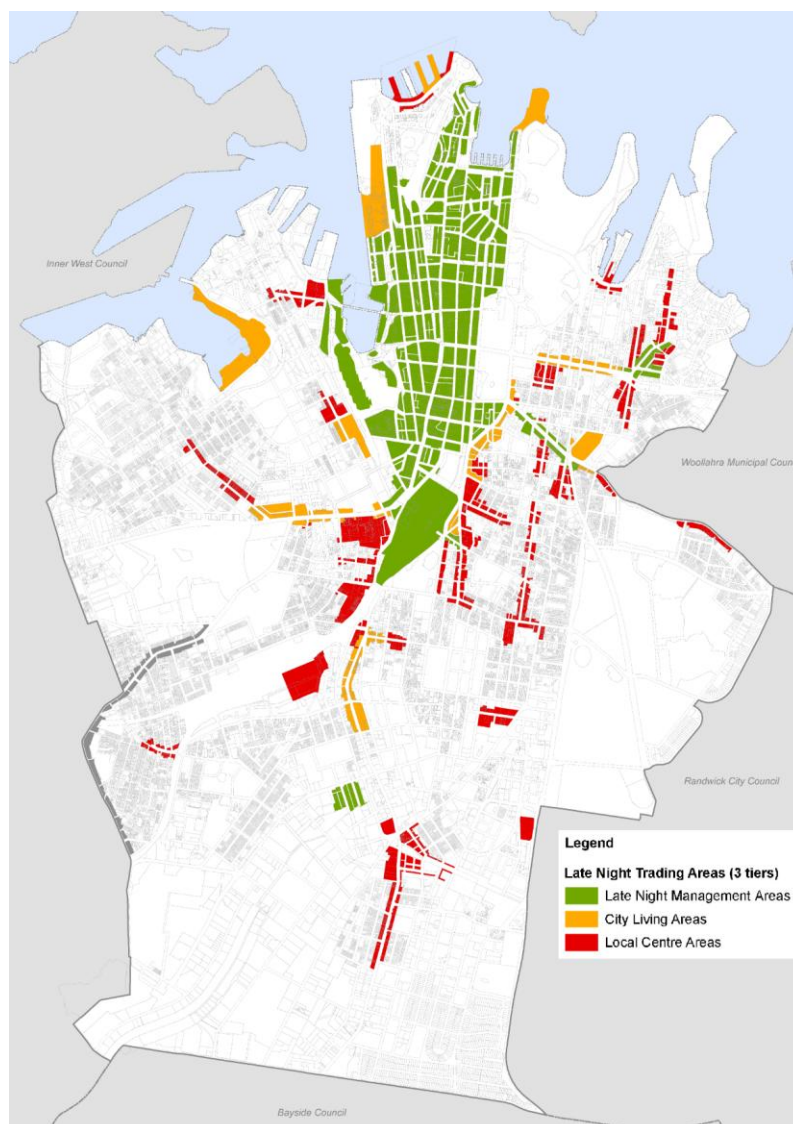
1 Introduction

1.1 SEP Areas and Trading Hours

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

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

Figure 1 City of Sydney Special Entertainment Areas (SEPs)



The precincts are designated in 3 tiers:

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

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

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

Table 1 Proposed trading hours of SEP areas

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

1.2 The Approach

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

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

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

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

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

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

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

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

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

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

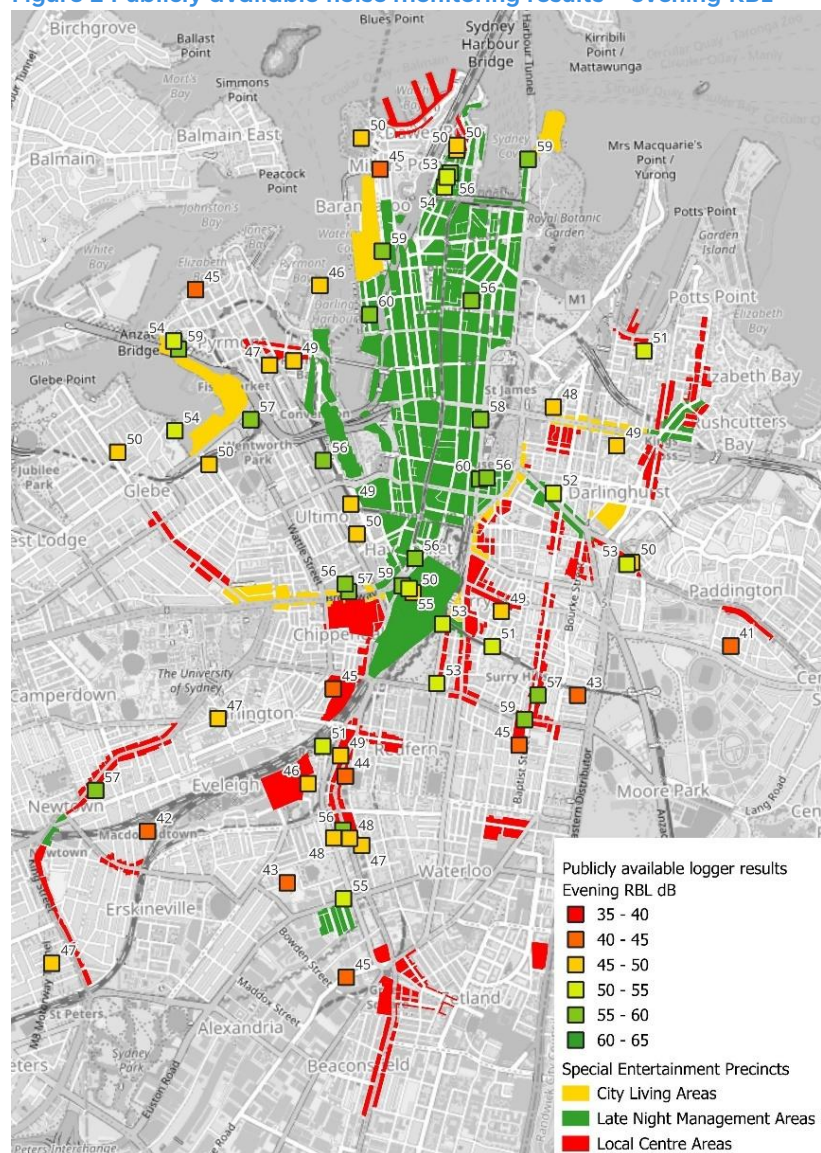
2 Publicly Available Noise Monitoring Data

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

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

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

Figure 2 Publicly available noise monitoring results - evening RBL



3 Soundwalks

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

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

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

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

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

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

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

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

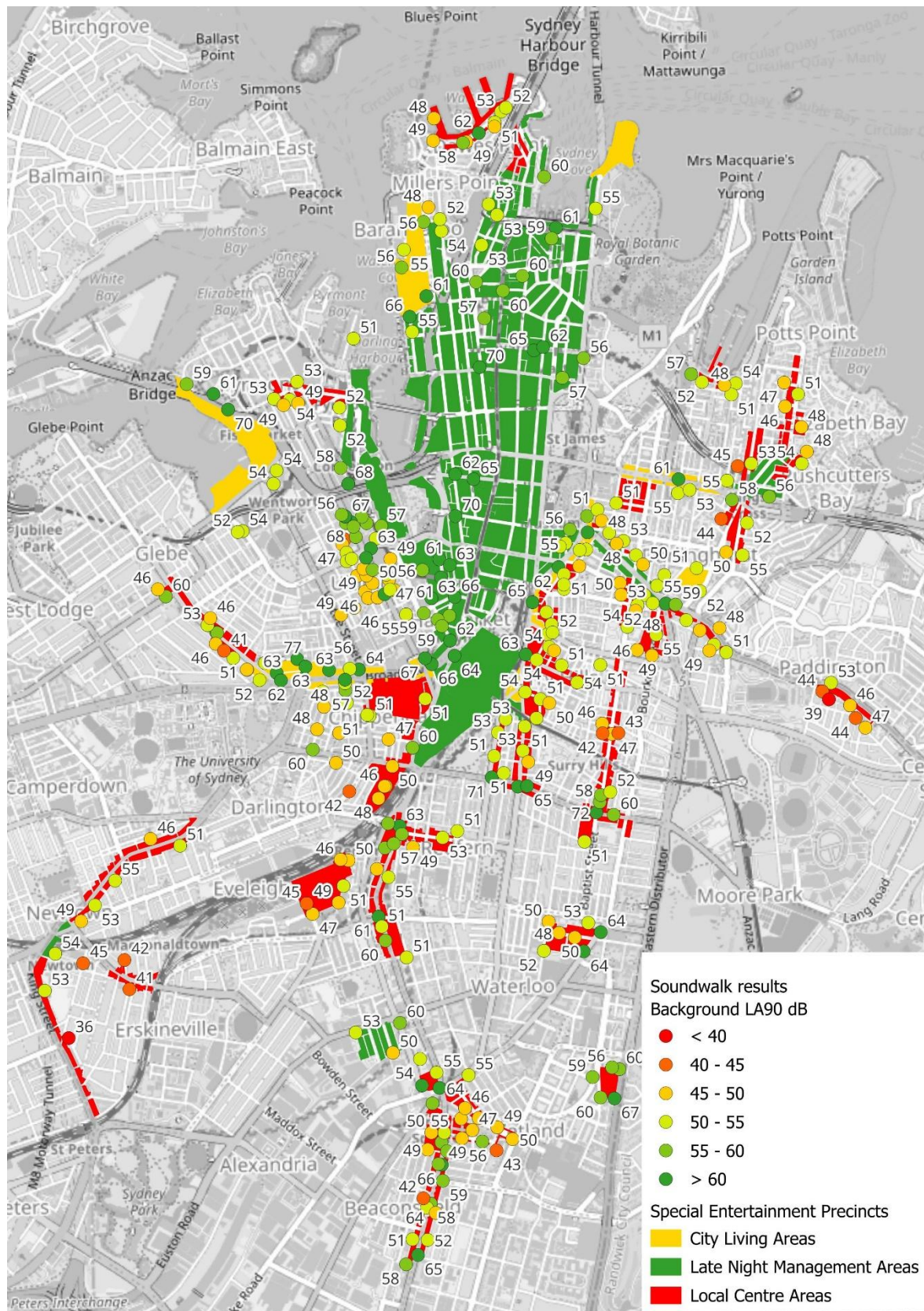
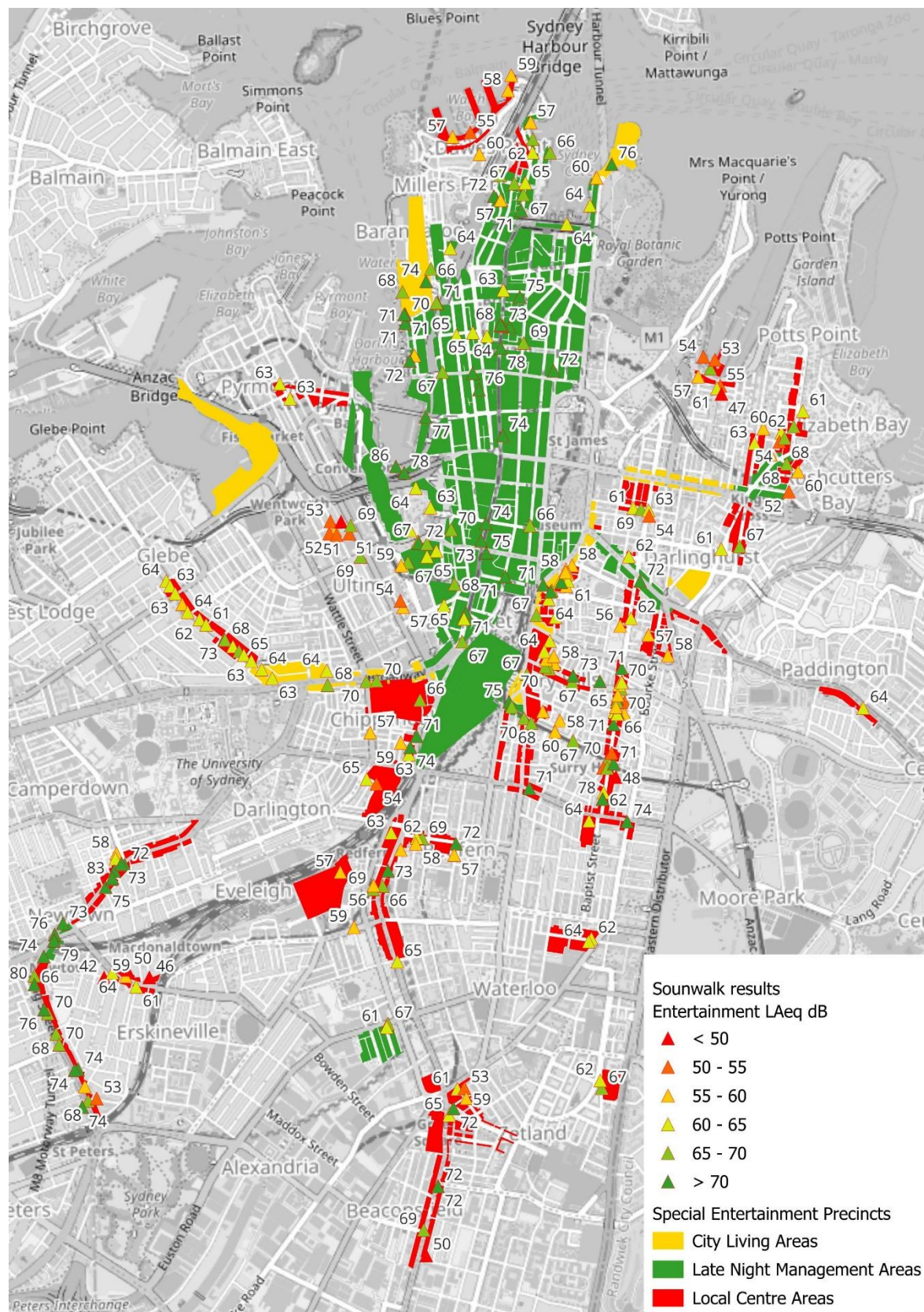


Figure 4 Soundwalk results – summary of entertainment noise measurements L_{Aeq}

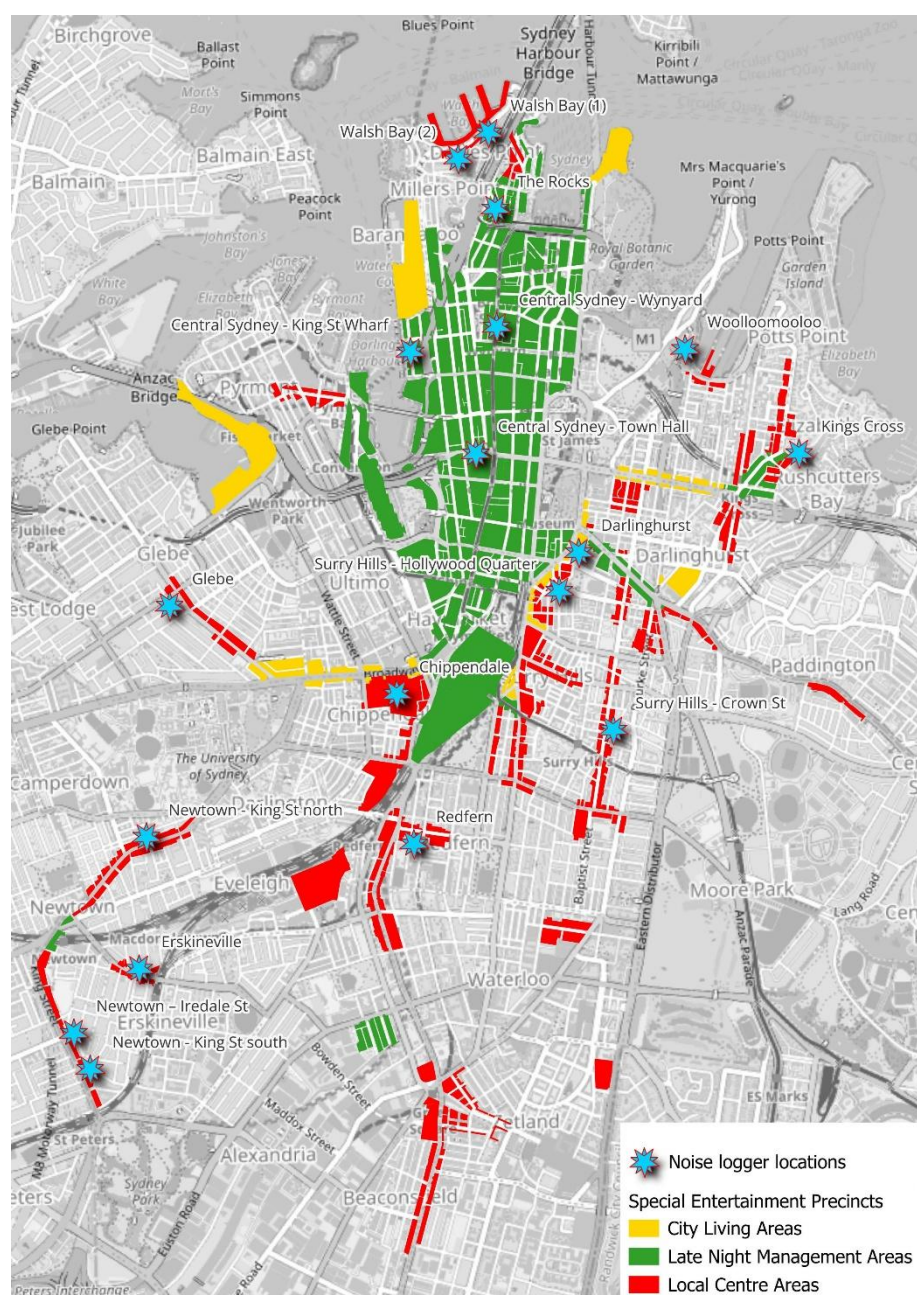


4 Detailed Noise Monitoring Results

4.1 Long-term Noise Monitoring

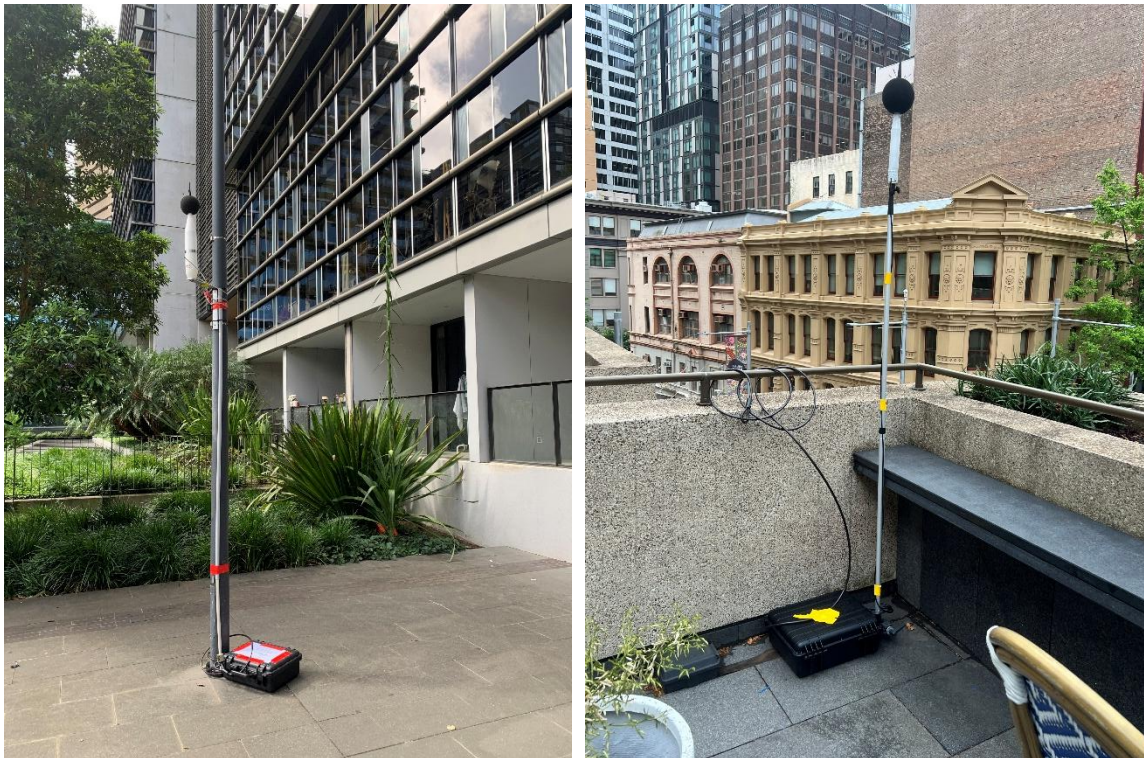
Seventeen (17) long-term noise monitoring locations were selected based on soundwalk observations, publicly available noise monitoring data, compliance history, and CoS's previous work on entertainment sound. At each location, the noise loggers measured continuously for approximately 2 weeks, including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

Figure 5 Long-term noise monitoring locations



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

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



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

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

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

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

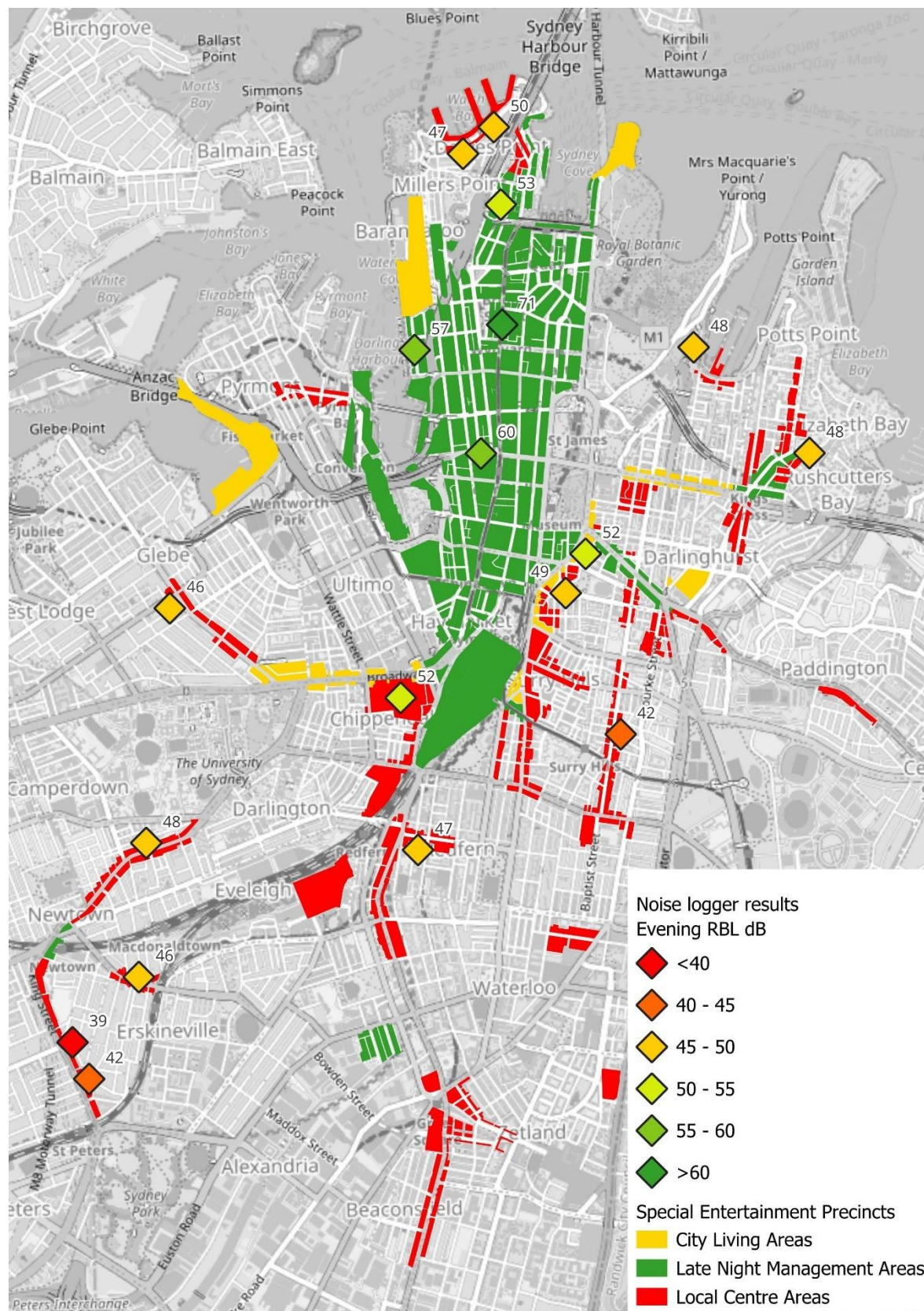
The broadband total RBL and ambient L_{Aeq} of each logger are summarized in Table 2, with the evening RBL graphed against the SEP map in Figure 7, using the same colours scale as publicly available logger data. The full result tables are provided in Appendix D.

Table 2 Summary of noise logger results

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

* Logger location captures existing entertainment noise levels

Figure 7 Noise logger results - evening RBL



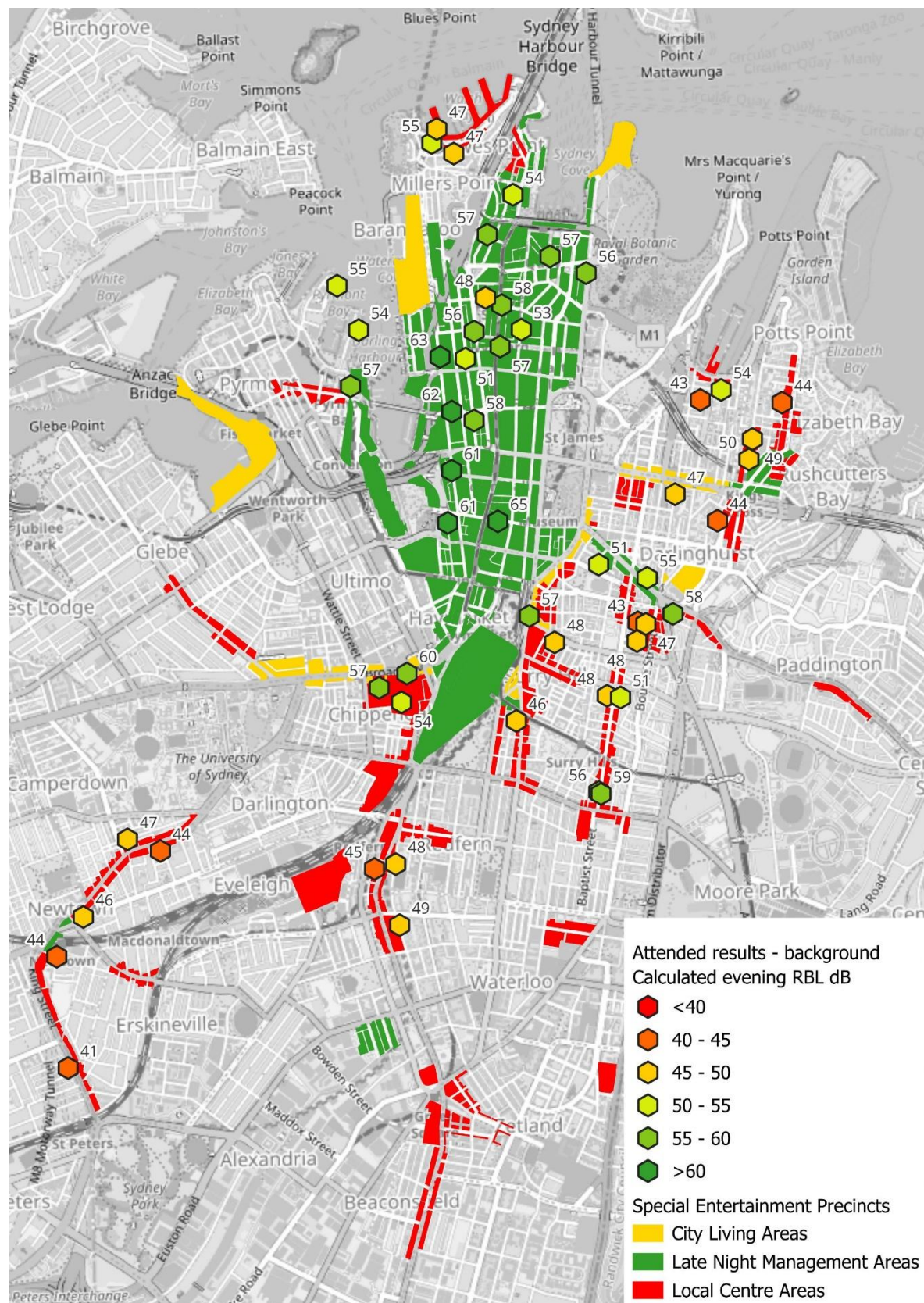
4.2 Attended Noise Monitoring

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

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

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

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



5 Review of Relevant Documents

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

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

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

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

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

Table 3 Summary of relevant documents

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

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

6 Criteria Derivation Methodology

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

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

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

6.1 Sound Category Areas Division

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

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

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

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

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

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

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

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

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

6.2 Low-frequency Octave-band RBL

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

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

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

6.3 Residential Receiver Criteria Derivation

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

Table 6 External sound criteria derivation methodology for residential receivers

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

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

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

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

Table 7 Additional reference values for Late Night criteria derivation

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

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

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

6.4 Third octave-band Defra and ToH based criteria

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

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

Table 8 Third octave-band absolute criteria

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

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

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

6.5 Non-residential Receivers Criteria Derivation

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

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

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

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

6.6 Comparison with Existing Criteria

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

Table 9 Proposed SEP criteria comparison with existing relevant criteria

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

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

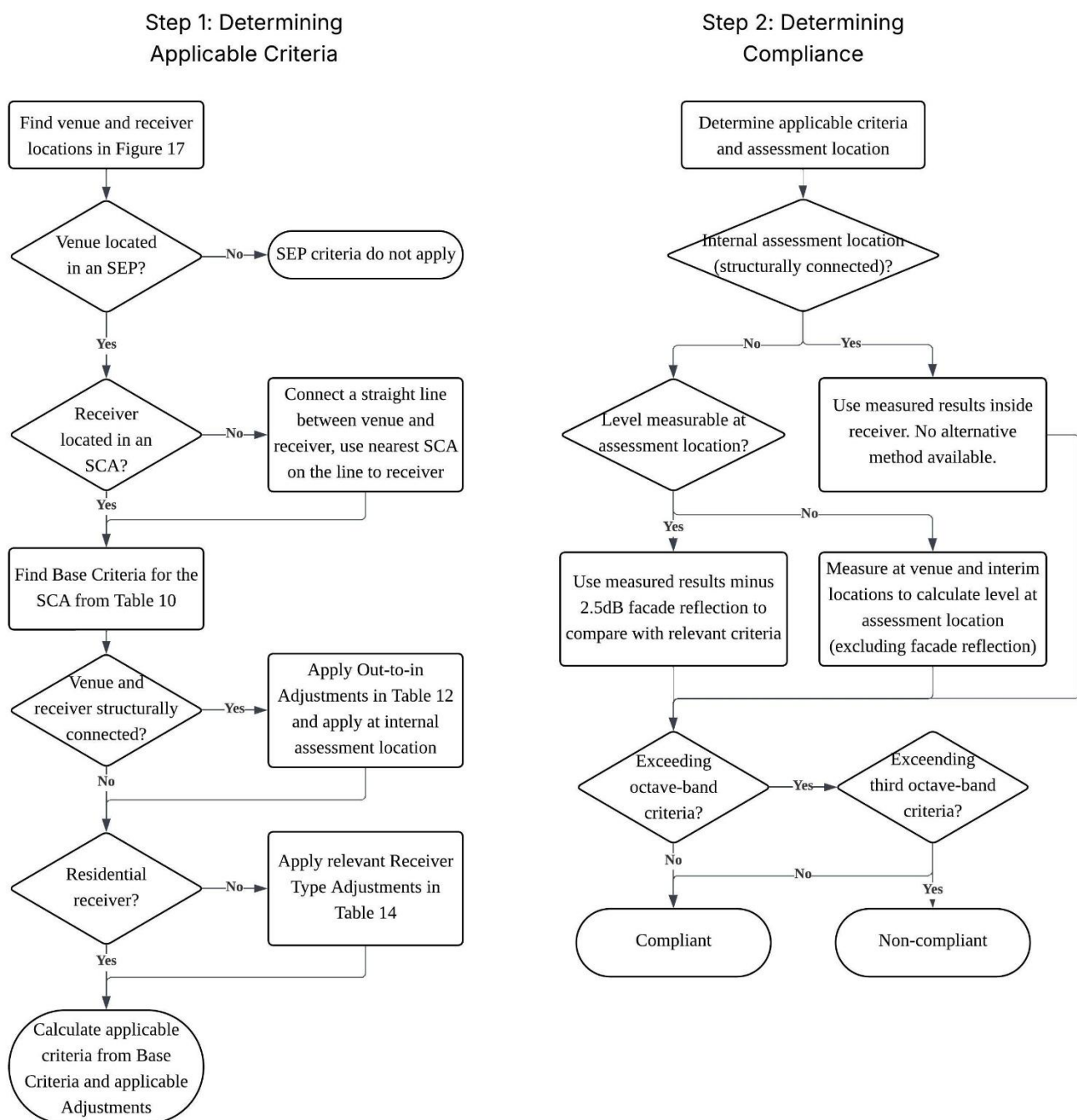
7 Sound Criteria

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

7.1 Assessment Procedure

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

Figure 9 Assessment procedure

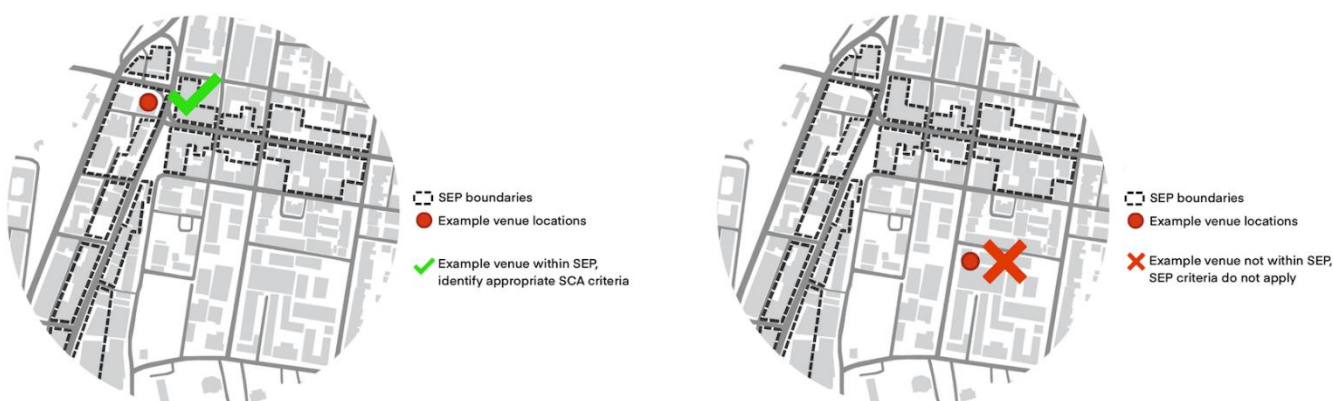


7.2 Assessment Clarifications

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

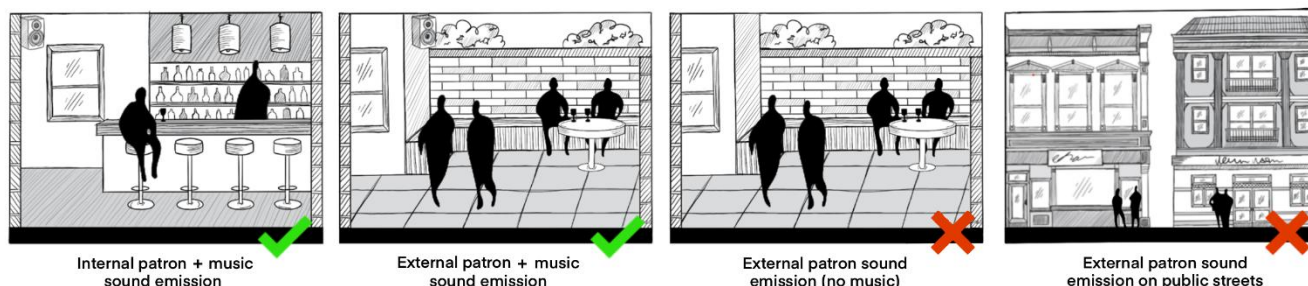
- The SEP criteria apply to all **licensed and unlicensed entertainment venues** (including restaurants, pubs, bars, and other premises) inside an **SEP boundary** (Figure 10).

Figure 10 Venue eligibility examples



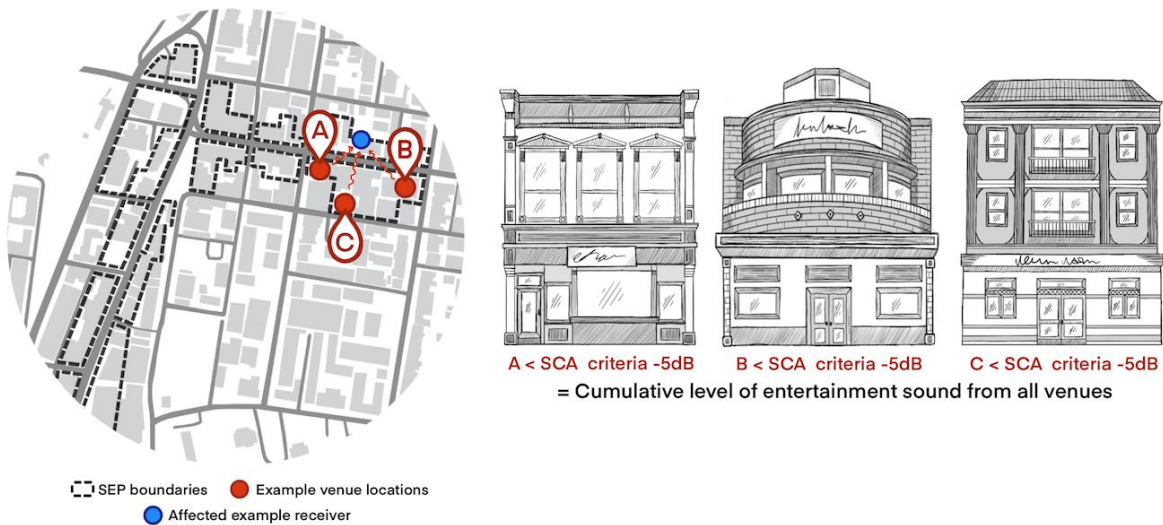
- The criteria apply to the **total sound emission from patrons and music** (amplified and unamplified) both inside the venue and within designated outdoor seating areas, with the exception where the only noise source is outdoor patrons (without music). The exclusion is due to the fact that this usually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

Figure 11 Source eligibility examples



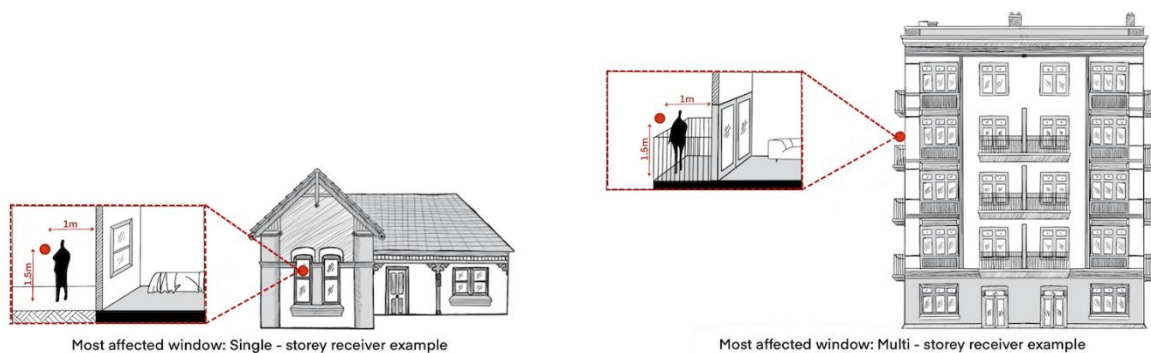
- The criteria apply to the **cumulative level of entertainment sound from all venues**. In areas with multiple venues, the contribution from each single venue should typically not exceed 5 dB below the tabulated values (Figure 12). Alternatively, where practical, the venues may coordinate to schedule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

Figure 12 Multiple venue example



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

Figure 13 External criteria assessment location examples



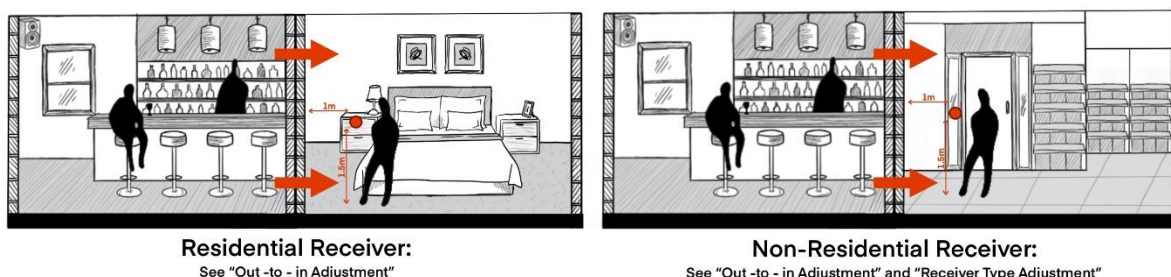
- If the assessment location is not accessible for measurement (e.g., high-level assessment location with no external balcony, or access to balcony is not permitted by the resident), or if the entertainment level at the assessment location cannot be measured due to extraneous noise, the **sound level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

Figure 14 Assessment location accessibility examples



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

Figure 15 Internal criteria and non-residential criteria examples



7.3 Sound Category Area

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

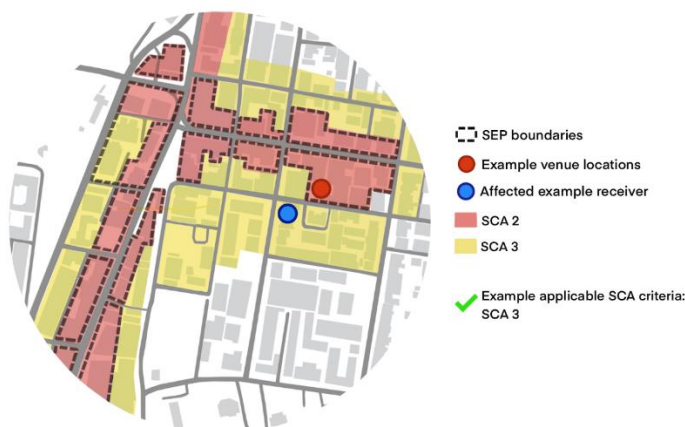
- SCA1: Main Central Sydney area (south of Western Distributor and Cahill Expressway) and areas adjacent to main roads with high traffic volume and/or high existing entertainment activities.
- SCA2: Quieter Central Sydney area and areas adjacent to main roads with tidal traffic and/or activated high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

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

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

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

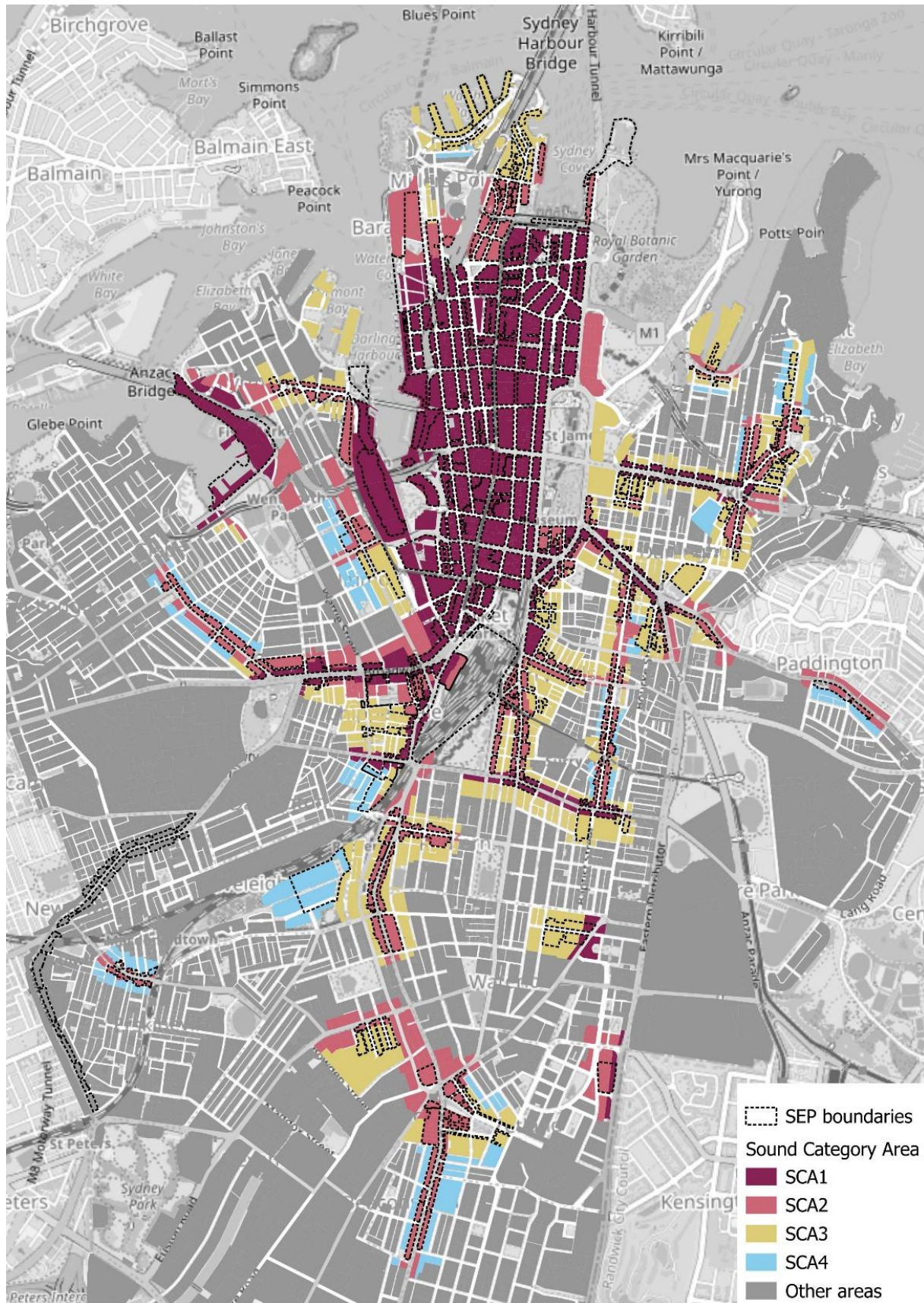
Figure 16 Applicable SCA example



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

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

Figure 17 Map of Sound Category Areas (SCAs)



7.4 Base Sound Criteria (for Residential Receivers)

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

Table 10 External sound criteria for residential receivers

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

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

Table 11 Optional third octave-band assessment criteria

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

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

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

Table 12 Out-to-in Adjustments for internal assessment

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

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

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

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

7.6 Receiver Type Adjustment (for Non-residential Receivers)

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

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

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

8 Example Scenarios

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

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

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

The example scenarios include:

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

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

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

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

8.1 Example 1 – Sydney CBD

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

Figure 18 Example 1 location



Table 15 Example 1 noise levels

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

8.2 Example 2 – North Alexandria

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

Figure 19 Example 2 location

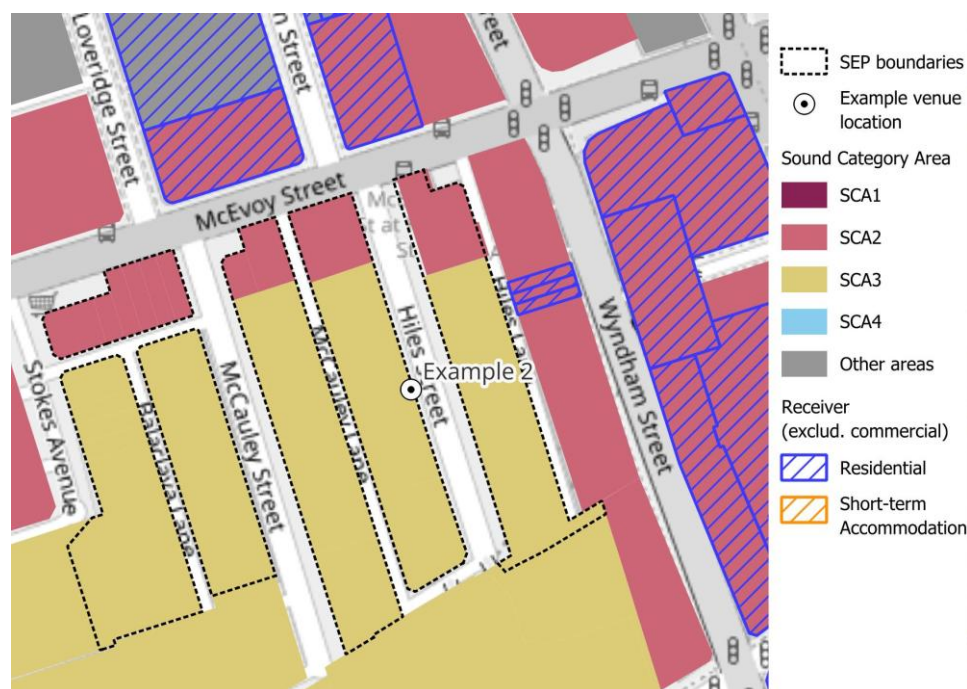


Table 16 Example 2 noise levels

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

8.3 Example 3 – William St Kings Cross

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

Figure 20 Example 3 location

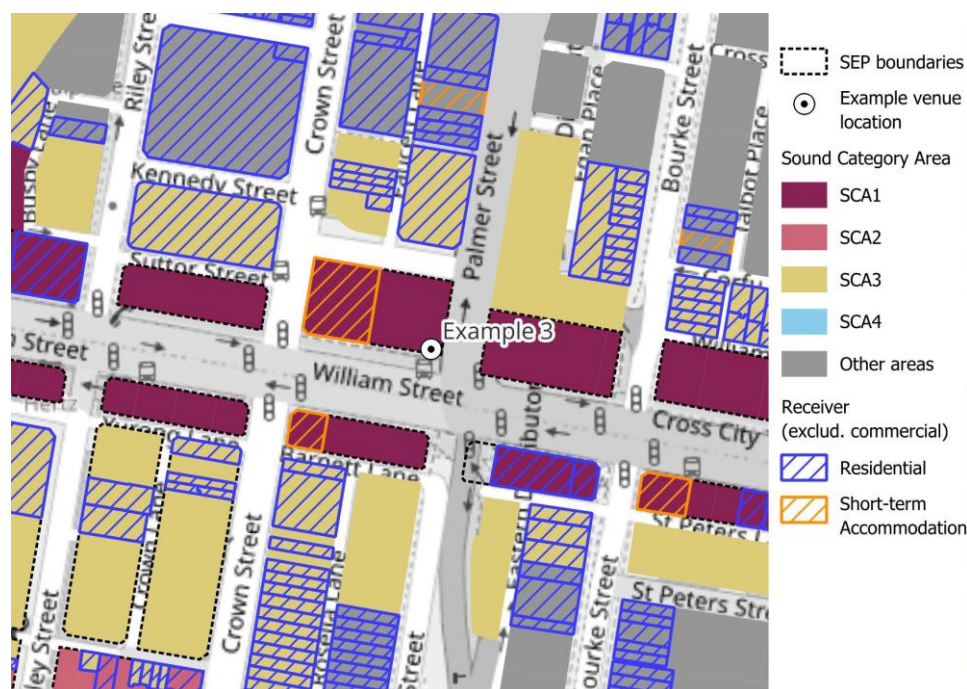


Table 17 Example 3 noise levels

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

8.4 Example 4 – Crown St Surry Hills

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

Figure 21 Example 5 location

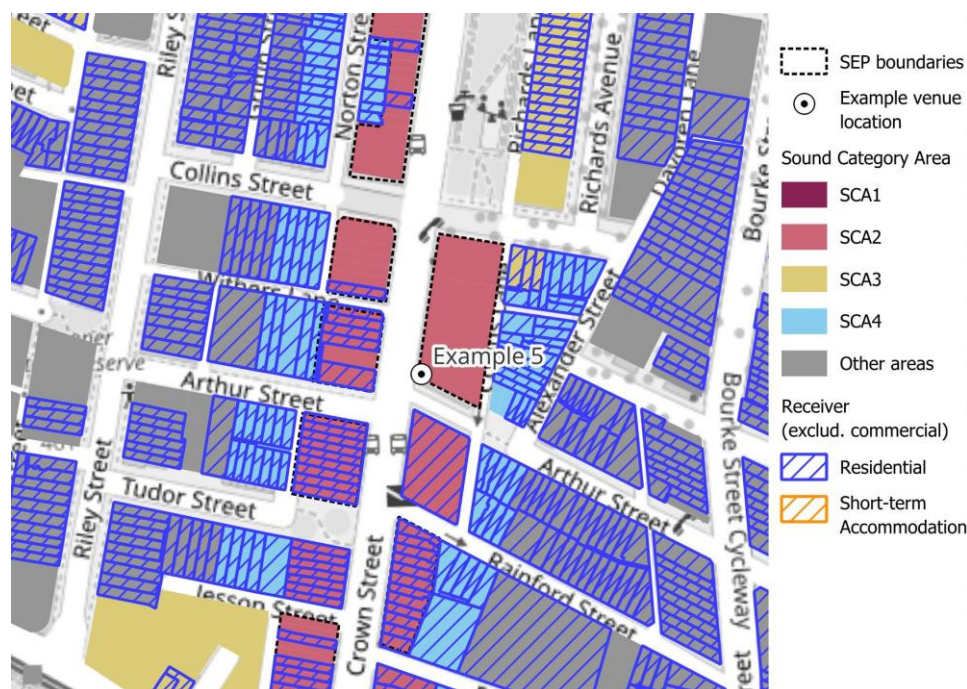


Table 18 Example 5 noise levels

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

9 Recommendations for Venues

9.1 Site Selection

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

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

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

9.2 Simple Internal Sound Insulation

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

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

9.3 Simple External Sound Mitigation

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

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

10 Discussion and Limitations

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

10.1 Low frequency entertainment noise at night

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

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

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

10.2 Sound insulation of buildings

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

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

10.3 Variation in ambient sound levels within precincts

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

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

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

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

10.4 Compliance Measurement Guidance

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

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

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

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

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

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

Appendix A Glossary of Acoustic Terminology

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

Appendix B Review of Relevant Documents

B.1 CoS Development Control Plan (DCP)

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

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

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

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

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

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

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

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

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

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

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

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

* dBA value for reference only

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

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

* dBA value for reference only

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

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

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

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

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

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

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

The applicable criteria are summarised in Table 24.

Table 24 Liquor and Gaming LA10 criteria

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

* 31.5 Hz to 8 kHz inclusive

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

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

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

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

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

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

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

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

Table 25 Inner West SEP external noise criteria

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

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

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

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

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

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

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

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

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

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

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

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

B.6 ISO 226:2023 Equal Loudness Contours

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

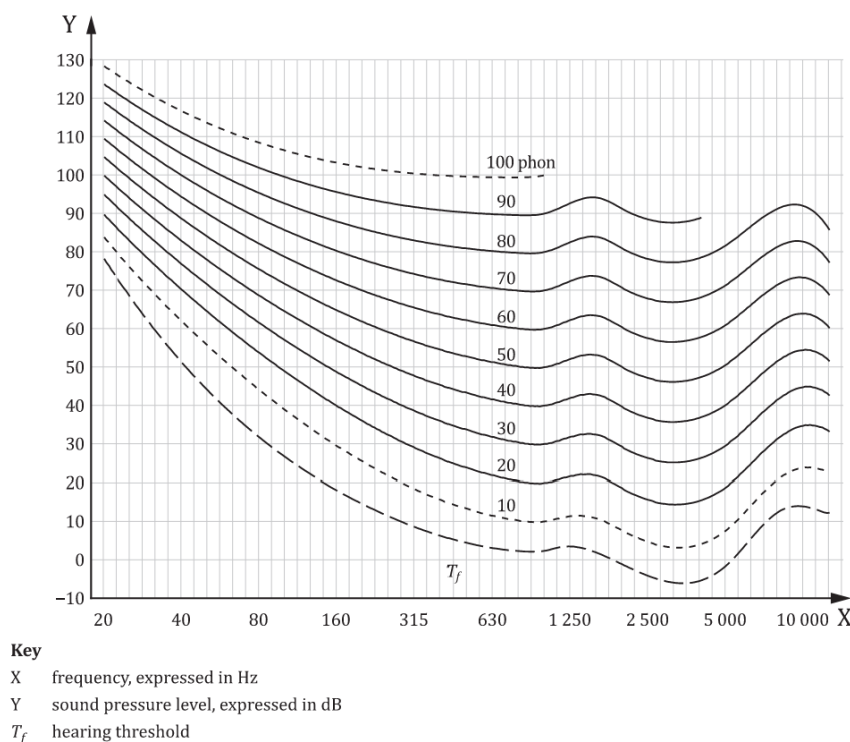
ISO 226:2023 *Acoustics — Normal equal-loudness-level contours* is the ISO standard for equal loudness contours at different loudness levels and frequencies. The loudness levels are presented in phons, and the value means that it has the same perceived loudness as a pure tone at 1000 Hz of the same sound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

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

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

* For information only.

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



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

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

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

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

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

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

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

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

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

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

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

Table 28 Proposed reference curve from Defra study

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

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

Appendix C Summary of publicly available noise monitoring results

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

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

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

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

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

Appendix D Long-term noise monitoring details

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

Table 29 Long-term noise monitoring details

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

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

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

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

D.1 Central Sydney – Wynyard

Figure 23 Logger location zoomed: Central Sydney – Wynyard

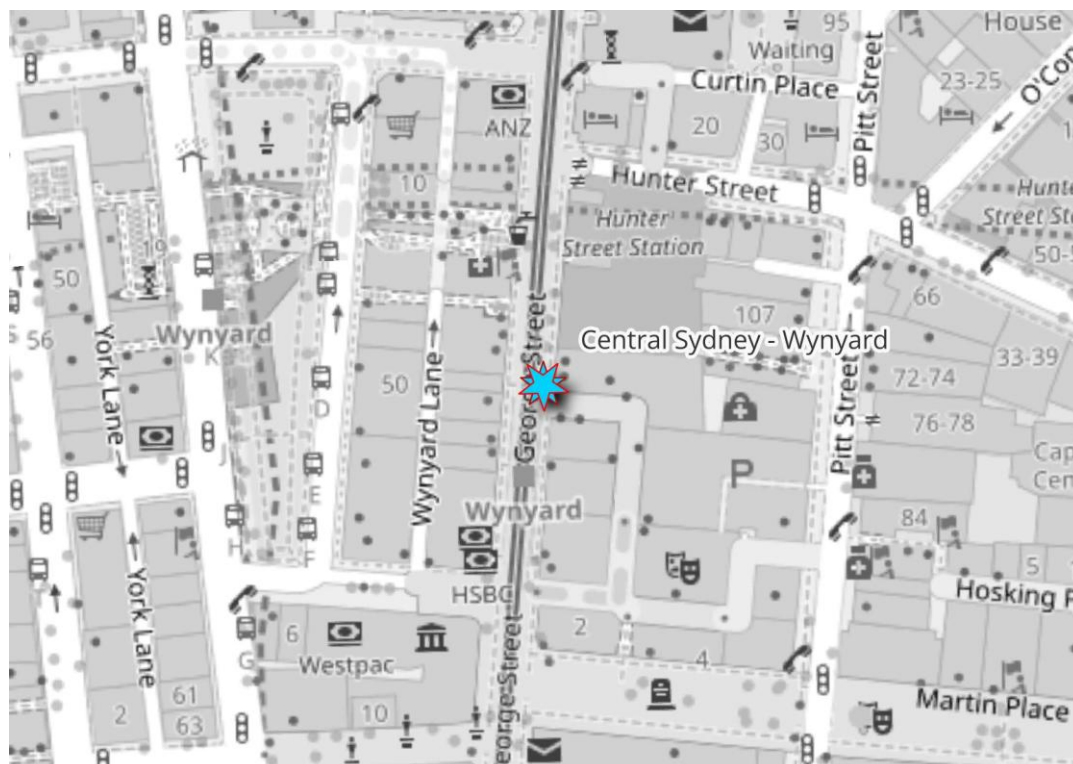


Figure 24 Logger photo: Central Sydney – Wynyard



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

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

Table 31 Octave-band RBL: Central Sydney – Wynyard

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

D.2 Central Sydney - King St Wharf

Figure 25 Logger location zoomed: Central Sydney - King St Wharf

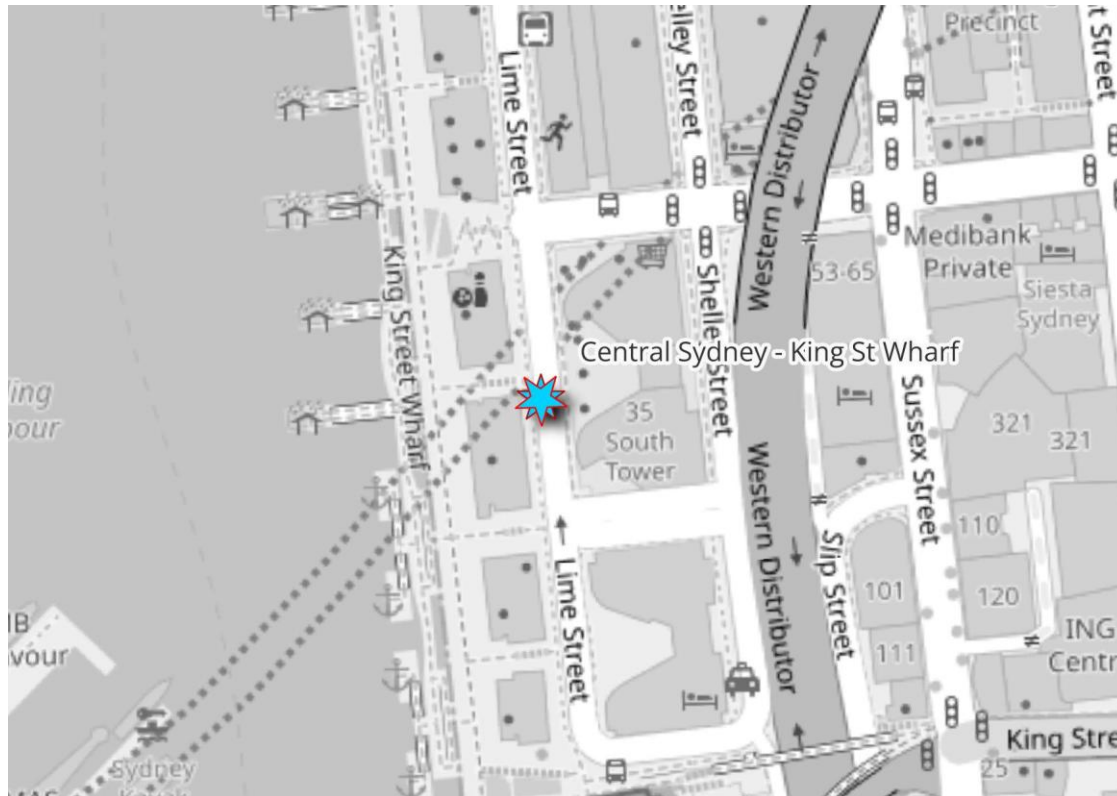


Figure 26 Logger photo: Central Sydney - King St Wharf



Table 32 Broadband RBL and L_{Aeq} : Central Sydney - King St Wharf

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	57	56	57	71	65	72
Evening (6pm-10pm)	57	57	60	68	66	71
Early Night (10pm-midnight)	53	52	60	69	63	73
Late Night (midnight-7am)	49	49	51	62	60	64

Table 33 Octave-band RBL: Central Sydney - King St Wharf

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	60	59	59	57	53	53	48	41	32
Evening	63	63	60	57	54	53	48	41	33
Early Night	61	59	57	54	50	48	43	38	32
Late Night	54	53	54	51	47	43	40	37	31

D.3 Central Sydney - Town Hall

Figure 27 Logger location zoomed: Central Sydney - Town Hall

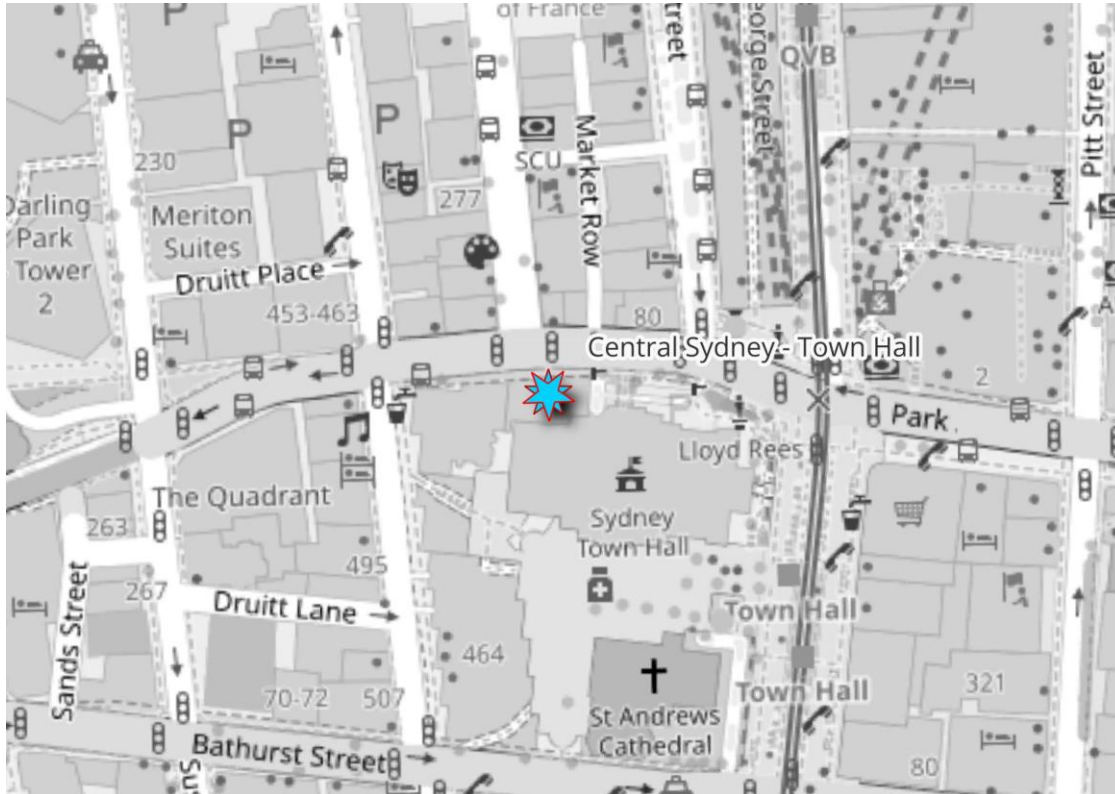


Figure 28 Logger photo: Central Sydney - Town Hall



Table 34 Broadband RBL and L_{Aeq} : Central Sydney - Town Hall

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	62	62	60	69	70	68
Evening (6pm-10pm)	60	60	62	67	67	68
Early Night (10pm-midnight)	59	58	63	67	66	68
Late Night (midnight-7am)	54	54	55	64	64	65

Table 35 Octave-band RBL: Central Sydney - Town Hall

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	65	64	62	61	59	57	53	46	38
Evening	62	62	61	59	58	56	51	45	42
Early Night	60	61	60	58	56	55	50	45	40
Late Night	55	55	56	54	52	49	44	39	33

D.4 Chippendale

Figure 29 Logger location zoomed: Chippendale

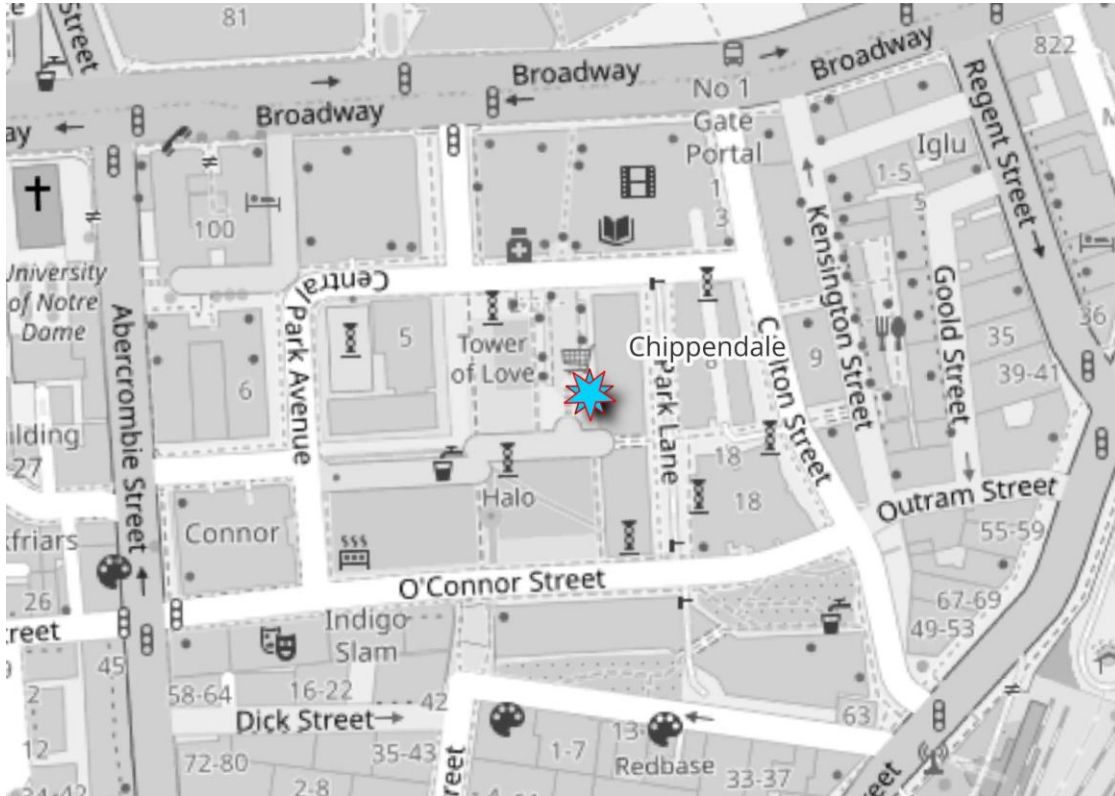


Figure 30 Logger photo: Chippendale



Table 36 Broadband RBL and L_{Aeq} : Chippendale

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	53	53	51	59	59	58
Evening (6pm-10pm)	52	53	52	59	59	58
Early Night (10pm-midnight)	50	49	50	55	54	55
Late Night (midnight-7am)	48	48	48	52	52	52

Table 37 Octave-band RBL: Chippendale

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	57	56	55	53	50	48	43	36	29
Evening	56	54	53	52	50	48	43	37	29
Early Night	51	51	51	51	47	45	40	33	27
Late Night	48	49	50	50	45	43	37	30	26

D.5 Darlinghurst

Figure 31 Logger location zoomed: Darlinghurst

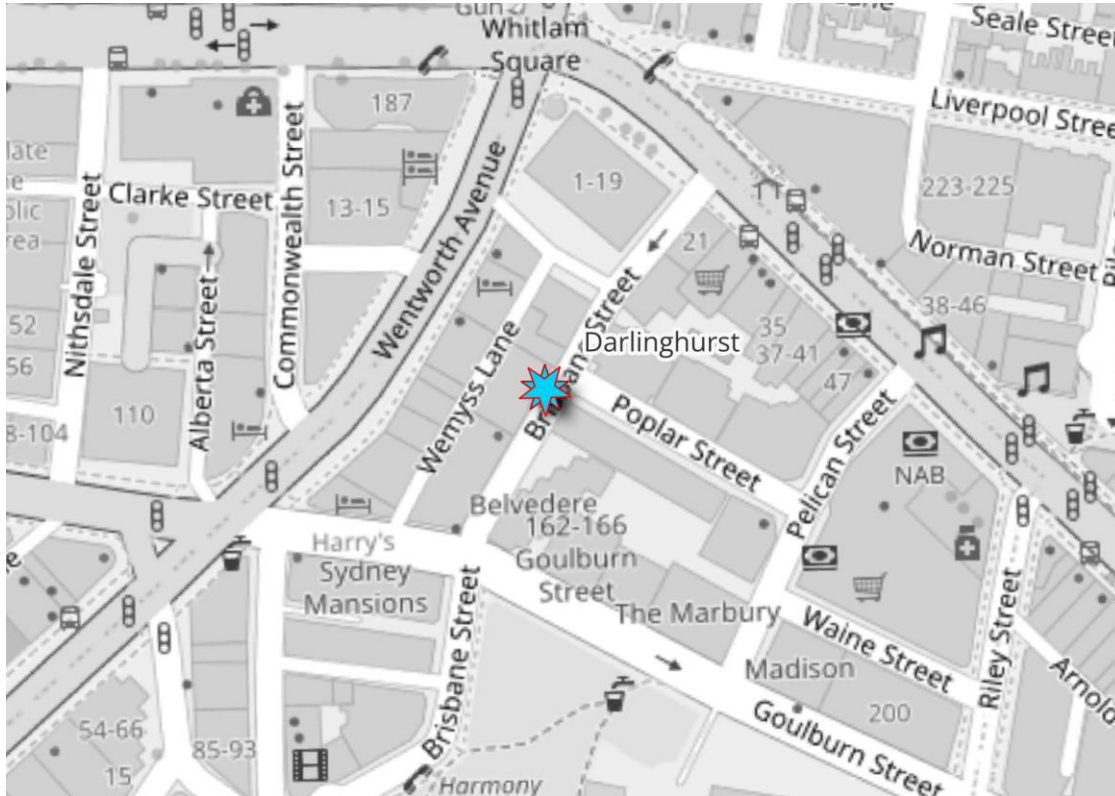


Figure 32 Logger photo: Darlinghurst



Table 38 Broadband RBL and L_{Aeq} : Darlinghurst

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	53	53	52	60	60	60
Evening (6pm-10pm)	52	52	52	57	57	58
Early Night (10pm-midnight)	51	50	52	59	54	62
Late Night (midnight-7am)	50	49	50	56	54	57

Table 39 Octave-band RBL: Darlinghurst

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	57	55	56	54	51	48	43	37	30
Evening	55	54	55	53	50	47	41	36	30
Early Night	53	52	54	52	49	45	40	33	28
Late Night	52	50	54	52	48	44	38	31	26

D.6 Erskineville

Figure 33 Logger location zoomed: Erskineville

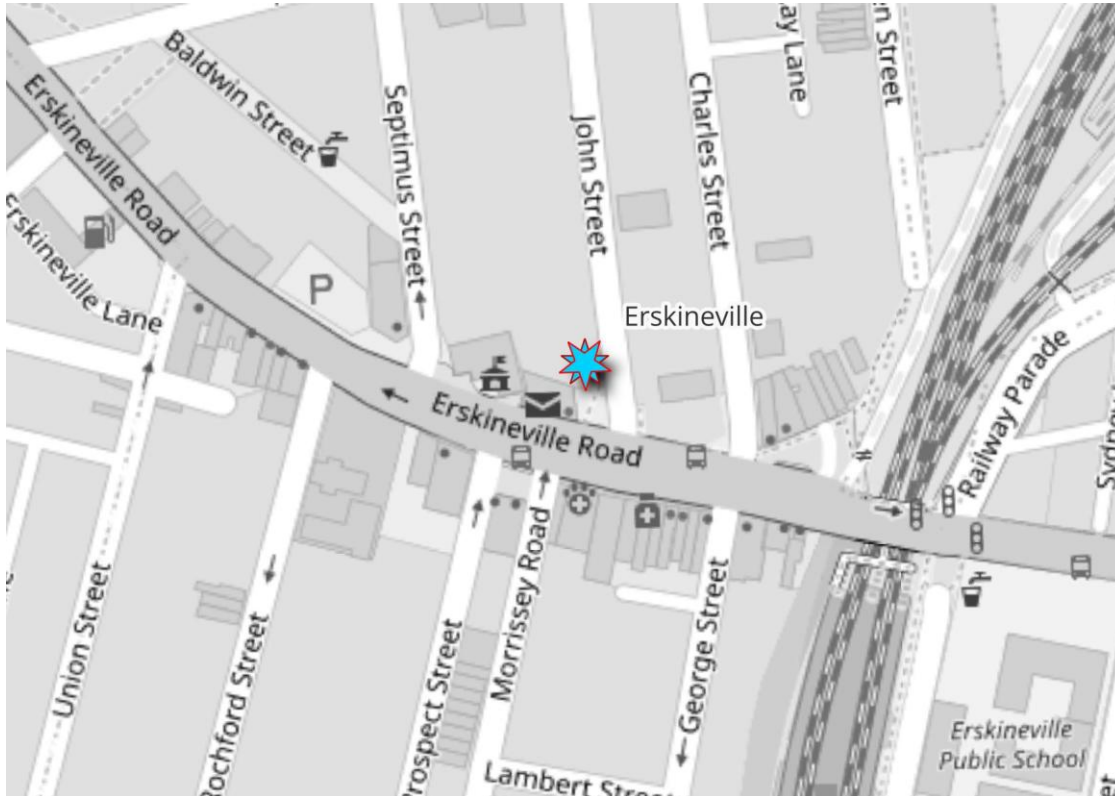


Figure 34 Logger photo: Erskineville



Table 40 Broadband RBL and L_{Aeq} : Erskineville

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	47	47	44	59	59	59
Evening (6pm-10pm)	46	45	48	56	56	57
Early Night (10pm-midnight)	40	39	42	53	52	54
Late Night (midnight-7am)	34	34	36	54	54	54

Table 41 Octave-band RBL: Erskineville

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	55	53	49	47	43	42	38	33	28
Evening	52	51	47	47	43	40	37	29	27
Early Night	47	47	43	42	37	34	30	26	26
Late Night	42	41	39	36	32	27	22	23	24

D.7 Glebe

Figure 35 Logger location zoomed: Glebe

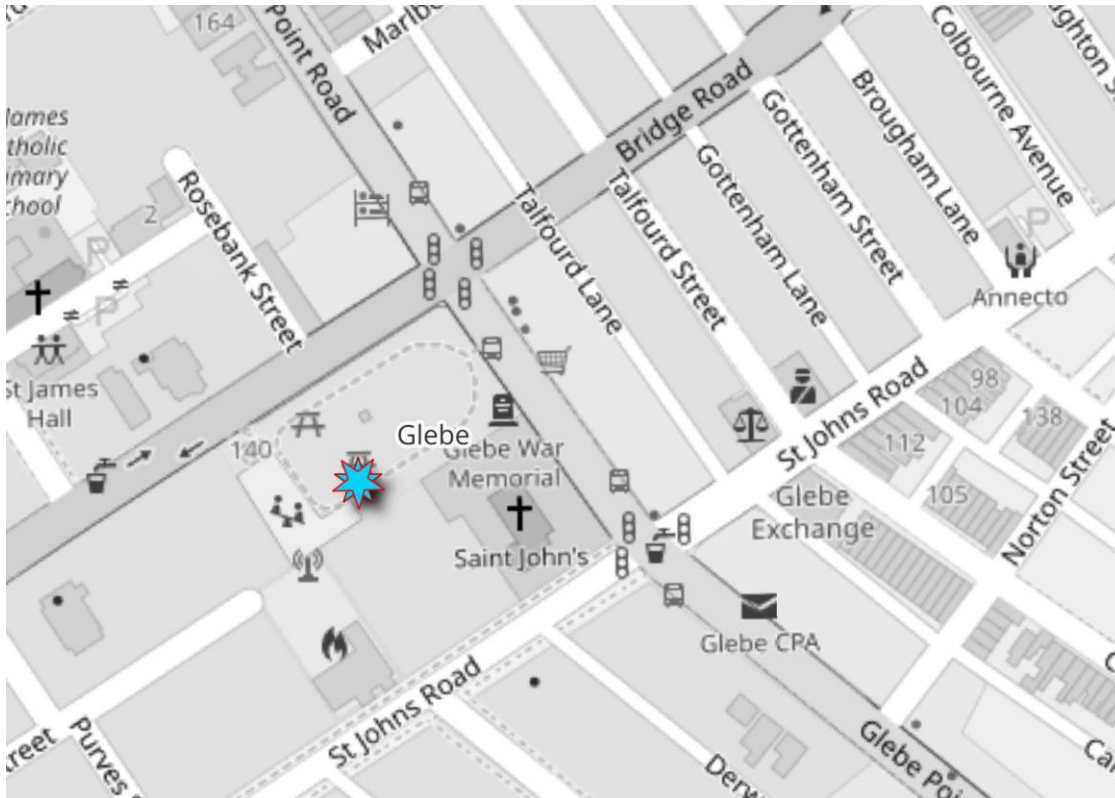


Figure 36 Logger photo: Glebe



Table 42 Broadband RBL and L_{Aeq} : Glebe

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	48	48	47	57	58	55
Evening (6pm-10pm)	46	46	46	55	56	55
Early Night (10pm-midnight)	42	42	43	51	50	51
Late Night (midnight-7am)	37	37	37	50	50	50

Table 43 Octave-band RBL: Glebe

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	60	57	50	46	44	44	40	34	28
Evening	55	54	49	45	43	42	37	30	28
Early Night	50	49	44	42	39	38	31	28	28
Late Night	46	45	41	38	35	31	25	24	25

D.8 Kings Cross

Figure 37 Logger location zoomed: Kings Cross

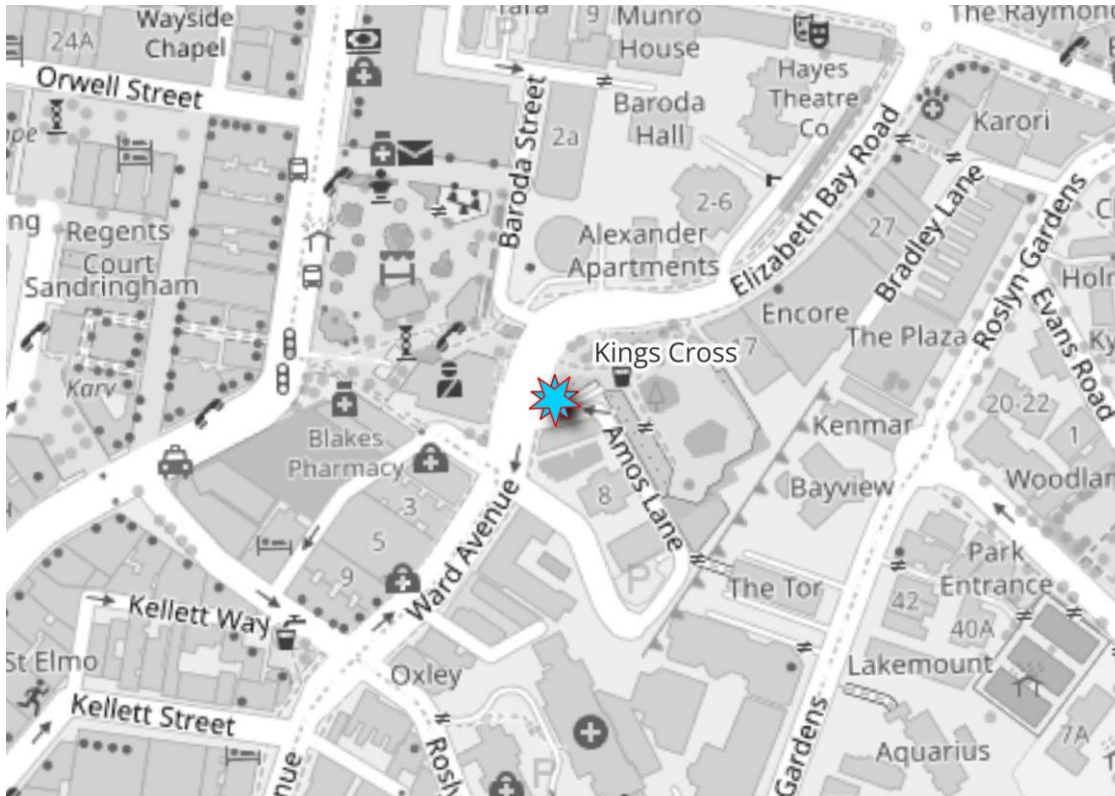


Figure 38 Logger photo: Kings Cross



Table 44 Broadband RBL and L_{Aeq} : Kings Cross

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	52	52	52	63	63	63
Evening (6pm-10pm)	48	48	53	59	58	61
Early Night (10pm-midnight)	44	44	46	57	56	58
Late Night (midnight-7am)	40	40	41	55	54	55

Table 45 Octave-band RBL: Kings Cross

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	60	57	53	51	48	47	44	39	33
Evening	54	53	50	48	44	43	41	36	32
Early Night	49	47	46	44	40	38	36	33	30
Late Night	46	45	45	42	37	34	28	27	25

D.9 Newtown - King St north

Figure 39 Logger location zoomed: Newtown - King St north

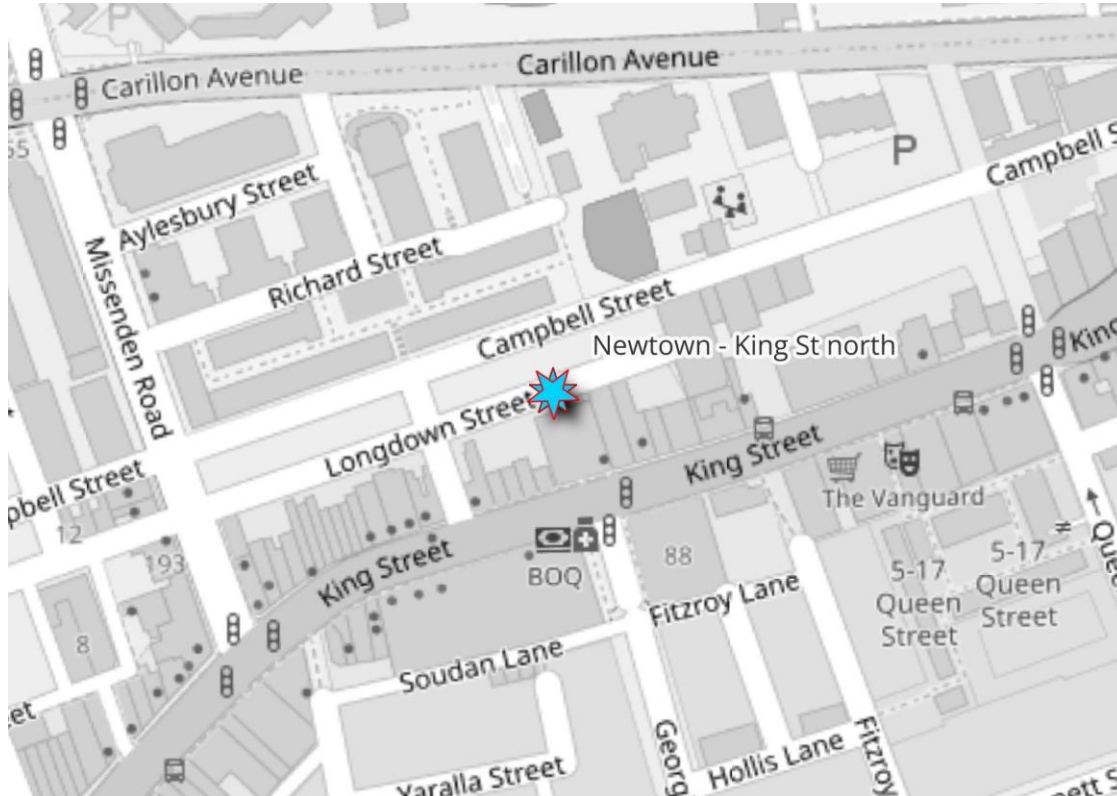


Figure 40 Logger photo: Newtown - King St north



Table 46 Broadband RBL and L_{Aeq} : Newtown - King St north

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	46	46	44	58	60	54
Evening (6pm-10pm)	48	48	48	54	53	55
Early Night (10pm-midnight)	44	43	45	53	55	51
Late Night (midnight-7am)	42	42	42	50	51	50

Table 47 Octave-band RBL: Newtown - King St north

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	55	52	49	46	43	41	37	31	27
Evening	54	52	54	50	45	41	38	33	27
Early Night	52	49	47	45	41	38	35	28	26
Late Night	49	46	44	42	39	37	32	26	25

D.10 Newtown - King St south

Figure 41 Logger location zoomed: Newtown - King St south

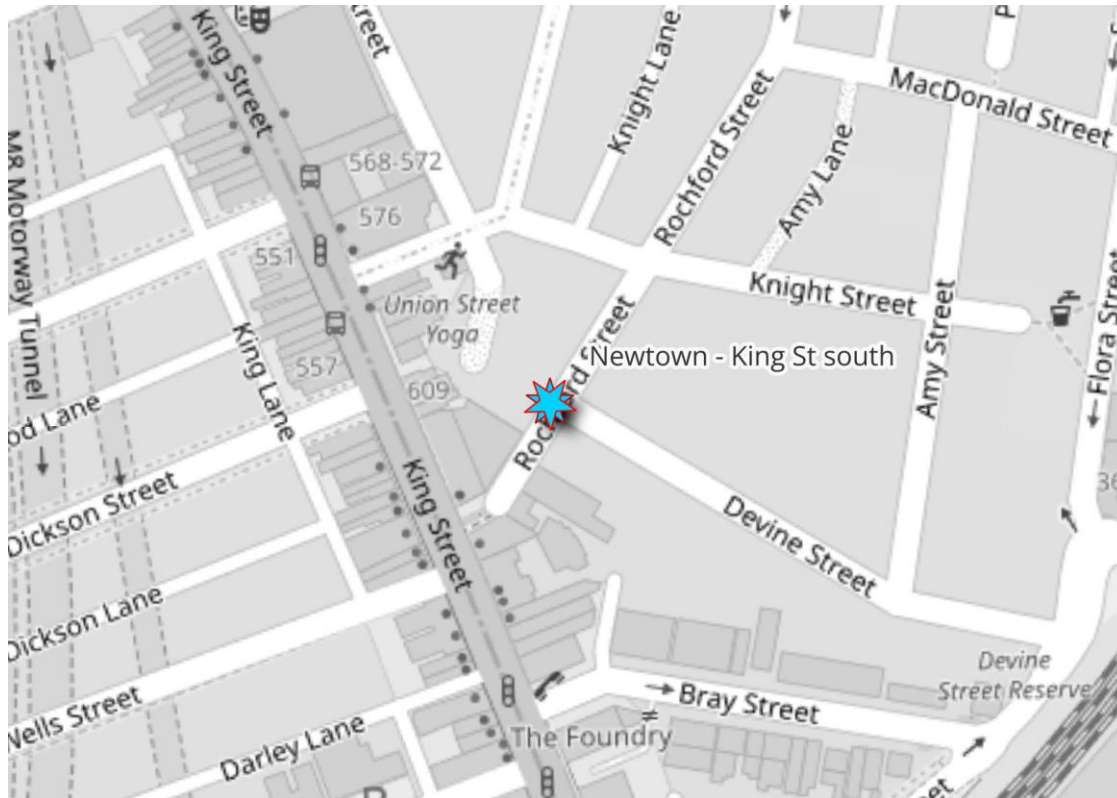


Figure 42 Logger photo: Newtown - King St south



Table 48 Broadband RBL and L_{Aeq} : Newtown - King St south

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	41	42	39	57	58	55
Evening (6pm-10pm)	42	41	42	55	55	55
Early Night (10pm-midnight)	37	35	38	50	49	51
Late Night (midnight-7am)	31	30	32	47	47	46

Table 49 Octave-band RBL: Newtown - King St south

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	48	47	43	42	39	36	31	25	22
Evening	46	46	44	44	39	37	29	20	21
Early Night	42	41	40	38	35	32	26	18	20
Late Night	38	37	36	34	29	24	20	15	19

D.11 Redfern

Figure 43 Logger location zoomed: Redfern

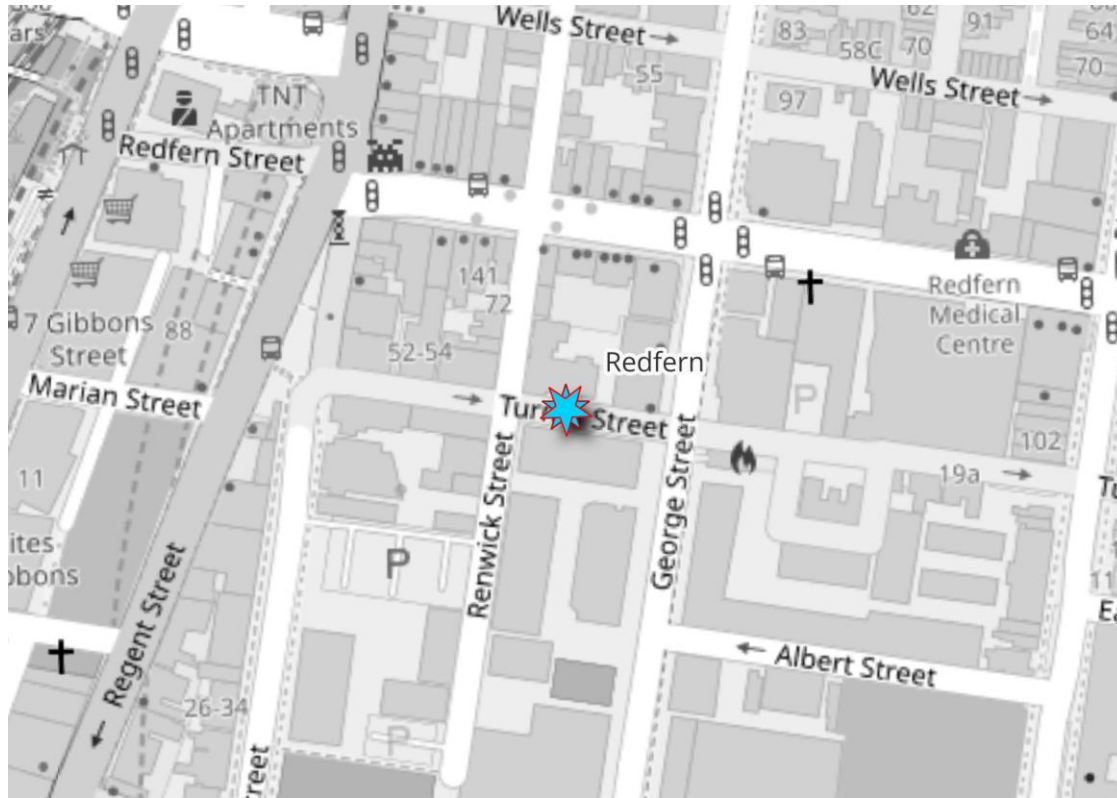


Figure 44 Logger photo: Redfern



Table 50 Broadband RBL and L_{Aeq} : Redfern

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	48	48	47	59	61	57
Evening (6pm-10pm)	47	47	48	55	55	55
Early Night (10pm-midnight)	45	45	46	52	51	53
Late Night (midnight-7am)	44	45	44	51	52	51

Table 51 Octave-band RBL: Redfern

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	51	50	51	51	44	43	35	29	22
Evening	48	49	51	51	43	43	34	27	22
Early Night	45	46	49	50	41	40	31	24	20
Late Night	43	45	49	49	40	39	29	21	19

D.12 Surry Hills – Crown St

Figure 45 Logger location zoomed: Surry Hills – Crown St

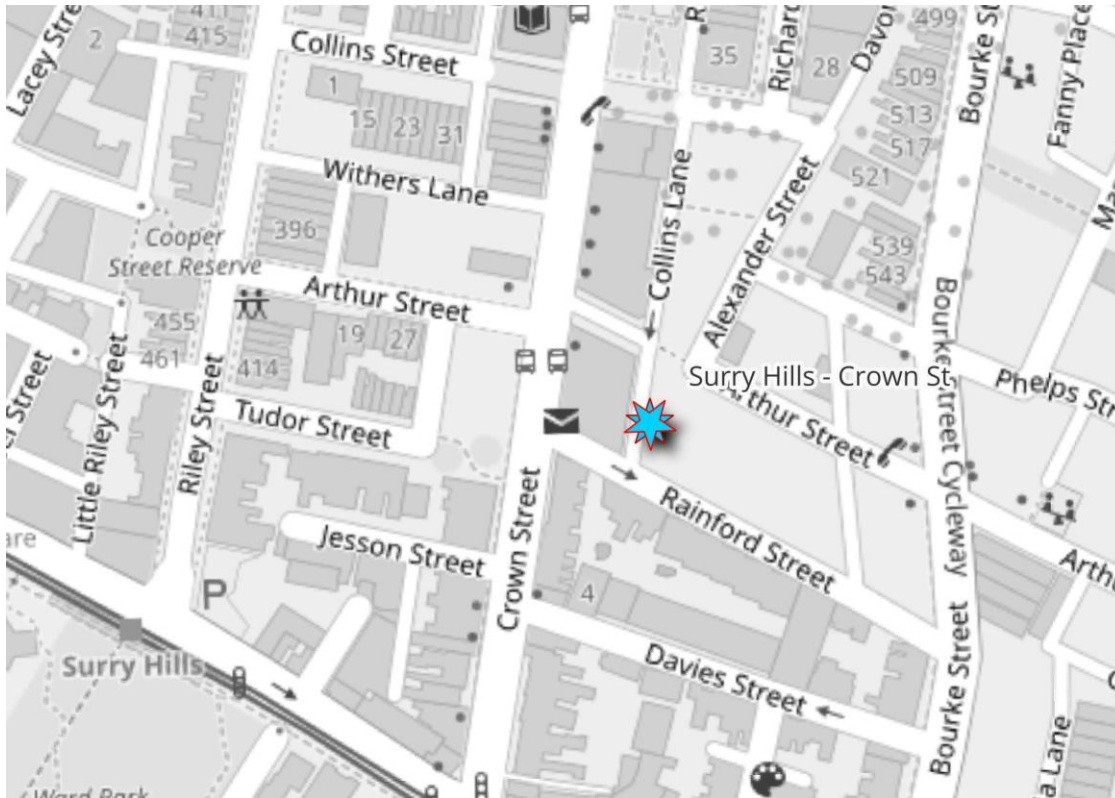


Figure 46 Logger photo: Surry Hills – Crown St

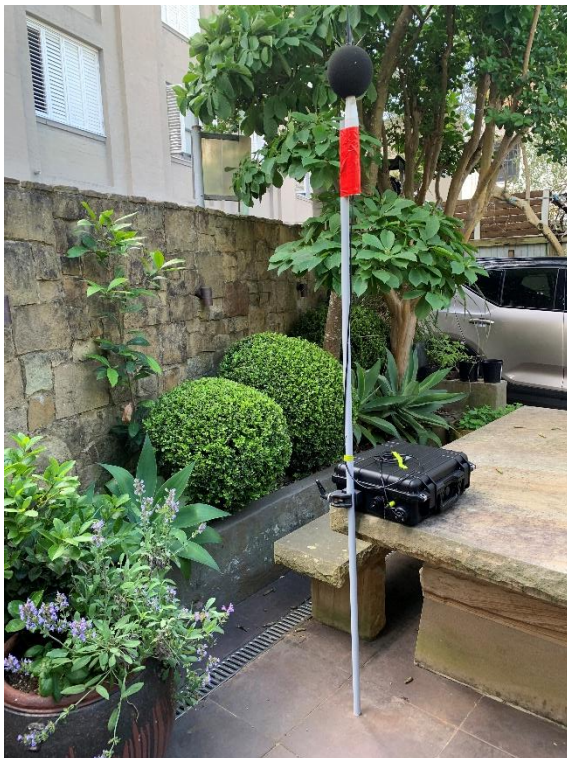


Table 52 Broadband RBL and L_{Aeq} : Surry Hills – Crown St

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)
Day (7am–6pm)	42	44	40	57	57	57
Evening (6pm–10pm)	42	41	42	51	53	51
Early Night (10pm–midnight)	40	38	41	47	47	47
Late Night (midnight–7am)	34	34	35	46	47	46

Table 53 Octave-band RBL: Surry Hills – Crown St

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	51	49	46	43	39	36	33	29	24
Evening	50	48	45	42	40	37	32	26	22
Early Night	48	46	43	40	37	35	30	25	21
Late Night	46	41	39	36	31	29	25	20	18

D.13 Surry Hills - Hollywood Quarter

Figure 47 Logger location zoomed: Surry Hills - Hollywood Quarter

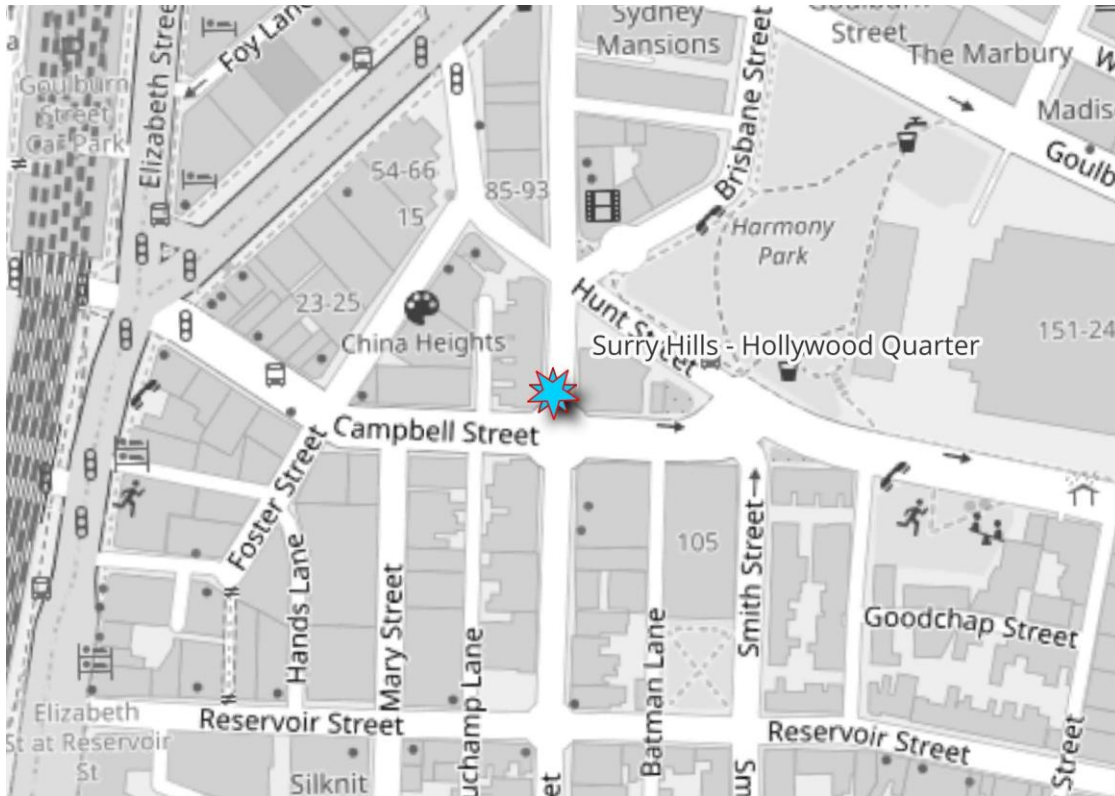


Figure 48 Logger photo: Surry Hills - Hollywood Quarter



Table 54 Broadband RBL and L_{Aeq} : Surry Hills - Hollywood Quarter

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	51	52	50	60	61	60
Evening (6pm-10pm)	49	49	50	60	59	62
Early Night (10pm-midnight)	47	47	49	57	56	58
Late Night (midnight-7am)	44	44	45	58	56	59

Table 55 Octave-band RBL: Surry Hills - Hollywood Quarter

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	56	55	55	52	49	45	41	35	29
Evening	54	54	53	51	47	44	39	33	29
Early Night	51	51	51	49	45	41	35	31	27
Late Night	48	49	49	47	43	39	32	27	25

D.14 The Rocks

Figure 49 Logger location zoomed: The Rocks

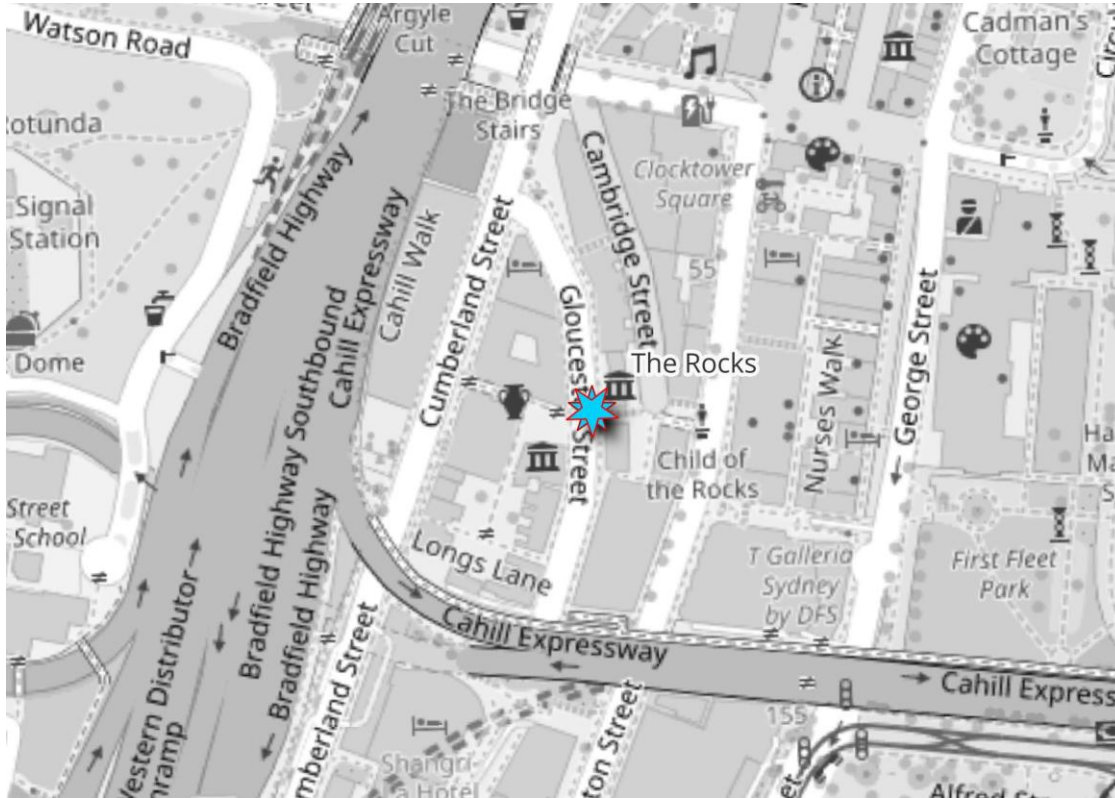


Figure 50 Logger photo: The Rocks



Table 56 Broadband RBL and L_{Aeq} : The Rocks

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)
Day (7am–6pm)	54	55	54	58	58	58
Evening (6pm–10pm)	53	53	55	58	57	60
Early Night (10pm–midnight)	52	51	53	56	54	58
Late Night (midnight–7am)	49	49	50	54	54	54

Table 57 Octave-band RBL: The Rocks

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	59	57	56	53	51	50	44	36	28
Evening	57	55	54	51	51	50	44	35	28
Early Night	54	52	52	50	49	48	42	34	28
Late Night	50	49	50	48	47	45	40	33	28

D.15 Walsh Bay

Figure 51 Logger location zoomed: Walsh Bay

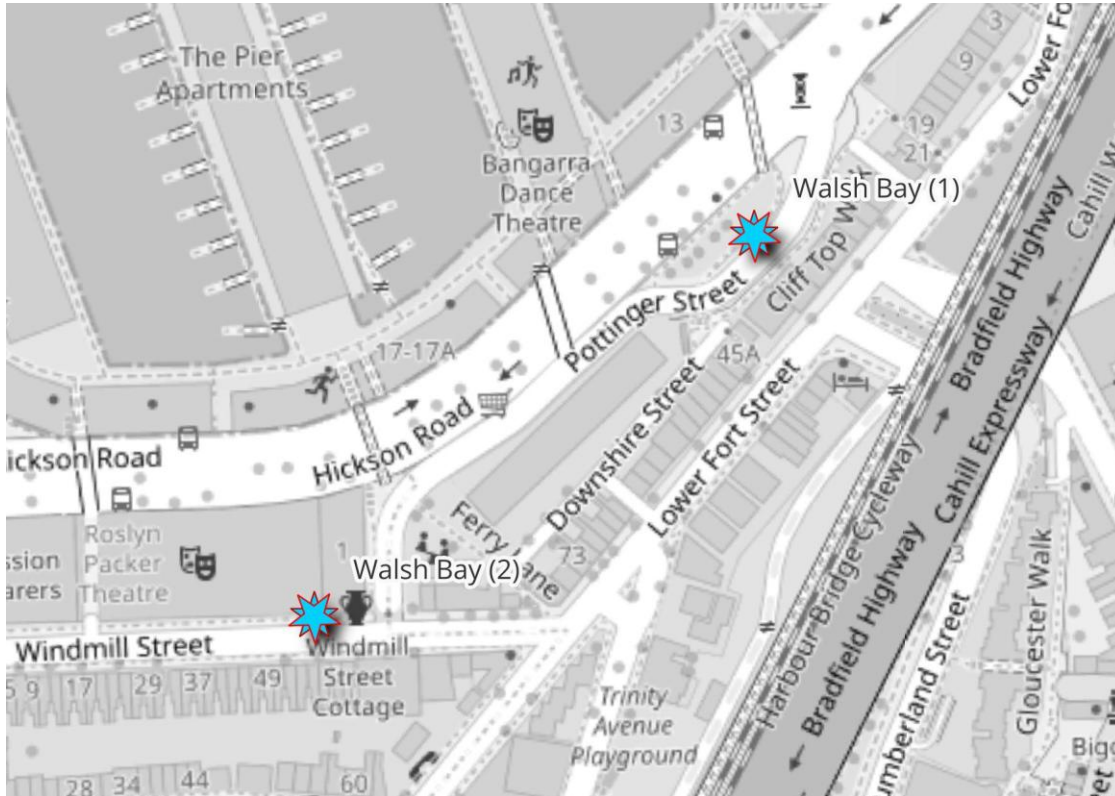


Figure 52 Logger photo: Walsh Bay (Left: location 1; Right: location 2)

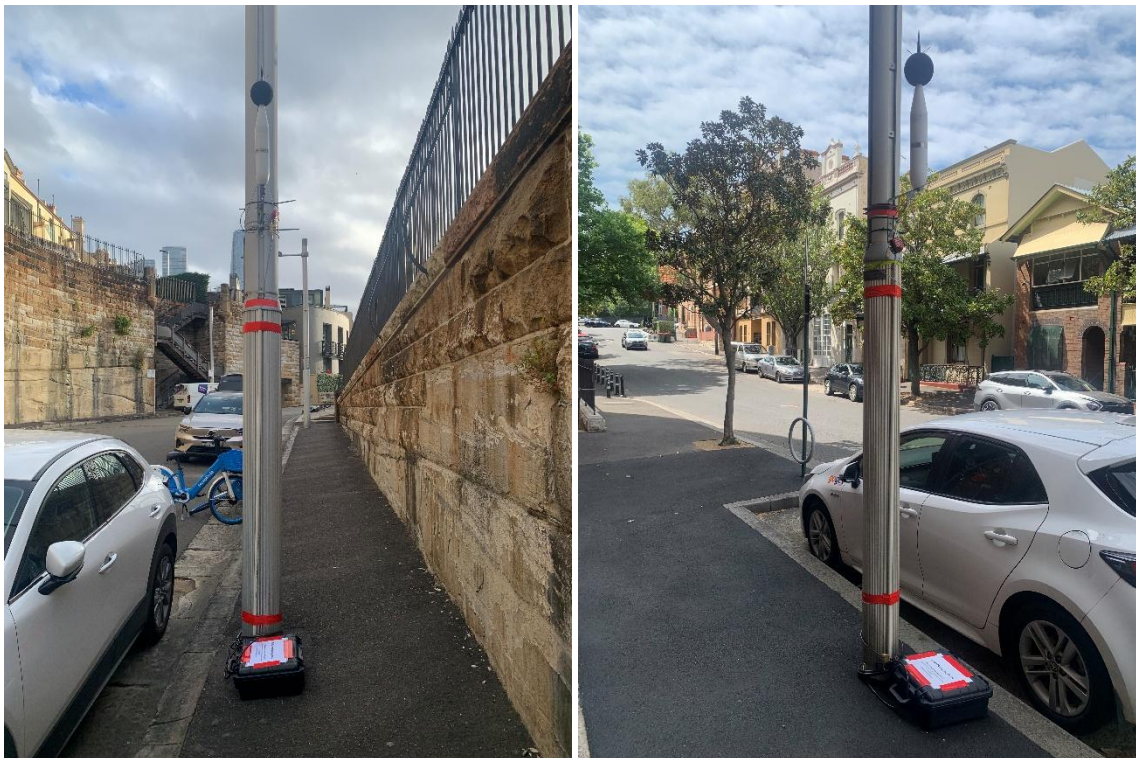


Table 58 Broadband RBL and L_{Aeq} : Walsh Bay

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Location 1 (weekday day-time levels by be affected by construction noise)						
Day (7am-6pm)	50	50	50	61	60	62
Evening (6pm-10pm)	50	49	51	58	56	59
Early Night (10pm-midnight)	45	45	48	58	56	61
Late Night (midnight-7am)	42	41	42	53	51	54
Location 2						
Day (7am-6pm)	48	49	45	60	61	59
Evening (6pm-10pm)	47	47	48	60	59	60
Early Night (10pm-midnight)	41	40	42	56	53	58
Late Night (midnight-7am)	37	37	37	56	53	57

Table 59 Octave-band RBL: Walsh Bay

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Location 1 (weekday day-time levels by be affected by construction noise)									
Day	60	58	55	50	47	45	40	33	27
Evening	58	57	54	50	47	47	41	31	27
Early Night	55	54	52	46	42	40	35	28	26
Late Night	50	52	50	43	38	36	31	26	25
Location 2									
Day	55	55	51	48	46	44	38	31	27
Evening	52	52	48	46	45	44	37	27	26
Early Night	49	48	44	42	38	38	30	24	25
Late Night	45	44	42	37	33	31	26	23	24

D.16 Woolloomooloo

Figure 53 Logger location zoomed: Woolloomooloo

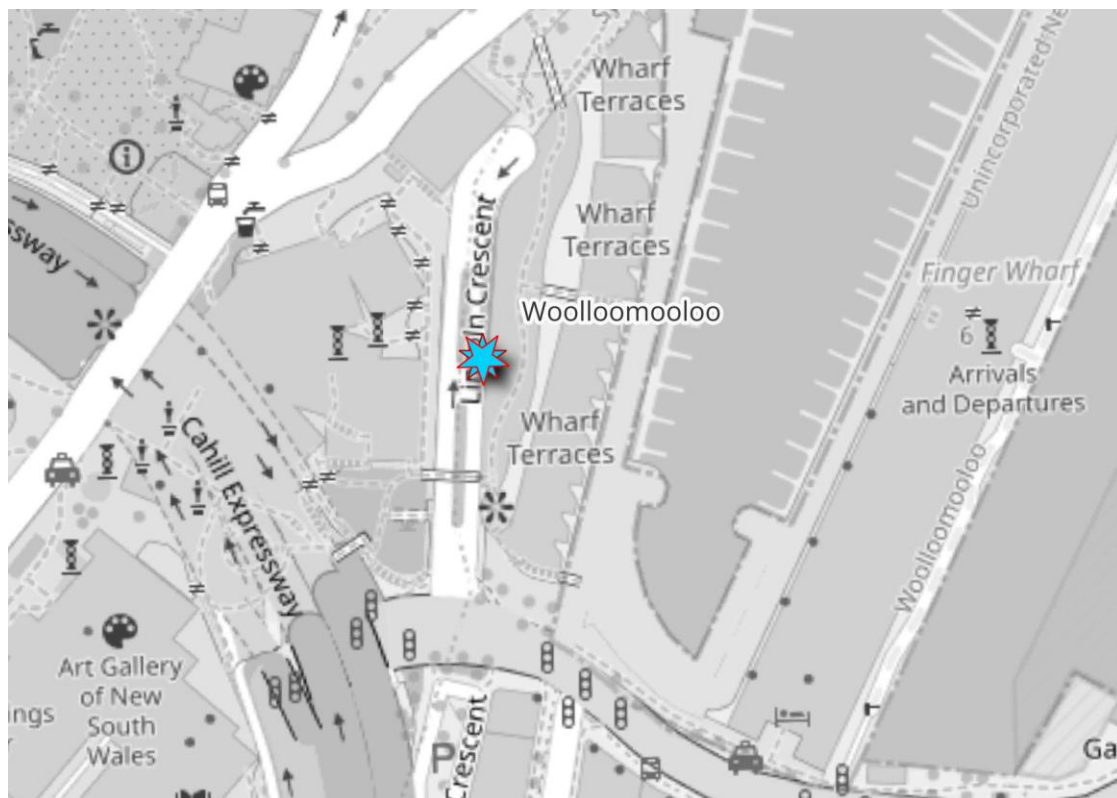


Figure 54 Logger photo: Woolloomooloo



Table 60 Broadband RBL and L_{Aeq} : Woolloomooloo

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)	All days	Weekdays (Sun 6pm-Thu 6pm)	Weekends (Thu 6pm-Sun 6pm)
Day (7am-6pm)	49	48	49	60	62	58
Evening (6pm-10pm)	48	47	49	56	56	57
Early Night (10pm-midnight)	43	42	47	53	51	55
Late Night (midnight-7am)	39	39	42	54	54	53

Table 61 Octave-band RBL: Woolloomooloo

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	59	56	53	50	46	44	38	32	28
Evening	55	54	53	48	45	44	36	29	27
Early Night	51	49	45	43	40	38	31	27	27
Late Night	48	45	43	41	37	34	27	26	26

D.17 Newtown – Iredale St

Figure 55 Logger location zoomed: Newtown – Iredale St

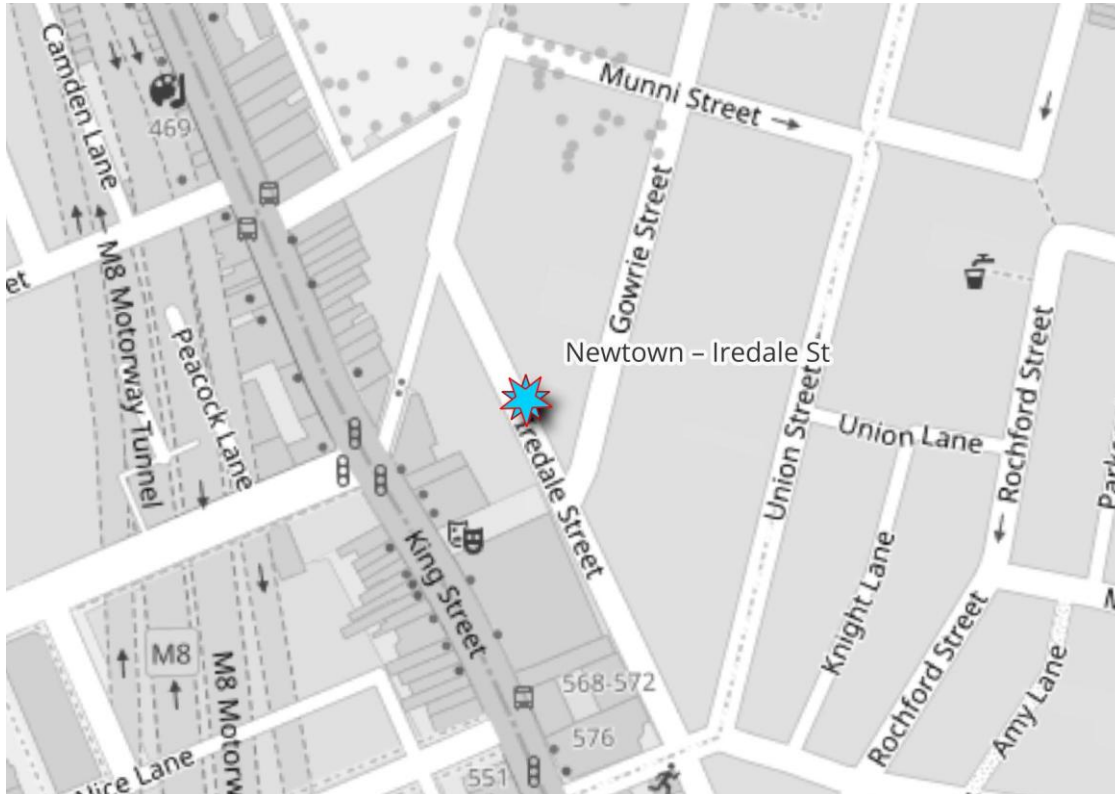


Figure 56 Logger photo: Newtown – Iredale St



Table 62 Broadband RBL and L_{Aeq} : Newtown – Iredale St

Time period	Rating Background Noise RBL L_{A90} dB			Ambient Noise Levels L_{Aeq} dB		
	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)	All days	Weekdays (Sun 6pm–Thu 6pm)	Weekends (Thu 6pm–Sun 6pm)
Day (7am–6pm)	39	38	39	61	54	62
Evening (6pm–10pm)	39	38	40	55	52	57
Early Night (10pm–midnight)	36	35	39	49	45	51
Late Night (midnight–7am)	34	32	35	46	45	46

Table 63 Octave-band RBL: Newtown – Iredale St

Time period	RBL Octave-band Levels L_{Z90} dB / Octave-band Centre Frequency Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Day	46	45	42	39	36	34	30	23	19
Evening	44	44	41	40	36	34	28	21	17
Early Night	40	40	37	36	33	31	25	17	17
Late Night	39	40	37	35	31	29	23	17	17

Appendix E Attended noise monitoring – background noise detailed results

Precinct	Location	Logger	Measured L ₉₀					Calculated RBL			
			L _{A90}	31.5 Hz	63 Hz	125 Hz	250 Hz	Day	Eve	Early Night	Late Night
Central Sydney	80-82A Pitt St	Wynyard	60	63	62	59	57	46	53	48	36
Central Sydney	The Fullerton, 1 Martin Pl	Wynyard	63	63	63	61	60	50	57	52	40
Central Sydney	280-288 George St	Wynyard	64	61	70	65	61	51	58	53	41
Central Sydney	43 York St	Wynyard	62	66	67	63	60	49	56	51	39
Central Sydney	50-60 Margaret St	Wynyard	56	61	63	58	55	41	48	43	31
Central Sydney	165 Clarence St (Arc by Skye Suites)	Wynyard	59	63	65	60	58	44	51	46	34
Central Sydney	3/6 Dixon St	Town Hall	62	66	65	66	62	63	61	60	55
Central Sydney	190 Clarence St	Town Hall	59	65	65	61	59	60	58	57	52
Central Sydney	281 Sussex St	Town Hall	62	69	68	65	61	63	61	60	55
Central Sydney	90/95 Liverpool St	Town Hall	66	72	68	65	64	67	65	64	59
Central Sydney	Sydney Wharf Apartments	King St Wharf	57	63	65	61	57	74	74	70	66
Central Sydney	Ballaarat Park	King St Wharf	57	67	63	60	55	55	55	51	47
Central Sydney	82-108 Sussex St	King St Wharf	65	72	70	65	64	63	63	59	55
Central Sydney	Murray St opposite Pyrmont Bay	King St Wharf	59	63	66	61	57	57	57	53	49
Central Sydney	201 Sussex St, next to Market St	King St Wharf	64	66	67	68	64	62	62	58	54
Chippendale	8 Park Ln	Chippendale	58	63	61	57	55	55	54	52	50
Chippendale	The Steps Central Park	Chippendale	62	65	62	61	59	58	57	55	53
Chippendale	One Central Park	Chippendale	64	70	67	62	62	61	60	58	56
Darlinghurst	25 Pelican St	Darlinghurst	51	59	56	55	52	52	51	50	49
Darlinghurst	30 Denham St	Darlinghurst	44	52	50	47	44	44	43	42	41

Darlinghurst	27 Bloomfield St	Darlinghurst	48	52	52	50	46	48	47	46	45
Darlinghurst	433 Bourke St	Darlinghurst	49	60	55	53	48	49	48	47	46
Darlinghurst	310 Palmer St	Darlinghurst	55	63	62	57	53	56	55	54	53
Darlinghurst	2 Sturt St, Darlinghurst	Darlinghurst	59	59	60	60	60	59	58	57	56
Kings Cross	Becky Minty, 81 Macleay Street Ikon Building	Kings Cross	48	54	54	51	46	48	44	40	36
Kings Cross	229 Kirketon Rd	Kings Cross	47	54	53	49	47	48	44	40	36
Kings Cross	Corner of Bourke St/ St Peter St	Kings Cross	50	54	59	53	50	51	47	43	39
Kings Cross	198 Victoria St	Kings Cross	55	59	60	53	50	54	50	46	42
Kings Cross	Original Backpackers Hostel Sydney Australia	Kings Cross	55	55	56	53	50	53	49	45	41
Newtown	1 Fitzroy St	King St north	44	53	50	47	44	42	44	40	38
Newtown	23 Campbell St	King St north	47	55	49	48	45	45	47	43	41
Newtown	18-20 Wilson St	King St north	46	54	53	49	46	44	46	42	40
Newtown	2-8 Newman St	King St south	46	55	56	51	45	43	44	39	33
Newtown	553 King Ln	King St south	43	51	51	47	42	40	41	36	30
Redfern	Near 5 William Ln	Redfern	48	55	52	49	47	46	45	43	42
Redfern	63 Cope St	Redfern	50	56	56	52	51	49	48	46	45
Redfern	209 Cope St	Redfern	52	60	57	52	49	50	49	47	46
Surry Hills	553 Crown St	Crown St	58	61	60	60	55	56	56	54	48
Surry Hills	638 Crown St	Crown St	60	58	57	58	56	59	59	57	51
Surry Hills	20 Norton St	Crown St	48	54	53	51	49	48	48	46	40
Surry Hills	23 Richards Ave	Crown St	51	58	59	55	50	51	51	49	43
Surry Hills	Elanda Partners Real Estate	Hollywood Quarter	61	68	65	62	60	59	57	55	52

Surry Hills	22 Buckingham St	Hollywood Quarter	50	57	56	54	50	48	46	44	41
Surry Hills	201 Commonwealth St	Hollywood Quarter	52	57	56	54	50	50	48	46	43
The Rocks	Nurses walk near Harrington & Argyle St	The Rocks	57	62	62	59	57	55	54	53	53
The Rocks	Gloucester & Essex St	The Rocks	60	65	65	62	58	58	57	56	56
The Rocks	14-22 Loftus St	The Rocks	60	64	64	61	58	58	57	56	56
The Rocks	97 Macquarie St	The Rocks	59	66	64	62	57	57	56	55	55
Walsh Bay	Windmill St	Walsh Bay	50	56	55	52	48	48	47	43	39
Walsh Bay	Towns Place	Walsh Bay	59	63	63	59	59	56	55	51	47
Walsh Bay	23 Hickson Rd	Walsh Bay	50	58	56	53	48	48	47	43	39
Woolloomooloo	68 Nicholson St	Woolloomooloo	59	57	61	56	53	56	54	50	46
Woolloomooloo	25-11 Plunkett St	Woolloomooloo	47	52	56	51	47	45	43	39	35

Appendix F Attended noise monitoring – entertainment sound detailed results

Precinct	Date and Time	L _{Aeq}	Octave-band L _{eq}				Summary
			31.5Hz	63Hz	125Hz	250Hz	
Central Sydney	24/10/2025 11:03pm	78	82	87	78	74	Laneway behind a CBD night club near multiple restaurants with outdoor seating. Dominated by music from the night club and patron noise from outdoor seating.
Central Sydney	7/11/2025 8:30pm	64	63	70	69	63	Measured on Pyrmont Bridge, facing the Cockle Bay Wharf restaurants (~100 m away). Patron noise and ambient music were the dominant background sources, attenuated over the water, with some less-dominant road noise from the Western Distributor (mainly trucks). The restaurants were located below bridge level.
Chippendale	16/1/2026 7:55pm	67	66	68	65	65	Laneway at door of a pub. Patron noise plus plant noise. Some traffic noise from nearby main road just audible but not dominant.
Chippendale	16/1/2026 8:01pm	62	65	66	62	62	Laneway at rear of nearest house to the pub. Patron noise. Plant noise more noticeable - roof mounted so clear line of sight from this location.
Chippendale	16/1/2026 8:20pm	64	73	71	67	64	Main road outside a pub with acoustic live music. Band playing but approx. same level as traffic noise. Approx. 61-63 dB from music, 65 dB with patron noise, 67-68 dB with traffic noise.
Chippendale	16/1/2026 8:59pm	63	65	65	60	57	Local street in front of a residence next to a pub. Patron noise from outdoor dining. Cars occasionally. Approx. low 70s when cars pass, high 60s from patron noise. No music.
Chippendale	16/1/2026 9:29pm	75	65	73	78	79	A small lane at the rear of a pub on a main road. Dance music and patron noise. Not audible from the main road.
Chippendale	16/1/2026 9:47pm	59	71	74	63	56	Laneway on the side of a small bar on a local street. Music and patron noise audible but not loud. Some yelling patrons somewhere else. Traffic noise from the street is louder than bar, especially trucks.
Chippendale	16/1/2026 9:52pm	68	77	80	76	65	Street in front of the bar. Music, patrons, traffic. Approx. 65 dB without traffic, low 70s with traffic.

Precinct	Date and Time	L _{Aeq}	Octave-band L _{eq}				Summary
			31.5Hz	63Hz	125Hz	250Hz	
Chippendale	16/1/2026 9:58pm	63	66	67	61	60	Laneway behind a pub on the same street and adjacent to facade of closest neighbour (commercial). Music from pub but not live, patron noise, pretty unobtrusive. Approx. 65-66 dB, occasionally up to 70 dB.
Chippendale	16/1/2026 10:19pm	73	79	86	80	73	Main road outside a pub. Music inside the pub audible but mixed with loud traffic noise.
Darlinghurst	9/11/2025 12:27am	51	61	70	57	51	Residents at the end of a laneway behind a night club. Low-frequency noise dominated by music from the night club, pump noise from a restaurant clearly audible and dominating A-weighted noise levels.
Kings Cross	8/11/2025 9:56pm	69	63	69	69	67	Local street directly in front of a restaurant. Dominant source is music and patron noise from nearest restaurants.
Kings Cross	8/11/2025 9:39pm	73	67	69	68	64	Local street directly in front of a small bar. Dominant sources are patron noise from restaurants and music from the bar.
Kings Cross	8/11/2025 9:30pm	66	68	76	68	65	In front of residents on a local street, across the street from restaurants and bars. Patron noise from restaurants dominates although there is significant contribution from intermittent traffic on the street.
Kings Cross	9/11/2025 12:03am	61	68	65	60	56	In front of a closed restaurant on a local street. Patron noise from pub across the street dominates, with some contribution from intermittent traffic (including buses).
Newtown	23/01/2026 7:12pm	66	74	72	70	66	Local street outside a small bar with live music inside. Steady traffic noise with some kitchen fan noise from nearby restaurants, barely audible hint of music at façade doors, slightly more audible when façade doors open.
Newtown	23/01/2026 7:31pm	62	66	62	63	59	Small laneway behind a pub on King St with live music inside. Some amplified music and a lot of patron noise from nearby restaurants. Live music bass barely audible at certain periods.
Newtown	23/01/2026 7:47pm	74	78	78	72	71	King St in front of the pub. Music more audible but traffic and pedestrian noise dominant.

Precinct	Date and Time	L _{Aeq}	Octave-band L _{eq}				Summary
			31.5Hz	63Hz	125Hz	250Hz	
Newtown	23/01/2026 8:40pm	75	75	80	79	76	King St in front of a pub with live music inside. Music audible but traffic and pedestrian noise dominant.
Newtown	23/01/2026 8:48pm	59	70	67	62	58	Rear of the pub. Plant noise, voice from pedestrians on King St, live music bass barely audible.
Newtown	23/01/2026 8:58pm	60	69	67	64	58	Outside restaurant with outdoor dining on one side street. Quiet patron noise without music, some kitchen noise.
Newtown	23/01/2026 9:07pm	60	65	70	62	59	Rear of a live music venue on King St, apartments across the laneway. Music mostly inaudible apart from faint bass. Mostly road traffic noise, and people standing outside talking.
Newtown	23/01/2026 9:31pm	69	74	79	74	69	King St in front of the live music venue with closed door. Music audible but not dominant except for bass. Traffic and pedestrian noise.
Surry Hills – Crown St	22/10/2025 7:08pm	66	72	71	64	64	Residence south of a bar on Crown St with live music (2 guitars + 2 vocal). Music audible via open window, but dominated by traffic (cars and buses).
Surry Hills – Hollywood Quarter	23/01/2026 8:44pm	66	68	73	70	65	Opposite a restaurant. Occasional car noise and people talking are audible. A constant low hum is present, likely from HVAC or trains. Cricket noise is prominent and louder than the restaurant noise.
Surry Hills – Hollywood Quarter	23/01/2026 9:09pm	58	65	62	58	57	Nearest residential location to a pub. Noise can be heard from nearby pubs and bars.
Surry Hills – Hollywood Quarter	23/01/2026 9:16pm	57	61	60	62	57	End of a laneway behind pubs and bars. Can barely hear the bass of the noises from the pub between 63 – 250 Hz. Ventilation fan noises dominate in this region.
Surry Hills – Hollywood Quarter	23/01/2026 9:25pm	66	69	66	63	61	Opposite a restaurant. Outdoor seating is open. Patron noise and music are audible. Steady 60 dBA $\pm$ 3.
Surry Hills – Hollywood Quarter	23/01/2026 9:35pm	72	73	73	81	74	In front of residences opposite a pub. Very noisy due to traffic and rail noise, pedestrian beepers, and patron noise from outdoor hotel seating.

Precinct	Date and Time	L _{Aeq}	Octave-band L _{eq}				Summary
			31.5Hz	63Hz	125Hz	250Hz	
Surry Hills – Hollywood Quarter	23/01/2026 9:48pm	62	64	64	62	59	Opposite a cocktail bar. Noise is dominated by patrons from the bar. No noticeable noise from a nearby restaurant. Some light music may be present, and hotel noise around the corner may contribute.
Surry Hills – Hollywood Quarter	23/01/2026 10:22pm	67	64	72	76	63	Near window of the cocktail bar. Noise levels are higher here. People talking and movement noise (possibly dancing) are audible.
Surry Hills – Hollywood Quarter	23/01/2026 10:28pm	61	67	64	62	57	Opposite a restaurant. Outdoor seating is closed, but the bar is open. Windows are open, so internal noise is audible. Patron noise and music are audible, with music dominating.
Walsh Bay	18/10/2025 8:33pm	59	59	61	64	63	Outside Walsh Bay restaurants with shoptop residents. Dominated by patron noise at outdoor seating, with contribution from passing cars on Hickson Road and distant traffic on Sydney Harbour Bridge
Woolloomooloo	8/11/2025 6:54pm	65	64	66	63	61	Outside Woolloomooloo wharf restaurants. Dominated by patron noise and music. Very little traffic noise overheard.
Woolloomooloo	8/11/2025 7:14pm	59	63	66	62	59	Residents west of the Woolloomooloo restaurants. Music and patron noise overheard, mainly dominated by patron noise from a pub. Traffic flow more audible.
Woolloomooloo	8/11/2025 7:35pm	67	70	71	68	65	Across the road from a pub, dominated by music, patron noise and traffic flow (cars and buses).
Woolloomooloo	8/11/2025 7:54pm	63	66	66	65	62	Residents west of the pub across the road, dominated by music and patron noise. Traffic flow less audible.

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