

Attachment D

Submissions

From: Chris Pearson [REDACTED]
Sent on: Friday, February 6, 2026 8:37:57 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

Hi Joe,

I strongly support this application. I live at Luxe the adjoining building and feel that the backpackers desperately need an outdoor area, so as to remove them from the pavement and the outside of our building.

Kind regards,

Chris Pearson [REDACTED]

36/68 Sir John Young Crescent
Woolloomooloo NSW 2011

From: Patrick Fitzgibbon [REDACTED]
[REDACTED]

Sent on: Friday, February 6, 2026 4:55:10 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

Dear Sir or Madam,

I am writing to provide feedback on the proposal D/2026/38 - 50-58 Sir John Young Crescent planned alterations to provide a rooftop communal space.

I am currently a resident next door at 68 Sir John Young Crescent and would like to object against the planned rooftop for the reasons below:

- Noise disruption. As it stands currently, the hostel does not effectively police its guests to restricting noise levels in the quiet hours of the night. On numerous occasions we have been woken up in the hours from 12am-6am by loud music from speakers in the hostel. The persistence of this problem tells me that the management are currently very ineffective at dealing with guests who enjoy night time disruption, or they are oblivious to it. There is no reason to believe that a rooftop casual area would improve this, and I believe it is likely to make it worse as it could develop into a party/hangout spot at the end of the day for its guests, which will inevitably creep into the small hours of the morning. Alcohol consumption and licensing should also be brought into account here as well.
- Smoke. The guests currently use the pavement and cross the road to the domain car park when they smoke, which currently is no issue. The introduction of a rooftop casual area will give them a place to smoke on the premises, which could cause the smell to drift into our balcony and windows.

Noise disruption has been the number one issue with the hostel for nearby residents and the addition of a rooftop area is only going to make that worse.

Kind regards,

Patrick Fitzgibbon

From: 孙曼淮 [REDACTED] on behalf of 孙曼淮 [REDACTED] <孙曼淮 [REDACTED]>

Sent on: Thursday, February 12, 2026 4:16:19 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

To Whom It May Concern,

My name is Limei Sun and I am a resident of Domain Apartments, Unit 405. I write to formally object to the revised Development Application submitted by Pacific House Hostel seeking approval to convert its rooftop into a gathering space.

As a neighbouring residential building occupant, I have serious concerns regarding the significant acoustic and amenity impacts this proposal would create.

The proposed rooftop space presents inherent and unavoidable noise risks due to its elevated, open air configuration and direct line of sight between the LUX rooftop and Domain Apartments. Sound generated at rooftop level travels further and more clearly than at ground level. Even normal conversation can project across open air without obstruction. When group gatherings or music are involved, this impact would be significantly intensified.

My key concerns are as follows:

1. Amplified Noise Travel

Elevated rooftop spaces allow sound to disperse widely with minimal attenuation. Apartments directly facing the rooftop, including my unit, would be exposed to direct and unobstructed sound transmission.

2. Late Evening and Weekend Disturbance

Rooftop gatherings typically occur during evenings and weekends when ambient background noise is lower. As a result, sound becomes significantly more intrusive inside residential dwellings, directly impacting rest and quiet enjoyment.

3. Reflection and Echo Between Buildings

The hard external surfaces of both buildings create reflective acoustic conditions. Sound will bounce between the structures rather than dissipate, increasing perceived volume inside our apartments.

4. Sleep and Residential Amenity Impacts

Noise intrusion into bedrooms will affect sleep quality, wellbeing, and overall residential amenity. Residents are entitled to reasonable quiet enjoyment of their homes.

5. Limited and Unreliable Mitigation Measures

Open rooftop environments are extremely difficult to acoustically treat. Screens and barriers provide limited containment. Compliance would rely heavily on behavioural control of guests, which is inconsistent and difficult to enforce.

I also note that while the building is not licensed under the Liquor Act 2007, guests may bring their own alcohol. This increases the likelihood of elevated noise levels and prolonged gatherings, further compounding the impact on neighbouring residents.

Domain Apartments is a Class 3 residential building in a residential zone. Residents have a reasonable expectation of a quiet living environment. This proposal poses a direct and foreseeable conflict with that expectation.

Given the acoustic risks, practical limitations of mitigation, and the clear impact on residential amenity, I respectfully request that Council refuse this Development Application.

Thank you for your consideration.

Yours faithfully,

Limei Sun

Unit 405

Domain Apartments

From: Robbie Moore [REDACTED]
[REDACTED]
Sent on: Thursday, February 12, 2026 9:03:29 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

Re: DA Submission for rooftop at 50-58 Sir John Young Crescent

Objection

Dear Joe Wang,

I am the owner of apartment 1205 within the Domain Apartments 22-40 Sir John Young Crescent Woolloomooloo. I would like to formally lodge my objection to the DA submission to utilise the roof top.

My apartment directly faces onto the rooftop of Pacific House.
It's less than 100 yards directly across the street and sits almost directly above the rooftop.

Noise is my main concern.
I have read the relevant submissions and noise reports.

I note the limited usage times and proposed monitoring by the property.
However, despite best efforts or best intentions I believe the noise impact will be excessive and create an ongoing disturbance.

Amplified noise travel: Elevated, open rooftops allow sound to project further and with greater clarity than ground-level spaces. Even normal conversation levels can carry across to neighboring buildings.

Late-evening disturbance: Rooftop gatherings typically occur during evenings and weekends, when ambient background noise is lower and sound transmission is more noticeable inside apartments.

Reflection and echo effects: Hard surfaces on both buildings can reflect and amplify sound, increasing the perceived volume for Domain residents.

Sleep and amenity impacts: Noise intrusion into bedrooms particularly for residents facing the rooftop may affect sleep, comfort, and overall residential amenity.

Lack of effective mitigation: Rooftop spaces are extremely difficult to acoustically treat. Barriers and screens offer limited benefit, and compliance relies heavily on behavioural control, which is inconsistent and difficult to enforce.

Thankyou for you attention to this matter.

Regards



Suite 13, 17 Thurlow Street Redfern NSW 2016

T (02) 80714895 **M** [REDACTED] **W** shotboxfilms.com

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Please consider the environment before printing this e-mail

From: Rob Prugue [REDACTED]
[REDACTED]

Sent on: Friday, February 13, 2026 11:24:40 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

To: Joe Wang
City of Sydney
Re: DAD/2026/38 – 50–58 Sir John Young Crescent, Woolloomooloo
13 Feb 2025

Dear Mr Wang,

I write as an owner at 68 Sir John Young Crescent (SP89791), immediately adjacent to the subject property, to lodge an objection to the proposed use of the rooftop as an outdoor communal space associated with the existing backpacker accommodation.

My concern is not with the building itself. It is a well-presented and historically significant structure within a sensitive residential setting. The issue is operational intensity and its foreseeable impact on neighbouring residential amenity.

At present there are recurring instances, particularly after 9 PM, of groups congregating on the steps and entry area of the premises prior to going out for the evening. These gatherings are not threatening, but they do obstruct pedestrian movement and have required repeated informal requests for management to address the issue. In practice, supervision at street level has been limited. This history is relevant because it reflects how patron behaviour is currently managed.

The proposed rooftop activation would materially increase congregation within the building footprint and shift activity vertically toward neighbouring residential windows. Even where framed as a communal space, the behavioural reality of group social use in a backpacker environment, often with guests joined by visitors, creates a predictable increase in sustained vocal noise and late evening dispersal impacts. The acoustic modelling assumptions appear conservative and do not fully account for cumulative conversation noise in an open-air setting, particularly if/where alcohol is served or brought.

I respectfully submit that Council should assess this proposal as an intensification of use rather than a minor ancillary change. In doing so, I ask that careful consideration be given to:

- the existing record of unmanaged congregation at the frontage
- the likely cumulative impact of rooftop gathering on residential amenity
- enforceable supervision and dispersal controls
- clear limits on patron numbers, operating hours, and amplification
- detailed waste and hygiene management provisions

Given the heritage status and visual prominence of the building, rooftop alterations also warrant close scrutiny to ensure that additions remain genuinely minimal and reversible, and that operational equipment, screening, and patron use do not detract from the building's character or surrounding streetscape.

This submission is made in the interest of maintaining reasonable residential amenity while recognising the operator's right to conduct its business within appropriate planning limits. In my humble view, the proposal as currently framed does not yet demonstrate sufficient operational safeguards to justify approval.

Thank you for considering this submission.

Yours sincerely,
Robert Prugue
Owner: Unit 20
SP89791
68 Sir John Young Crescent
Woolloomooloo NSW 2011
Tel [REDACTED]

From: Kelwyn Teo [REDACTED]

Sent on: Friday, February 13, 2026 12:27:43 PM

To: council@cityofsydney.nsw.gov.au

Subject: DA Objection - D/2026/38 - Proposed Rooftop Use - 50-58 Sir John Young Crescent

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

Dear DA Assessor Team,

I write to you as a highly concerned unit owner at 68 Sir John Young Crescent, which adjoins the building (50-58 Sir John Young Crescent) which currently has a DA application for a communal rooftop.

To date, the backpacker accommodation in 50-58 Sir John Young Crescent has introduced a community which does not want to integrate with local residents. Being transient, these backpackers bring with them anti-social behaviour, impacting both the physical location as well as the local resident community.

There have been numerous instances of loud noise, drinking, smoking, urinating from these backpackers, in proximity to our building or in front of our building. When asked by our residents to stop a certain anti-social behaviour, myself / us are always met with intimidation from these backpackers. In short, they do not have a place in our community.

Approving a communal rooftop will just open another avenue for them to further exacerbate these anti-social behaviours, and worse still, these will be unsupervised, unlike on the streets where there is more monitoring, including police patrol.

I strongly urge Council to object to this DA. It does not add positively to the local community, and worse still, makes this particular spot in the city to be highly undesirable.

Objecting to it now will make the current owners of the backpacker facility aware of the negative impacts to the local neighbourhood. This could lead to some improvements to the building and how they manage their short-term stayers. If permanent improvements are shown, there is no reason to review a future DA of a similar nature.

Until that time, there is no place for such unsavoury behaviour in our beautiful city.

Thank you.

Kelwyn Teo
Unit 29, 68 Sir John Young Crescent

From: [REDACTED]
Sent on: Friday, February 13, 2026 1:03:29 PM
To: council@cityofsydney.nsw.gov.au
Subject: Objection to DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent
Attachments: 260213 Ernest Hunter submission.pdf (110.69 KB)

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

Please find attached an objection to the above DA.

Professor Ernest Hunter
48/68 Sir John Young Crescent
Woolloomooloo, NSW, 2011.
February 13, 2026.

Planning Department
City of Sydney Council
council@cityofsydney.nsw.gov.au

re: **DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent**

I am a resident of the building adjacent to Pacific House – previously Elephant Backpackers (and in the distant past a Temperance Hostel and the Sydney Eye Hospital). I am aware of the transformation of the roof space that is detailed in the DA, for which there was an earlier (withdrawn) submission. I have no doubt that you will receive many objections to the proposed development that instance past and ongoing issues of noise, public nuisance (that has involved the police on at least one occasion last year) and littering on the common property of our residential complex. Those concerns are real and ongoing. However, I would note that the proposal is for a development in an almost exclusively residential neighbourhood (including Pacific House) along Sir John Young Crescent, Crown Street and Cathedral Street. The few commercial properties in this area (with the exception of a licensed pizza restaurant with outside seating within the Pacific House footprint) operate largely through office hours. For residents of this neighbourhood who wish to use licensed venues and other entertainment areas there is an enormous range of facilities nearby – including for residents of Pacific House. I would add that the amenity of all residents in this area is already compromised by frequent public entertainment events held in the Domain. A nearby rooftop entertainment facility will make that situation worse.

Having been on the Committee for our residential complex I am aware of the multiple times that concerns have been raised with past and present proprietors of 50-58 Sir John Young Crescent and the lack of response. I do not feel that assurances regarding responsible hospitality and patron behaviour given now should give any more comfort than was manifestly not the case before. Finally, at the time of the redevelopment and renovations of the Pacific House complex a few years ago, consideration COULD have been given to providing internal spaces for residents to relax. Other than the kitchen/dining area, a small TV room, the entrance foyer and a three very small balconies – such space does not exist. That seems to be a planning fault on the part of the developer for whom capacity (revenue) appears to have trumped resident amenity. I do not think that it is appropriate that their oversight then should be resolved at the expense of neighbours' privacy and amenity now. I recommend that this application be rejected and am happy discuss in person. I can be reached by email [REDACTED] or phone [REDACTED]

Yours

[REDACTED]

From: Alexander [REDACTED]
[REDACTED]
Sent on: Friday, February 13, 2026 1:52:06 PM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

My name is Alexander John Ekert and I live in unit 34/68 Sir John Young Cres. Woolloomooloo 2011. My unit faces Crown Street and as a resident I strongly disagree to this proposal. I have concerns about the acoustics, security and safety of this DA. My unit side wall is only 41cm from the wall of 50-58 and very close to their roof level. it is our experience that their guests congregate on our private property to smoke, drink and socialise 24/7. This is before the opening of a roof top entertaining space. I am aware that in this residential area there are numerous licensed venues to socialise.

I am happy for council to come and inspect my unit and if I am not available will authorise the Building Manager to let you in.

Once again I cannot believe how this DA can be approved taking into account the residential area.

Regards
Alexander John Ekert

From: [REDACTED]

Sent on: Friday, February 13, 2026 2:06:09 PM

To: council@cityofsydney.nsw.gov.au; dasubmissions@cityofsydney.nsw.gov.au

CC: luxemanager <luxemanager@premierfm.com.au>

Subject: Objection - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011

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

Dear Sir/Madam,

I am an owner at SP89791, 68 Sir John Young Crescent, Woolloomooloo NSW 2011. I am writing to formally object to Development Application D/2026/38 relating to the proposed rooftop communal space at 50–58 Sir John Young Crescent.

My objection is based on serious concerns regarding residential amenity, safety, hygiene, and ongoing building management impacts.

Firstly, there is a high likelihood of increased antisocial behaviour. When this proposal was previously submitted, it was opposed due to similar concerns. Currently, guests are required to leave the rooftop at 8pm, and due to limited internal communal areas, large groups frequently gather on the footpath outside residential buildings. This regularly results in loud gatherings, drinking, and disturbances directly impacting residents and increasing building management intervention and associated costs.

Secondly, there are longstanding concerns regarding the management practices of the backpacker accommodation operator. There have been repeated incidents involving vomiting, urination, and disorderly conduct occurring on or near residential property. Noise and nuisance complaints have been frequent, and based on past experience, there is no confidence that the operator can adequately supervise up to 62 guests using a rooftop communal area.

Thirdly, resident safety is a major concern. Residents have reported feeling intimidated when entering or exiting the building due to large groups congregating nearby. There have been incidents where residents requesting trespassers to leave were met with aggressive or physically intimidating behaviour, including unwanted physical contact. Expanding gathering spaces is likely to increase these risks.

Additionally, the proposal includes cooking facilities but fails to provide sufficient details regarding daily cleaning, waste removal, and pest control measures. This creates a significant risk of rubbish accumulation, odours, and vermin that may affect neighbouring residential properties.

The proposal also lacks adequate supervision and enforcement measures for rooftop use. Movable furniture may create physical hazards, and without proper monitoring there is a high risk of overcrowding, unsafe behaviour, and unmanaged conflict.

Noise impacts are another serious concern. The proposed occupancy of 62 people is substantial, and assumptions regarding guest behaviour and noise levels are unrealistic and unenforceable. There is also no effective mechanism preventing additional guests from accessing the rooftop, which is likely to result in ongoing noise disturbance for residents.

Finally, the proposal does not clearly address smoking or vaping. Given the proximity to residential apartments, smoke drift presents both health and fire safety risks and should not be permitted in this location.

For the reasons outlined above, I respectfully request that this Development Application be refused.

Kind regards,
Fred He
Owner – SP89791
68 Sir John Young Crescent
Woolloomooloo NSW 2011

From: [REDACTED]
Sent on: Friday, February 13, 2026 3:09:31 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>; City of Sydney <council@cityofsydney.nsw.gov.au>
CC: [REDACTED]
Subject: DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent Woolloomooloo
Attachments: c4cc21ddbb803b1cc48ea94b6a82f8a8a67befcd0c4c10c0cf746b1b124.pdf (164.16 KB), Back Packer-council.pdf (410.11 KB)

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

Attention: DA Submissions - DA D/2026/38 - Mr Wang

Please treat this email as **confidential**, I don't want my name circulated due to a risk of vendettas.

I own apartment [REDACTED] 68 Sir John Young Crescent Woolloomooloo. Unfortunately, we have a dysfunctional Strata Committee and there are currently cases before NCAT.

I would like to express concern that our Strata Manager, Bright & Duggan along with our Building Manager, Premier FM are instructing owners as to how they should vote in relation to DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent, Woolloomooloo. Neither party is an owner at Luxe and therefore they are not entitled to influence how owners should vote. Any more than they should instruct owners how to vote at the next Federal Election.

The letter of objection does raise some valid concerns, that in the fullness of your approval process need to be taken into consideration. On 06 February, I completed the online feedback supporting the application by Pacific House.

Pacific House, can accommodate up to 200 guests, however they provide no outdoor spaces for their clientele. As a consequence, the footpath on Sir John Crescent and the front entrance to LUXE are frequently used for street parties, large gatherings, drinking, smoking drugs and on one occasion our front entrance was used by a couple having sex. Simply, the guests at Pacific House have nowhere to go on their own premises for outdoor recreation.

I support the application by Pacific House to assist in removing people from the street and the front of LUXE by providing a well planned and dedicated rooftop area. Any consent must take into account suppression of noise, light and antisocial behaviour.

I reiterate that we have a totally dysfunctional Strata Committee, currently before NCAT and it's evident that a few people are trying to influence and distort how owners at LUXE should reply to City of Sydney. The involvement of Bright & Duggan and Premier FM is borderline corruption.

Thank you for your assistance.

Kind regards, [REDACTED]

[REDACTED]

Begin forwarded message:

From: Luxe Manager <luxemanager@premierfm.com.au>

Subject: Urgent: Objection to DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

Date: 13 February 2026 at 11:17:40 AEDT

To: [REDACTED]

Reply-To: luxemanager@premierfm.com.au

13 February 2026

SP89791

68 Sir John Young Crescent

Woolloomooloo NSW 2011

Dear All Residents,

Re: DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

Bright & Duggan, as your strata managing agent, write under instruction from the Owners Corporation.

The City of Sydney has issued a notification (dated 2 February 2026) regarding Development Application D/2026/38, which seeks approval for the alteration and use of the existing rooftop as an outdoor communal space for the backpacker accommodation at 50–58 Sir John Young Crescent. Comments on the proposal are invited until **17 February 2026**.

Given the significant potential impact on residents and building operations, the Strata Committee requests all owners to submit an objection to the proposed development. Below is a summary of the key concerns previously raised by the Committee. You are encouraged to reference any or all of these points when lodging your submission.

Key Concerns with the Proposed Development

1. Antisocial Behaviour and Increased Management Burden

When this DA was last submitted, the Strata Committee voted to oppose it due to the expected increase in antisocial behaviour. Pacific House guests are moved off the rooftop at 8pm, and with limited indoor common areas, large groups habitually congregate on the footpath. This leads to:

- Increased building management intervention and associated costs
- Loud gatherings, drinking, and disturbance directly outside our building
- Ongoing amenity impacts for our residents

2. Poor Management Practices by Pacific House

The operator has consistently demonstrated inadequate supervision and control of guests. As a result:

- Episodes of vomiting, urination, and disorderly behaviour have occurred on our property
- Noise and nuisance complaints have been frequent
- No confidence exists in their ability or willingness to supervise up to 62 guests on a rooftop

3. Resident Safety and Intimidation

Residents have reported feeling intimidated when arriving home, often having to pass through large groups drinking on the footpath. There have been instances where residents who asked trespassing backpackers to leave were met with aggressive or physically intimidating responses, including unwanted physical contact. This is a serious safety and harassment concern.

4. Waste, Hygiene, and Vermin Risks

The DA proposes cooking facilities but provides:

- No clear daily cleaning or waste removal plan
- No explanation of how food scraps, rubbish, and BBQ waste will be removed each night
- High risk of vermin from unclean bins or cooking residues

5. Lack of Supervision on the Rooftop

The plan provides no supervision, and movable furniture increases risk:

- Chairs and items becoming hazards
- Conflicts or disorderly conduct going unmanaged
- No control over crowd behaviour or safety

6. Noise Impacts

The proposed occupancy of 62 people is unchanged. The assumption that “one in three people speak at a normal voice” is unrealistic and unenforceable. There is also no mechanism to prevent additional people from accessing the roof, meaning:

- Noise impacts will be significant
- Residents are likely to experience ongoing disturbance

7. Smoking and Vaping

There is no clear statement on whether smoking or vaping will be allowed. Given the proximity to residential windows and the associated fire and health risks, our position is that neither should be permitted and should be strictly monitored.

Submission of Your Objection

We strongly encourage all owners to lodge an objection before the deadline. You can submit your comments by:

Email:

council@cityofsydney.nsw.gov.au

Online portal:

[City of Sydney – Development Comment](#)

Please reference:

- **DA Number:** D/2026/38
- **Address:** 50–58 Sir John Young Crescent, Woolloomooloo NSW 2011

If you would like assistance preparing your objection or wish to discuss the matter further, please contact the Strata Manager, Strata Committee, or Building Management.

Kind regards,

Munassar Ali
Building Manager
Premier FM
Property & Facility Management -
NSW

M + 61 412 097 440

E luxemanager@premierfm.com.au

“At Premier FM we manage all our buildings as though they were our own.”

13/02/2026

All Owners
SP89791
68 Sir John Young Crescent
Woolloomooloo NSW 2011

Dear Owners,

Re: DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

Bright & Duggan is your strata managing agent and we write under instruction from the owners corporation.

The City of Sydney has issued a notification (dated 2 February 2026) regarding Development Application D/2026/38, which seeks approval for the alteration and use of the existing rooftop as an outdoor communal space for the backpacker accommodation at 50–58 Sir John Young Crescent.

Comments on the proposal are invited until 17 February 2026.

Given the significant potential impact on residents and building operations, the Strata Committee is asking all owners to submit an objection to the proposed development.

Below is a summary of the key concerns previously raised by the Committee.

You are encouraged to reference any or all of these points when lodging your submission.

Key Concerns with the Proposed Development

1. Antisocial Behaviour and Increased Management Burden

When this DA was last submitted, the Strata Committee voted to oppose it due to the expected increase in antisocial behaviour. Pacific House guests are moved off the rooftop at 8pm, and with limited indoor common areas, large groups habitually congregate on the footpath. This leads to:

- Increased building management intervention and associated costs
- Loud gatherings, drinking, and disturbance directly outside our building
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2. Poor Management Practices by Pacific House

The operator has consistently demonstrated inadequate supervision and control of guests. As a result:

- Episodes of vomiting, urination, and disorderly behaviour have occurred on our property

- Noise and nuisance complaints have been frequent
- No confidence exists in their ability or willingness to supervise up to 62 guests on a rooftop

3. Resident Safety and Intimidation

Residents have reported feeling intimidated when arriving home, often having to pass through large groups drinking on the footpath.

There have been instances where residents who asked trespassing backpackers to leave were met with aggressive or physically intimidating responses, including unwanted physical contact.

This is a serious safety and harassment concern.

4. Waste, Hygiene and Vermin Risks

The DA proposes cooking facilities but provides:

- No clear daily cleaning or waste removal plan
- No explanation of how food scraps, rubbish, and BBQ waste will be removed each night
- High risk of vermin from unclean bins or cooking residues

5. Lack of Supervision on the Rooftop

The plan provides no supervision, and movable furniture increases risk:

- Chairs and items becoming hazards
- Conflicts or disorderly conduct going unmanaged
- No control over crowd behaviour or safety

6. Noise Impacts

The proposed occupancy of 62 people is unchanged. The assumption that “one in three people speak at a normal voice” is unrealistic and unenforceable.

There is also no mechanism to prevent additional people from accessing the roof, meaning:

- Noise impacts will be significant
- Residents are likely to experience ongoing disturbance

7. Smoking and Vaping

There is no clear statement on whether smoking or vaping will be allowed.

Given the proximity to residential windows and the fire and health risks, our position is that neither should be permitted and should be strictly monitored.

Submission of Your Objection

We strongly encourage all owners to lodge an objection before the deadline.

You can submit your comments by:

Email:

council@cityofsydney.nsw.gov.au

Online portal:

city.sydney/development-comment

or

<https://www.cityofsydney.nsw.gov.au/development-applications/comment-object-development-proposal>

Please reference:

DA Number: D/2026/38

Address: 50–58 Sir John Young Crescent, Woolloomooloo NSW 2011

If you would like assistance preparing your objection or wish to discuss the matter further, please contact the Strata Manager, Strata Committee or Building Management.



Senior Strata Manager

 FR
The Occupier
68 Sir John Young Crescent
WOOLLOOMOOLOO NSW 2011

2 February 2026

Applicant name
HAMPTONS PROPERTY SERVICES PTY LTD

Reference number:
D/2026/38

Site address:
50-58 Sir John Young Crescent , WOOLLOOMOOLOO NSW 2011

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

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **17 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing city.sydney/find-da in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing city.sydney/development-comment in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments

CITY OF SYDNEY 
cityofsydney.nsw.gov.au

From: MP Power [REDACTED]

Sent on: Friday, February 13, 2026 4:42:44 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

Urgent: High

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

DA Number: D/2026/38

Address: 50 58 Sir John Young Crescent, Woolloomooloo NSW 2011

1. Antisocial Behaviour and Increased Management Burden

When this DA was last submitted, the Strata Committee voted to oppose it due to the expected increase in antisocial behaviour. Pacific House guests are moved off the rooftop at 8pm, and with limited indoor common areas, large groups habitually congregate on the footpath. This leads to:

- Increased building management intervention and associated costs
- Loud gatherings, drinking, and disturbance directly outside our building
- Ongoing amenity impacts for our residents

2. Poor Management Practices by Pacific House

The operator has consistently demonstrated inadequate supervision and control of guests. As a result:

- Episodes of vomiting, urination, and disorderly behaviour have occurred on our property
- Noise and nuisance complaints have been frequent
- No confidence exists in their ability or willingness to supervise up to 62 guests on a rooftop

3. Resident Safety and Intimidation

Residents have reported feeling intimidated when arriving home, often having to pass through large groups drinking on the footpath. There have been instances where residents who asked trespassing backpackers to leave were met with aggressive or physically intimidating responses, including unwanted physical contact. This is a serious safety and harassment concern.

4. Waste, Hygiene and Vermin Risks

The DA proposes cooking facilities but provides:

- No clear daily cleaning or waste removal plan
- No explanation of how food scraps, rubbish, and BBQ waste will be removed each night
- High risk of vermin from unclean bins or cooking residues

5. Lack of Supervision on the Rooftop

The plan provides no supervision, and movable furniture increases risk:

- Chairs and items becoming hazards
- Conflicts or disorderly conduct going unmanaged
- No control over crowd behaviour or safety

6. Noise Impacts

The proposed occupancy of 62 people is unchanged. The assumption that “one in three people speak at a normal voice”, is unrealistic and unenforceable.

There is also no mechanism to prevent additional people from accessing the roof, meaning:

- Noise impacts will be significant
- Residents are likely to experience ongoing disturbance

7. Smoking and Vaping

There is no clear statement on whether smoking or vaping will be allowed. Given the proximity to residential windows and the fire and health risks, our position is that neither should be permitted and should be strictly monitored.

From: Amanda Choularton [REDACTED]
[REDACTED]

Sent on: Friday, February 13, 2026 6:10:48 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

Hi Joe,

We write to express our support of the development proposal one key caveats listed below.

- We request the opportunity to pay to enjoy access to the rooftop yoga classes, if we are going to put up with additional noise/sound then we would also like to enjoy some of the benefits.

We recognise and thank the proponents for the care they have taken in considering neighbouring residents in noise management, including a 24-hour phone number for residents to raise concerns, and the use of the outdoor space. We also thank them for not allowing amplified music and speech. We have some concerns about noise travelling if there is loud speech/yelling and hope that this will be monitored actively by hostel management, in addition to the signage they will be utilising.

Best,
Amanda Choularton & David Hagger
1405, The Domain Apartments

From: Jack Stromland [REDACTED]
[REDACTED]

Sent on: Friday, February 13, 2026 7:02:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

To Whom It May Concern,

Re: DAD/2026/38

Address: 50-58 Sir John Young Crescent, Woolloomooloo NSW 2011

My name is Jack Stromland and I am a resident of Unit 26, 68 Sir John Young Crescent. I write to formally object to Development Application D/2026/38 seeking approval for the alteration and use of the existing rooftop as an outdoor communal space for the backpacker accommodation at 50-58 Sir John Young Crescent.

I strongly oppose this proposal due to the significant and ongoing negative impacts it will have on residential amenity, safety, hygiene, and building management.

Firstly, previous experience has demonstrated that rooftop guest dispersal at 8pm results in large groups congregating directly outside our building. This regularly leads to loud gatherings, drinking, and antisocial behaviour on the footpath, requiring intervention from building management and causing ongoing disturbance to residents. Approval of this application will only exacerbate these issues.

Secondly, there is a documented pattern of poor supervision and management of guests by the operator. Incidents including vomiting, urination, trespassing, excessive noise, and disorderly conduct have occurred on or immediately adjacent to our property. There is no evidence to suggest that the operator has the capacity or willingness to responsibly supervise up to 62 guests on a rooftop environment, particularly where alcohol and cooking facilities are proposed.

Resident safety is also a serious concern. I and other residents have had to pass through large groups congregating at the building entrance. There have been instances of intimidation and aggressive responses when residents have requested trespassers to leave. This is unacceptable and materially impacts our sense of safety in our own home.

The proposal includes cooking facilities but fails to provide a detailed and enforceable waste management and cleaning plan. There is no clear explanation of how food scraps, rubbish, and BBQ waste will be removed daily. Without strict controls, this presents significant hygiene risks and the likelihood of vermin.

There is also no clear supervision plan for the rooftop area. Movable furniture increases risk of hazards and disorderly conduct, and there appears to be no enforceable mechanism to control behaviour, noise levels, or maximum occupancy. The assumption that only a portion of guests will generate noise is unrealistic and unenforceable in practice.

Finally, there is no clear position regarding smoking or vaping on the rooftop. Given the proximity to residential windows and associated fire and health risks, this presents further concern.

For the reasons outlined above, I respectfully request that Council refuse DAD/2026/38. The proposal poses unacceptable impacts on neighbouring residents and does not adequately address safety, management, noise, hygiene, or amenity concerns.

Thank you for considering my submission.

Kind regards,
Jack Stromland
Unit 26
68 Sir John Young Crescent
Woolloomooloo NSW 2011

From: Helen McNaughton [REDACTED]
[REDACTED]

Sent on: Friday, February 13, 2026 3:47:00 PM

To: council@cityofsydney.nsw.gov.au

Subject: Proposed development reference D/2026/38

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

Bill McKay
Manager Planning Assessments
City of Sydney

Re Proposed development reference number D/2026/38

Dear Mr McKay

As a resident of the Luxe Apartments Woolloomooloo, I strongly object to this development proposal at the Pacific House Hostel.

My choice to live in an apartment was heavily influenced by the security offered. I already feel threatened on occasion, when I encounter large groups of Pacific House residents who loiter at the front of our building. At times I have been scared.

I believe that with the roof top terrace and the possibility of external access to my property, that this loss of security will be increased.

I also object on the grounds of smoking/vaping. The number of people who trespass on to the front of our property to smoke/vape, even though it is prohibited, is already a problem. It appears that Pacific House can't control this, nor the rubbish that is left behind. Again, I believe that a rooftop terrace will bring that issue into even closer proximity.

I don't believe that exercise classes should be conducted where they impact other people. I don't want to hear the music nor the exhortations of the instructor when I am in the privacy of my home. These must be conducted in a properly constructed, sound proofed gymnasium, so that there is no impact on those who are not participating.

I strongly object to this proposal by Pacific House on the above grounds and as all that they intend to provide by this rooftop terrace is readily available nearby, and that this is simply an unnecessary duplication.

Yours sincerely
Helen McNaughton

From: John Garran [REDACTED]

Sent on: Monday, February 16, 2026 10:01:11 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang; In Support

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

Good day.

I am a resident of Domain Apartments, 22-40 Sir John Young Crescent, Woolloomooloo. I write in support of the proposal.

- Woolloomooloo is a vibrant polyglot of people with varied social activities and interactions, from the homeless, through an active café culture to international visitors staying at various hostels. Some noise is part of this life. Residents seeking peace and quiet should not locate here.
- The noise palette around the end of Crown Street is significant and varied, from trains passing, the hum of traffic on the Eastern Distributor, noisy vehicles with souped up exhausts leaving the tunnel and irate drivers on Sir John Young Crescent during peak hour traffic jams, to the regular loud events held in the Domain, whose amplified music pervades all apartments until late. Indeed even the bells of St Mary's Cathedral and St James Church impinge on our ears both on weekends and during regular practice.
- It is noted that a conservative management plan is proposed with the terrace operating only until 8.00pm. (This seems very restrictive, given that the East Sydney Hotel is permitted pavement drinking at tables until 10.00pm.)
- There will be no amplified music nor functions permitted. The 50 person maximum limit at dispersed tables is hardly a significant noise risk.
- Note that concerns expressed by some residents about the risk of noise and unruly behaviour by outdoor patrons of the Pacific Place café during the evenings have been proven unfounded. We have observed the patrons to be well behaved and certainly not noisy.
- It is to the benefit of residents to have a quality backpacker hostel, attracting good clientele operating in the area, rather than the run down, cheaper offerings of some other facilities.

The Council should have no hesitation in approving the proposal.

John Garran

Mob [REDACTED]

22-40 Sir John Young Crescent
Woolloomooloo NSW 2011

From: David Smith [REDACTED]
[REDACTED]
Sent on: Saturday, February 14, 2026 3:08:24 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
CC: Munassar Ali/ Mark Hayes <luxemanager@premierfm.com.au>
Subject: D/2026/38 DEVELOPMENT APPLICATION - PETITION / 50-58 Sir John Young Crescent, Woolloomooloo 2011

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

TO WHOM IT MAY CONCERN

As a resident at Luxe Apartments (Unit 56) I have concerns about the security, safety and acoustics of this development proposal.

It is our experience that Pacific Hostel guests congregate on our private property to smoke, drink and socialise at all hours of the day and night, disturbing us and the amenity of our Luxe Apartments. That is before the opening of a rooftop entertainment space which, we fear, will amplify such behaviours.

We purchased this property only relatively recently - attracted by its location in a quiet residential precinct. We note that in the immediate vicinity there is currently only residential activity. This development proposal, which will allow, encourage and attract late night antisocial activity, will be to the detriment of our current amenity and that of other residents in the area. We are aware that still within close distance (eg on William St) there are numerous licensed venues nearby that cater to those wanting to socialise until late at night. We believe this gives adequate options to those seeking such activity without disturbing the peace of what is currently a quiet residential area.

We, the concierge and our Building Manager have to deal with anti-social behaviour that causes additional costs for cleaning and dealing with complaints. To date attempts to manage these matters through dialogue with the Hostel management have proven ineffective.

Key Concerns with the Proposed Development

1. Antisocial Behaviour and Increased Management Burden

When this DA was last submitted, the Strata Committee voted to oppose it due to the expected increase in antisocial behaviour. Pacific House guests are to be moved off the rooftop at 8pm, and with limited indoor common areas, large groups habitually congregate on the footpath. This leads to:

- Increased building management intervention and associated costs
- Loud gatherings, drinking, and disturbance directly outside our building
- Ongoing amenity impacts for our residence

2. Poor Management Practices by Pacific House

The operator has consistently demonstrated inadequate supervision and control of guests. As a result:

- Episodes of vomiting, urination, and disorderly behaviour have occurred on our property
- Noise and nuisance complaints have been frequent
- No confidence exists in their ability or willingness to supervise up to 62 guests on a rooftop

3. Resident Safety and Intimidation

I have personally felt have intimidated when arriving home, often having to pass through large groups drinking on the footpath. When raised with backpackers that they are causing problems and not following clear signage to leave or limit activity (eg not smoke near our gas fittings) I was met with aggressive and intimidating responses. This is a serious safety and harassment concern.

4. Waste, Hygiene, and Vermin Risks

The DA proposes cooking facilities but provides:

- No clear daily cleaning or waste removal plan
- No explanation of how food scraps, rubbish, and BBQ waste will be removed each night
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5. Lack of Supervision on the Rooftop

The plan provides no supervision, and movable furniture increases risk:

- Chairs and items becoming hazards
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6. Noise Impacts

The proposed occupancy of 62 people is unchanged. The assumption that “one in three people speak at a normal voice” is unrealistic and unenforceable. There is also no mechanism to prevent additional people from accessing the roof, meaning:

- Noise impacts will be significant
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7. Smoking and Vaping

There is no clear statement on whether smoking or vaping will be allowed. Given the proximity to residential windows and the associated fire and health risks, our position is that neither should be permitted and should be strictly monitored.

We would be grateful to be kept informed of your consideration of our and others’ objections to this development proposal.

Yours sincerely,

David Smith

From: luxemanager <luxemanager@premierfm.com.au> on behalf of luxemanager <luxemanager@premierfm.com.au> <luxemanager <luxemanager@premierfm.com.au>>
Sent on: Monday, February 16, 2026 8:53:46 AM
To: [REDACTED] council@cityofsydney.nsw.gov.au
Subject: Re: D/2026/38 DEVELOPMENT APPLICATION - PETITION / 50-58 Sir John Young Crescent, Woolloomooloo 2011

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

Thank you, David.

Can you please resent this to below email.

dasubmissions@cityofsydney.nsw.gov.au

From: David Smith [REDACTED]
Sent: Saturday, February 14, 2026 3:08 PM
To: council@cityofsydney.nsw.gov.au <council@cityofsydney.nsw.gov.au>
Cc: luxemanager <luxemanager@premierfm.com.au>
Subject: D/2026/38 DEVELOPMENT APPLICATION - PETITION / 50-58 Sir John Young Crescent, Woolloomooloo 2011

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We would be grateful to be kept informed of your consideration of our and others’ objections to this development proposal.

Yours sincerely,

David Smith

From: [REDACTED]

Sent on: Saturday, February 14, 2026 9:34:50 AM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: Submission-DA Number D/2026/38 50–58 Sir John Young Crescent, Woolloomooloo NSW 2011

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

Attention:

City of Sydney Council – Planning Department
GPO Box 1591, Sydney NSW 2001

From: Strata Committee Strata Plan no 89791 – 68 Sir John Young Crescent, Woolloomooloo NSW 2011

Re: Development Application D/2026/38 by Hamptons Property Services Pty Ltd
Site: 50-58 Sir John Young Crescent, Woolloomooloo NSW 2011

Proposal: Alterations to permit rooftop use as a communal recreation space for backpacker accommodation guests

As Chairman of the Strata Committee, representing the owners and residents of 68 Sir John Young Crescent, we formally object to the above-referenced development application on legal and planning grounds. The proposed alterations will significantly and unreasonably diminish our 74 owners and their residential amenity in direct contravention of:

The City of Sydney Development Control Plan 2012 (DCP 2012)

The Protection of the Environment Operations Act 1997 (POEO Act) specifically provisions relating to offensive noise

Crime Prevention Through Environmental Design (CPTED) principles

Grounds for Objection

1. Offensive Noise – Section 139, POEO Act

The proposed rooftop communal area presents an unacceptable risk of persistent offensive noise. This constitutes a likely breach of Section 139 of the POEO Act, which prohibits the use of premises in a way that causes or is likely to cause offensive noise impacting neighbouring properties. Further, there is a real risk that Hostel guests will, when the roof is locked and they are asked to vacate the rooftop, move onto the footpath and in front of our building to continue their party. Moving the noise and anti-social behaviour directly in front of our residents' balconies and impeding access into our foyer and all 74 homes.

2. Loss of Privacy and Visual Intrusion

The elevated and open nature of the rooftop will result in direct lines of sight into the residential dwellings of our building. This is a contravention of the amenity protection clauses of the DCP 2012, particularly those pertaining to visual privacy between adjoining properties.

3. Increased Risk of Anti-Social Behaviour

The applicant's stated aim to promote "social connection" in the application must be assessed in light of:

A documented culture of alcohol-fuelled gatherings that our Concierge and building management are required to deal with on a regular occurrence. We would encourage Council to visit our building and review the hours of CCTV footage and photos, complaints register and reports from our building manager that clearly evidences the current anti-social behaviour of the Hostel guests. Whilst we have installed signage, this does not change the Hostel guests' behaviour and subsequently we are required to rely on our Concierge staff to physically move them on. Police have also been called in the past as well. The constant source of complaints from the residents of Luxe over the past 2 years with respect to our entrance facing onto Sir John Young Cres includes (and subsequent photos as evidence):
passive smoke drifting into our residents' balconies from Hostel guests smoking outside our building
anti social behaviour of drinking and loud noises of Hostel guests drinking on the footpath and either intimidating residents as they walk home, impacting on their amenity through offensive noise as they sit in their home, or from the rubbish left behind from a "party".
hostel guests sitting outside our gas mains smoking, ignoring the signs and the inherent risks associated with this behaviour;
hostel guests sitting on our private property in contravention to our signage and often being offended when we ask them to move on.
The absence of licensed supervision or enforceable alcohol consumption policies on the rooftop.

The significant number of rooftop bars within walking distance of the Hostel where guests of the Hostel can engage in social activities with appropriate oversight in line with responsible service of alcohol and appropriately contribute to the Sydney Economy.

This proposal increases the likelihood of unregulated alcohol use and anti-social conduct in a high-risk, elevated environment, contrary to CPTED principles, which prioritise passive surveillance, controlled access, and reduced opportunity for nuisance behaviours.

4. Over-Intensification of Communal Area

The proposal increases total communal space by more than 20% beyond existing approved provision. This is inconsistent with the intent of the DCP 2012, which sets out communal space controls to prevent over-intensification and protect neighbouring residential amenity.

5. Lack of Adequate Mitigation Measures

The acoustic report by Hampton Property as part of the application is founded on assumptions that are not realistically enforceable in a short-term accommodation context. The report's findings should therefore, be considered fundamentally unreliable.

Mitigation strategies relying solely on signage, guest compliance, and hourly checks are insufficient to control rooftop usage in a high-turnover, unsupervised backpacker facility.

6. Failure to Maintain Heritage and Visual Character

The removal of original rooftop structures and the introduction of contemporary elements such as pergolas compromise the heritage values of the site, conflicting with the applicant's own stated objective and breaching heritage preservation clauses under the DCP.

Conclusion and Recommendation

The proposed rooftop use as a communal recreation area is incompatible with the surrounding residential context and will result in unacceptable adverse impacts that cannot be reasonably mitigated. The application fails to meet multiple planning, environmental, and design compliance standards, and is therefore not in the public interest.

Accordingly, the Strata Committee of 68 Sir John Young Crescent urges the City of Sydney Council to refuse Development Application D/2025/268 in its entirety. We also recommend to further support the Council in their decision making that they undertake the following :

Conduct an independent risk and noise impact assessment based on current guest behaviour

Consider the application's conflict with POEO Act provisions

Investigate compliance with CPTED principles and DCP 2012

Engage in further consultation with affected residents

Link to photos as ongoing proof of the anti-social behaviour.

<https://www.dropbox.com/scl/fo/s627ryv5u32s9ohuv3pik/AD64d0zXVA8nZT1muPSzirE/Image%20selection?rlkey=d0sp1jr60k5lxuqs3fexi847c&e=1&st=go4weods&dl=0>

regards



Chairman Strata Committee

NB for privacy reasons please do not display my name on the portal. Just display as the Chairman title only please.

From: Karen Smith [REDACTED]

Sent on: Monday, February 16, 2026 10:33:42 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Fwd: D/2026/38 DEVELOPMENT APPLICATION - PETITION / 50-58 Sir John Young Crescent, Woolloomooloo 2011

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

Subject: D/2026/38 DEVELOPMENT APPLICATION - PETITION / 50-58 Sir John Young Crescent, Woolloomooloo 2011

TO WHOM IT MAY CONCERN

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We would be grateful to be kept informed of your consideration of our and others’ objections to this development proposal.

Yours sincerely,

Karen Smith

From: Don Smith [REDACTED]

Sent on: Sunday, February 15, 2026 12:10:45 PM

To: City of Sydney <council@cityofsydney.nsw.gov.au>

Subject: DA Number D/2026/38 - 50-58 Sir John Young Crescent Woolloomooloo NSW 2011

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

To Whom it May Concern

I am writing to formally object to the proposed use of the backpacker rooftop area for guest amenities adjoining our property at 68 Sir John Young Crescent Woolloomooloo

My concerns relate primarily to the likely impact this change will have on the surrounding residents and the broader community. Rooftop amenity spaces in hostel settings commonly attract gatherings that generate significant noise, particularly during evening and late-night hours. Given the elevated position of the rooftop, sound is likely to travel further and more directly into nearby residential properties, creating an ongoing disturbance.

There is also a strong concern that the space will encourage alcohol consumption and associated disorderly behaviour. Past experience with the premises indicates a pattern of insufficient supervision by management, which has previously resulted in disruptive conduct, poor compliance with house rules, and a lack of timely intervention when issues arise.

Additional concerns include:

- **Smoking:** Increased smoking activity on the rooftop may create nuisance from smoke drift into neighbouring dwellings and raise fire safety risks.
- **Waste management and hygiene:** Rooftop social areas often lead to litter, food waste, and sanitation issues if not strictly managed, which may attract pests and create unpleasant conditions.
- **Supervision and compliance:** The historic lack of effective oversight by management raises serious doubts about their ability to responsibly control noise, behaviour, safety, and cleanliness in an open rooftop environment.

Given these factors, I respectfully request that the proposal be refused

Thank you for considering this objection. I trust these concerns will be taken into account to protect the amenity, safety, and wellbeing of neighbouring residents.

Don Smith
64/68 Sir John Young Crescent
Woolloomooloo NSW 2011

Email. [REDACTED]

From: Maggie Johns [REDACTED]
Sent on: Monday, February 16, 2026 12:05:58 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED] <luxemanager@premierfm.com.au>
Subject: Fwd: Objection to Development Application D/2026/38 – 50–58 Sir John Young Crescent, Woolloomooloo

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

Sent from my iPhone

Begin forwarded message:

From: luxemanager <luxemanager@premierfm.com.au>
Date: February 16, 2026 at 12:01:23 PM GMT+11
To: [REDACTED]
Subject: Objection to Development Application D/2026/38 – 50–58 Sir John Young Crescent, Woolloomooloo

Dear Assessment Officer,

I write to formally object to Development Application **D/2026/38** concerning 50–58 Sir John Young Crescent, Woolloomooloo.

Owner: Maggie John

Strata Plan number :89791

Unit number: 75, Lot Number 76.

Email: maggsiejohns@yahoo.com.au

My concerns are outlined below.

1. Noise and Residential Amenity Impacts

The proposal will significantly increase late evening noise associated with rooftop use. The cumulative impact on neighbouring residential properties has not been adequately addressed. An occupancy of 62 people is substantial, and assumptions regarding guest behaviour and noise levels are unrealistic and unenforceable. There is no effective mechanism preventing additional guests from accessing the rooftop, creating a high likelihood of ongoing disturbance to surrounding residents.

2. Street-Level Congregation and Crowd Management

There are existing street-level congregation issues in this area. The proposal does not demonstrate adequate supervision, monitoring, or crowd management strategies. Large groups gathering adjacent to residential entry points present safety, access, and security concerns.

3. Absence of a Clear Operational Management Plan

The application fails to provide a detailed and enforceable operational plan addressing:

- Rooftop supervision and enforcement measures
- Waste removal procedures
- Hygiene controls and cleaning schedules
- Pest management measures

The inclusion of cooking facilities without comprehensive details regarding daily cleaning, waste storage, and pest control presents a significant risk of rubbish accumulation, odours, and vermin affecting neighbouring residential properties.

4. Safety Risks

Movable furniture may create physical hazards. Without consistent and active supervision, there is a high risk of overcrowding, unsafe behaviour, and unmanaged conflict.

5. Smoking and Vaping Controls

There is no clarity regarding smoking or vaping restrictions in close proximity to residential windows, raising further amenity and health concerns.

6. Heritage and Visual Impact

The proposed rooftop alterations may adversely impact the heritage character and visual integrity of this sensitive historic streetscape. The application does not adequately assess or mitigate these impacts.

For the reasons outlined above, the proposal presents unacceptable impacts on residential amenity, safety, and neighbourhood character. I respectfully request that City of Sydney refuse the application, or at minimum require substantial amendments and enforceable management conditions to address these concerns.

Best Regards,

Maggie Jhons,

Mob: [REDACTED]
[REDACTED]

From: [REDACTED] <leif@premierfm.com.au> on behalf of Leif Golder <leif@premierfm.com.au> <Leif Golder <leif@premierfm.com.au>>
Sent on: Monday, February 16, 2026 11:59:57 AM
To: dasubmissions@cityofsydney.nsw.gov.au; City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Submission - D/2026/38 and D/2025/268 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang
Attachments: Plan of management.PDF (2.06 MB), Site plan.PDF (911.36 KB), c4cc21ddbb803b1cc48ea94b6a82f8a8a67befcd0c4c10c0cf746b1b124.pdf (164.16 KB), Back Packer-council.pdf (410.11 KB)

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

Attn:
Bill MacKay and Joe Wang
City of Sydney Council
GPO Box 1591, Sydney NSW 2001
Email: dasubmissions@cityofsydney.nsw.gov.au

Subject: Formal Objection to D/2026/38 and previously DA D/2025/268 – Rooftop Recreation Space at 50–58 Sir John Young Crescent, Woolloomooloo

Dear MacKay and Mr Wang,

I write on behalf of concerned neighbouring residents and stakeholders to formally object to Development Application D/2026/38 and D/2025/268, which seeks consent for alterations to an existing backpackers' accommodation by adding a rooftop communal recreation area operating between 7.00am and 9:30pm daily.

We respectfully request that the City of Sydney Council refuse this application for the reasons outlined below, which relate to planning non-compliance, community amenity impacts, acoustic privacy violations, and breach of the intended low-scale residential character of Woolloomooloo under the Sydney Development Control Plan 2012 (DCP) for the following reasons:

1. Incompatibility with Locality Objectives (Woolloomooloo Locality Statement – Section 2.4.3)

The site lies within the Cathedral Street locality and falls under the Woolloomooloo locality statement, which prioritises maintaining a “low-scale residential character below the tree canopy,” and protecting the “amenity of the surrounding neighbourhood”. A rooftop recreational terrace, hosting up to 50 patrons daily until 9:30pm, directly undermines this objective by introducing noise, visual intrusion, and intensified transient activity incompatible with the heritage streetscape and surrounding quiet residential properties.

2. Amenity Impacts – Noise, Privacy, Overlooking

Despite the applicant's assertion in the Plan of Management (PoM) that the area will maintain “nil-negligible offsite arising impacts”, the proposal fails to address the acoustic implications of prolonged rooftop use. The Sydney DCP 2012 (Section 4.2.3.11) explicitly requires a Noise Impact Assessment where acoustic privacy is likely to be compromised. None has been provided in this case, despite the rooftop area being elevated, hard-surfaced, and directly overlooking sensitive residential buildings. The DCP mandates noise levels must not exceed 45dB in open conditions and 35dB internally for bedrooms during the evening (10pm–7am).

Even at 9:30pm closure, reverberating human voices and general rooftop activity will severely affect acoustic privacy for residents adjacent and opposite the site, particularly in terrace and multi-storey dwellings situated on narrow street frontages.

3. Unreasonable Intensification of Use

While the underlying use is approved for backpacker accommodation, the proposed development constitutes a significant intensification by creating a rooftop venue with dual-use areas (recreation and wellness) accommodating 62 persons. This exceeds the operational character of the existing facility and introduces an active entertainment space that is visually and acoustically dominant in a sensitive low-rise locality.

The DCP (Section 3.15.3) warns against proliferation of intensified late-night activity in predominantly residential

areas and insists upon thorough scrutiny of operational context, proximity to residents, and dispersal behaviour after closing hours. This application fails to meet these thresholds.

4. Late Night Trading Provisions – Contravention

This proposal seeks extended rooftop hours to 9:30pm under the guise of trial periods. However, the DCP's Late Night Trading Guidelines make it clear that extended hours will not be supported in City Living Areas where there is "a predominantly residential character" and where adverse impacts are "difficult to manage".

This area is not designated as a late-night precinct. Outdoor use in a non-licensed venue must demonstrate negligible impact, especially when on a rooftop adjacent to sensitive dwellings. The proposed trial period introduces the very uncertainty the DCP seeks to avoid.

5. Plan of Management – Inadequate Safeguards

While the applicant's Plan of Management includes procedural protocols such as CCTV, signage, and complaint logs, these measures are reactionary and do not proactively prevent adverse impacts. Notably:

- There is no provision for independent acoustic monitoring.
- "Staff supervision" is undefined and unenforceable.
- A contact number and log are not substitutes for real-time enforcement or complaint rectification.
- There is no onsite manager dedicated solely to the rooftop use.

The DCP requires a robust Plan of Management with enforceable mechanisms. This document reads as aspirational and unfit for the complexity of ongoing rooftop crowd activity in a residential zone.

6. Conflict with Built Form and Urban Design Controls

Section 4.2.3.7 of the DCP requires rooftop recreation spaces to demonstrate acoustic and visual privacy, and to "not significantly impact surrounding properties". In this case, the rooftop area fails to meet the criteria for appropriate screening, visual buffering, or spatial separation from adjoining buildings, many of which have habitable room windows and balconies within direct line of sight.

7. Precedent, Cumulative Impact & Streetscape Character

Approving this application risks setting a precedent for similar backpacker facilities in the inner city to convert rooftops into entertainment zones. In doing so, it incrementally erodes the fine grain residential streetscape of Woolloomooloo, which the DCP describes as being "under pressure" due to mixed development types and lot fragmentation.

Conclusion

In light of the above, we urge the City of Sydney to refuse Development Application D/2026/38 and D/2025/268 in full. The proposal breaches core planning instruments including Sydney DCP 2012 Sections 2.4.3, 3.15, and 4.2.3, and fails to adequately protect the residential character, privacy, and amenity of neighbouring occupants. The proposed rooftop activation is ill-suited to the local context, represents an intensification of use, and lacks sufficient safeguards to mitigate offsite harm.

We trust this objection will be considered with the full weight it merits.

Yours sincerely,

Leif Golder

General Manager - Director

Premier FM

Property & Facility Management -

NSW

M +

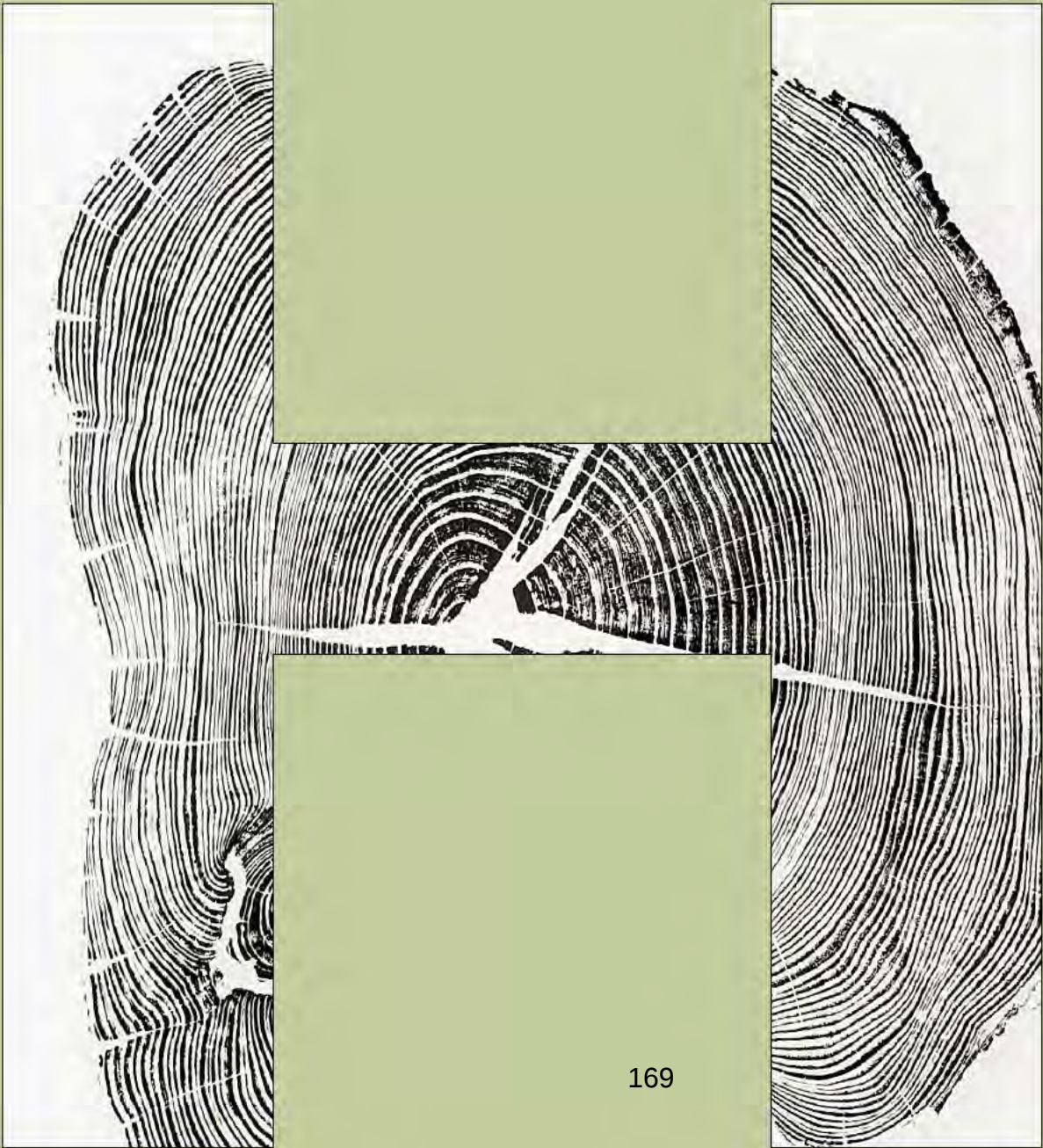
E

W premierfm.com.au



“At Premier FM we manage all our buildings as though they were our own.”

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Project Particulars

Project No.	2022080
Client	Pitch Properties Pty Ltd
Site Address	50-58 Sir John Young Crescent, Woolloomooloo
Document Name	Plan of Management

HAMPTONS

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INTRODUCTION

This Plan of Management (PoM) has been prepared by Hamptons Property Services (Hamptons) on behalf of Pitch Properties Pty Ltd (owner) for the use of the outdoor rooftop area by guests staying at the premises at 50-58 Sir John Young Crescent, Woolloomooloo (site). The purpose of this PoM is to establish operational parameters for use of the outdoor roof top area (herein outdoor area).

The outdoor area forms part of the premises known as Pacific House which is an operating backpacker's accommodation.

Purpose of POM

The purpose of this PoM is to govern the use of the outdoor area to ensure that:

- guests of the premises are respectful of each other and neighbouring properties when using this
- guests have an outdoor common open space area which can be utilized as part of their accommodation experience
- the community is provided with certainty in relation to the operational aspects pertaining to the use
- good management of the area is promoted from the outset by establishing performance criteria for the operation of this, having regard to the relevant matters in the Environmental Planning and Assessment Act 1979 (EP and A Act), the Sydney Local Environmental Plan 2012 (LEP) and the Sydney Development Control Plan 2012 (DCP).

The PoM and its attachments may be subject to change, based on legislative amendments and/or following further direction from City of Sydney (Council) from time to time. Any directed changes will be forwarded to Council and modified against the relevant development consent, as required.

Legislation that does not apply

The outdoor area is not subject to the provisions of the Liquor Act 2007 and the associated regulations.

HAMPTONS

The Site

The site is known as 50-58 Sir John Young Crescent, Woolloomooloo, and is legally described as Lot 1 in Deposited Plan 882499. The site is located at the southern intersection of Sir John Young Crescent and Crown Street, in the Cathedral Street Locality.

Figure 1: Site location and immediate locality (Source: The Palms Design and Trade)



HAMPTONS

Figure 2: Site location and immediate locality (Source: The Palms Design and Trade)



Figure 3 Subject building, including view of the rooftop the subject of this application (Source: The Palms Design and Trade)



The Use

The use of the site is approved as for backpackers' accommodation.

Purpose of the Outdoor Area

The outdoor area will:

- provide an outdoor communal open space area for guests of the backpacker's accommodation
- improve guest amenity by providing passive and small-scale active recreation spaces, with generous solar access
- promote social connection between guests
- enhance visual amenity of the hardstand rooftop by landscape softening and screening
- maintain the heritage values of the site and setting
- maintain amenity for adjoining land uses with nil-negligible offsite arising impacts, principally controlled by limiting the hours of use and restricting capacity.

Development Consent

The outdoor area will operate in accordance with Development Consent [Insert upon receipt of consent], issued by Council on [insert date]. A copy of the development consent is at Appendix 1.

OPERATIONAL MATTERS

Guest Use

Use of the outdoor area is limited to guests staying at the premises.

Guest Capacity

The outdoor area has a maximum capacity of 50 guests in the general area at any one time.

In addition, the Recreational Area which is to be used for exercise and wellness activities, located on the eastern side of the outdoor area has a maximum capacity of 12 guests at any one time.

HAMPTONS

Landscape Plan

Key

1. Communal outdoor kitchen
2. Recreational area; used for exercise and wellness activities
3. Services + storage area
4. Toilets
5. Rooftop entrance/ exit
6. Fire escape
7. Pots and plants
8. Gym equipment storage
9. Existing building facilities
10. Communal seating area to socialise, eat, relax and work
11. Existing skylight

Legend

- Scope boundary
- Timber decking
- Timber furniture
- Concrete
- Artificial lawn
- Pots + plants
- Existing street level trees
- (F) = Fixed object
- (L) = Loose object



60 Sir John Young Crescent | DA Report

Prepared by The Palms Sydney | Issue 04 | March 26 2025

02

Guests are not permitted to go through the gate located to the south of the fire stair (labelled as 5, above) other than in the event of an emergency, where access to the fire stair is required.

Signage is to be placed on the gate at the entry to this area.

Permitted Hours of Use

The outdoor area is permitted to be used between 7:00am and 8:30pm, with a trial period for one hour until 9:30pm.

Signage is to be placed around the outdoor area to remind guests of the hours of permitted use, in not less than four locations, one of which is the door leading from the stairwell to the outdoor area.

Access

Access to the outdoor area is through the existing stairwell.

The door to the stairwell is to remain closed during the hours of permitted use of the outdoor area.

The door is to be locked by management outside of the permitted hours of use.

GUEST MANAGEMENT

Staff Responsibility Regarding Guest Management

The House Rules displayed through the premises and the Terms and Conditions at the time of booking are to include the maximum number of guests permitted in the outdoor area and the hours of permitted use to ensure that guests have prior and ongoing knowledge of the use of this area.

A staff member is to attend the outdoor area once per hour, during operating hours, to monitor the behaviour of guests.

To minimise potential disruption caused by guests when they leave the outdoor area, fifteen minutes prior to the closing time of the outdoor area, a member of staff is to attend the area and advise guests that this will be closing shortly and commence maintenance activities, such as cleaning of the area, to ensure it is left in a tidy manner.

Five-ten minutes prior to closing time, the staff member is to undertake a final walk of the area, asking guests to depart quickly and quietly from this.

Should the staff member not be the manager on duty, and have trouble with guests leaving this area, the staff member must contact the manager on duty *via* phone asking for their assistance in the outdoor area to ensure that all guests are removed from this.

Should a particular guest create difficulties for a staff member or the manager on duty, this is to be recorded in an incident log, detailing:

- the guest's name
- the room they are staying in
- contact phone number
- any complaints received from other guests or neighbours, including their address and contact details
- any corrective actions undertaken.

Such incidents are to be advised at the next shift changeover to the incoming manager on duty.

Signage

Signage is to be erected and maintained at the entry door to the stairwell and in not less than three additional locations around the outdoor area, displayed in a clear and prominent position, to remind guests to use the area in a respectful manner and be mindful of their neighbours, or wording to that effect.

Signage is also to be placed on the gate to the southern section where access is restricted, advising of this, other than in the event of an emergency.

Noise Management

The use of the outdoor area is to be controlled to ensure that any noise emitted does not create 'offensive noise' as defined in the Protection of the Environment Operations Act 1997, to any affected receiver.

The outdoor area is also to operate in accordance with the NSW Noise Policy for Industry.

Should instances of noise or anti-social behaviour arise, a staff member, or the manager on duty, is to prepare a written record of the complaint in an incident log, detailing:

- the guest's name
- the room they are staying in
- contact phone number

- the complaint received from other guests or neighbours, including their address and contact details
- any corrective actions undertaken.

A 24-hour contact number is to be made available to residents within the immediate vicinity of the site to enable them to make a complaint in relation to the use of the outdoor area. Any staff member taking such a call, must answer this in a polite, sympathetic and courteous manner. Where possible, action shall be taken to address any complaint made, including follow-up action, such as returning the resident's call to let them know what has been done to address the complaint or concern.

All complaints are to be responded to within 48 hours by management.

Closed Circuit Television Cameras

Closed circuit television cameras (CCTV) are to be installed on the outdoor area.

EMERGENCY AND EVACUATION PROCEDURES

Prior to commencement of use of the outdoor area, an Emergency Management Plan is to be prepared in accordance with regulation 43 of the Work Health and Safety Regulations. This is to be reviewed on an annual basis, or otherwise, if there is a material change in staff, or after the plan has been tested.

At all times, the Emergency Management Plan is to include, but not be limited to, the following matters:

- how to effectively respond to an emergency
- evacuation procedures from the outdoor area, including an evacuation plan that nominates evacuation routes from the premises
- notifying emergency services organisations, as required, at the earliest opportunity
- medical treatment and assistance
- effective communication between the person authorized to coordinate the emergency response and all people within the outdoor area
- testing of emergency procedures, including frequency of testing, and
- information, training and instruction.

The plan is to cover typical emergencies, including fire, explosion, medical emergency, rescues, incidents with hazardous chemicals, bomb threats, armed confrontations and natural disasters.

The Emergency Management Plan is to include:

- emergency contact details for key personnel who have specific responsibilities under the plan (e.g. fire warden, floor warden, first aid officer)
- contact details for local emergency services
- the mechanism for alerting people to an emergency (e.g. siren, bell alarm)
- evacuation procedures, including special needs assistance
- map of the premises with the location of fire protection equipment, emergency exits and assembly points
- processes for advising adjoining neighbours of an emergency, and
- post incident follow up process.

The Emergency Management Plan is also to include training processes.

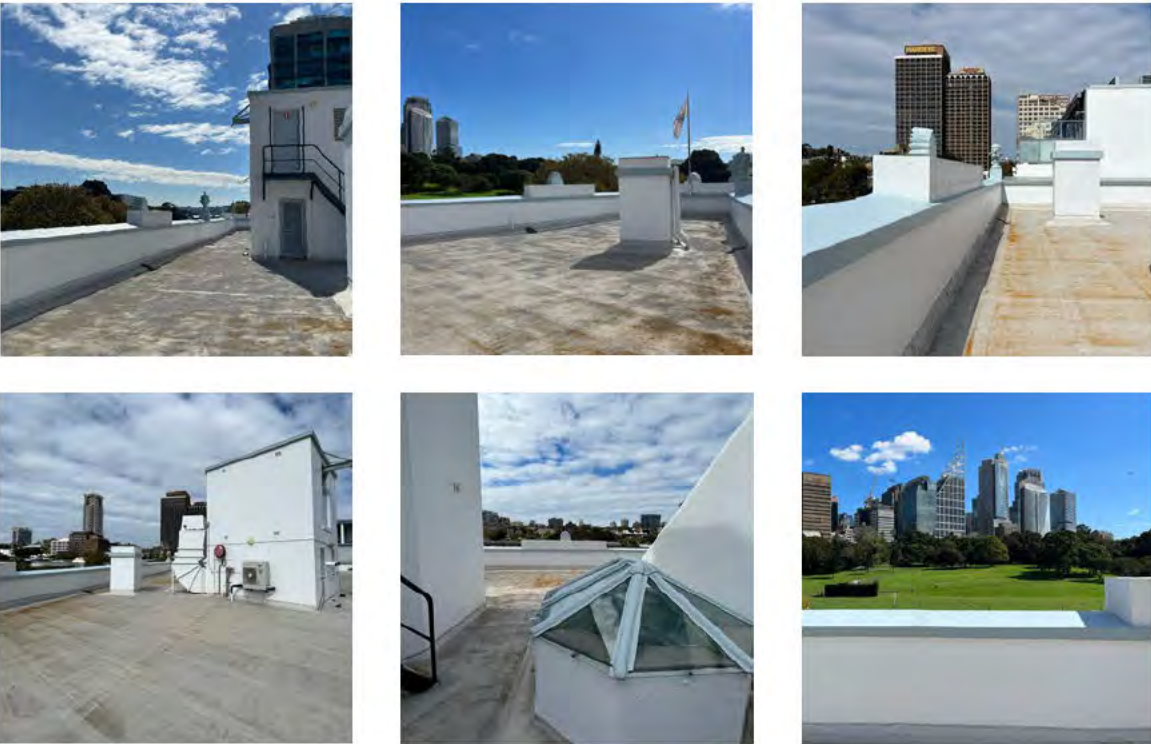
APPENDIX 1: DEVELOPMENT CONSENT

Site Context

The site is located on the corner of Sir John Young Crescent and Crown Street in Woolloomooloo, Sydney. The building functions as a Hostel. The scope of works for this development application consists of the rooftop area of the building.



Existing building and rooftop



Existing site images of rooftop



Aerial image of Site Context

N

13/02/2026

All Owners
SP89791
68 Sir John Young Crescent
Woolloomooloo NSW 2011

Dear Owners,

Re: DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

Bright & Duggan is your strata managing agent and we write under instruction from the owners corporation.

The City of Sydney has issued a notification (dated 2 February 2026) regarding Development Application D/2026/38, which seeks approval for the alteration and use of the existing rooftop as an outdoor communal space for the backpacker accommodation at 50–58 Sir John Young Crescent.

Comments on the proposal are invited until 17 February 2026.

Given the significant potential impact on residents and building operations, the Strata Committee is asking all owners to submit an objection to the proposed development.

Below is a summary of the key concerns previously raised by the Committee.

You are encouraged to reference any or all of these points when lodging your submission.

Key Concerns with the Proposed Development

1. Antisocial Behaviour and Increased Management Burden

When this DA was last submitted, the Strata Committee voted to oppose it due to the expected increase in antisocial behaviour. Pacific House guests are moved off the rooftop at 8pm, and with limited indoor common areas, large groups habitually congregate on the footpath. This leads to:

- Increased building management intervention and associated costs
- Loud gatherings, drinking, and disturbance directly outside our building
- Ongoing amenity impacts for our residents

2. Poor Management Practices by Pacific House

The operator has consistently demonstrated inadequate supervision and control of guests. As a result:

- Episodes of vomiting, urination, and disorderly behaviour have occurred on our property

- Noise and nuisance complaints have been frequent
- No confidence exists in their ability or willingness to supervise up to 62 guests on a rooftop

3. Resident Safety and Intimidation

Residents have reported feeling intimidated when arriving home, often having to pass through large groups drinking on the footpath.

There have been instances where residents who asked trespassing backpackers to leave were met with aggressive or physically intimidating responses, including unwanted physical contact.

This is a serious safety and harassment concern.

4. Waste, Hygiene and Vermin Risks

The DA proposes cooking facilities but provides:

- No clear daily cleaning or waste removal plan
- No explanation of how food scraps, rubbish, and BBQ waste will be removed each night
- High risk of vermin from unclean bins or cooking residues

5. Lack of Supervision on the Rooftop

The plan provides no supervision, and movable furniture increases risk:

- Chairs and items becoming hazards
- Conflicts or disorderly conduct going unmanaged
- No control over crowd behaviour or safety

6. Noise Impacts

The proposed occupancy of 62 people is unchanged. The assumption that “one in three people speak at a normal voice” is unrealistic and unenforceable.

There is also no mechanism to prevent additional people from accessing the roof, meaning:

- Noise impacts will be significant
- Residents are likely to experience ongoing disturbance

7. Smoking and Vaping

There is no clear statement on whether smoking or vaping will be allowed.

Given the proximity to residential windows and the fire and health risks, our position is that neither should be permitted and should be strictly monitored.

Submission of Your Objection

We strongly encourage all owners to lodge an objection before the deadline.

You can submit your comments by:

Email:

council@cityofsydney.nsw.gov.au

Online portal:

city.sydney/development-comment

or

<https://www.cityofsydney.nsw.gov.au/development-applications/comment-object-development-proposal>

Please reference:

DA Number: D/2026/38

Address: 50–58 Sir John Young Crescent, Woolloomooloo NSW 2011

If you would like assistance preparing your objection or wish to discuss the matter further, please contact the Strata Manager, Strata Committee or Building Management.



Senior Strata Manager

 FR
The Occupier
68 Sir John Young Crescent
WOOLLOOMOOLOO NSW 2011

2 February 2026

Applicant name
HAMPTONS PROPERTY SERVICES PTY LTD

Reference number:
D/2026/38

Site address:
50-58 Sir John Young Crescent , WOOLLOOMOOLOO NSW 2011

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

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **17 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing city.sydney/find-da in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing city.sydney/development-comment in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments

CITY OF SYDNEY 
cityofsydney.nsw.gov.au

From: Steve Broughton [REDACTED]
[REDACTED]

Sent on: Monday, February 16, 2026 11:42:37 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 -

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

Dear City of Sydney Assessment Team,

I am writing to formally object to Development Application D/2026/38 concerning the proposed communal rooftop use at 50–58 Sir John Young Crescent, Woolloomooloo.

I am both an owner-occupier and an investor within the neighbouring building, and my apartment directly faces Sir John Young Crescent and the areas where backpackers currently congregate. As a result, I already experience the existing impacts associated with antisocial behaviour in this location, and I am concerned that approval of this proposal will materially worsen those impacts.

My primary concern is the likely increase in noise and general disturbance. A rooftop communal area designed for social use by a large number of occupants will inevitably generate elevated noise levels, particularly in the evening. Noise from group conversation and activity travels significantly in this urban setting, and in practical terms it is extremely difficult to monitor or enforce assumptions about “normal” behaviour once large groups are involved. This will further reduce residential amenity for surrounding apartments.

I am also concerned about the lack of clearly defined operational controls. The application does not provide sufficient detail regarding active supervision, enforcement of occupancy limits, or behavioural management. Based on existing conditions at street level, where guests often gather after the rooftop closes, it is reasonable to expect that expanding rooftop use will increase congregation and overflow into surrounding areas, placing additional pressure on neighbouring residents and shared public space.

Resident safety and comfort is another key issue. As someone who regularly enters and exits the building through these areas, I have observed situations where large groups create an environment that feels uncomfortable and at times intimidating. The proposal risks amplifying these issues without demonstrating adequate mitigation.

In addition, the inclusion of cooking and communal facilities raises unresolved questions around waste handling, cleaning practices and ongoing hygiene management. Without clear and enforceable processes, there is a real risk of odour, cleanliness issues and vermin attraction that will affect nearby residents.

In summary, the proposal as presented does not adequately address the likely impacts on residential amenity, safety, and day-to-day liveability for neighbouring properties. I respectfully request that the City of Sydney refuse the application, or alternatively require substantial revisions and enforceable management conditions that genuinely mitigate these risks.

Thank you for your consideration of this submission.

Kind regards,

Steven Broughton
65/68 Sir John Young Crescent Woolloomooloo NSW 2011
[REDACTED]

From: Nicole Darmanin [REDACTED]
[REDACTED]

Sent on: Monday, February 16, 2026 11:44:21 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 -

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Hi,

I am a resident of Unit 61 within the Luxe Apartments, neighbouring the proposed development plans.

Regarding those proposed development plans, I'd like to bring light to the existing disturbances from Il Pacifico as is. Given their guests drink at the venue until all hours of the night, it is a regular occurrence for them to be shouting and yelling incessantly at night which keeps me and my partner awake. Further to this, there is also an increased amount of loitering and rubbish surrounding the premises which makes for quite an uncomfortable and unpleasant environment in what is otherwise a calm and quiet residential only area.

To add fuel to the fire per se of expanding Il Pacifico's operation would no doubt significantly affect Luxe Apartments ability to retain tenants as I'm sure there are very few people who would deal with an increased amount of disturbances and loitering - I for one, would certainly find this too difficult.

Please feel free to contact me if you wish any further information.

Regards,
Nicole Darmanin

From: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Monday, February 16, 2026 12:39:53 PM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Objection to DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

-----Original Message-----

From: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Sent: Monday, 16 February 2026 12:04 PM
To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>
Subject: FW: Objection to DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

-----Original Message-----

From: [REDACTED]
Sent: Monday, 16 February 2026 11:56 AM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
Subject: Objection to DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

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

Re: Objection to DA D/2026/38
Proposed Rooftop Use at 50–58 Sir John Young Crescent
Applicant: Hamptons Property Services Pty Ltd

I write to formally object to Development Application D/2026/38 concerning the proposed rooftop use at 50–58 Sir John Young Crescent.

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Council is required to consider, amongst other matters, the likely impacts of the development, including environmental impacts on both the natural and built environments, social impacts in the locality, and the suitability of the site for the proposed development. Council must also consider the public interest.

In my respectful submission, the proposal fails to adequately address these statutory considerations, particularly in relation to residential amenity, public safety, and social impacts.

Existing Antisocial Behaviour and Increased Management Burden Under the current operation of the backpacker accommodation, guests routinely congregate on surrounding footpaths and directly outside neighbouring residential buildings.

These gatherings frequently involve:

- Drinking alcohol
- Smoking and vaping
- Loud conversations and shouting
- Loud music
- Late night socialising

These activities occur without visible or effective management or supervision from backpacker staff and are inconsistent with local amenity expectations and City of Sydney compliance standards.

As a result, residents experience:

- Ongoing disturbance directly outside the building entrance
- Increased building management intervention and associated costs
- Regular disruption to quiet enjoyment of their homes

Police attendance has, on multiple occasions, been required to manage escalating behaviour. This reflects an existing pattern of inadequate operational control.

Approval of rooftop access for up to 62 guests is highly likely to intensify this behaviour, particularly before and after rooftop operating hours, resulting in cumulative noise and disturbance impacts.

Direct Overlooking, Terrace Access and Security Risks My property directly overlooks the proposed rooftop area. Rooftop occupants

would have clear and direct sightlines into my residence and private outdoor spaces.

Critically, the rooftop has direct access to our terrace area. This presents significant and foreseeable risks, including:

- Potential unauthorised access to private residential property
- Increased risk of trespass
- Loss of privacy due to direct overlooking
- Compromised residential security
- Ongoing loss of quiet enjoyment of our home

The proposed intensification materially increases these risks and represents an unreasonable and unacceptable impact on residential amenity within the meaning of Section 4.15.

Poor Management Practices by Pacific House The operator has demonstrated ongoing deficiencies in supervision and behavioural management of guests. Documented impacts include:

- Episodes of vomiting, urination, and disorderly behaviour occurring on neighbouring property
- Frequent noise and nuisance complaints
- Trespassing within adjacent buildings and common property

Given this history, there is no reasonable basis to conclude that the operator can adequately supervise a rooftop space accommodating up to 62 persons.

Resident Safety and Intimidation

Residents have reported feeling intimidated when entering or exiting their homes due to large groups congregating on the footpath. There have been instances where residents requesting trespassing guests to leave were met with aggressive or physically intimidating responses, including unwanted physical contact.

These are not minor amenity issues. They are public safety and personal security concerns that Council is obliged to consider under Section 4.15, particularly in assessing social impacts and the public interest.

Waste, Hygiene and Vermin Risks

The application proposes cooking facilities yet fails to provide:

- A clear daily cleaning and waste removal plan
- Details regarding removal of food scraps, rubbish and barbecue waste
- Adequate pest management controls

Absent enforceable waste management measures, the proposal introduces foreseeable hygiene risks and vermin attraction in close proximity to residential dwellings.

Lack of Supervision on the Rooftop

The proposal does not provide for active, dedicated supervision of rooftop activities.

Movable furniture increases risks including:

- Items becoming safety hazards
- Escalation of disorderly conduct
- Inability to manage crowd behaviour effectively

An unsupervised rooftop accommodating 62 people, particularly in a backpacker context, presents clear and foreseeable safety risks.

Noise Impacts

The proposed maximum occupancy remains at 62 persons.

The acoustic modelling assumption that one in three people will speak at normal voice levels is unrealistic and unenforceable in a social rooftop environment where alcohol consumption is anticipated.

There is also no credible mechanism to prevent overcrowding beyond the nominated capacity.

The likely outcome is:

- Significant noise impacts
- Ongoing disturbance to surrounding residents
- Erosion of residential amenity

The proposal does not demonstrate that acoustic impacts can be effectively controlled in practice.

Smoking and Vaping

The application does not clearly address whether smoking or vaping will be permitted.

Given proximity to residential windows and associated fire and health risks, smoking and vaping should not be permitted. If Council is minded to approve the application, strict prohibition and active enforcement conditions must be imposed.

Conclusion

When assessed against the mandatory considerations under Section 4.15 of the Environmental Planning and Assessment Act, the proposal:

- Fails to protect residential amenity
- Creates foreseeable public safety and security risks
- Generates unacceptable social impacts in the locality
- Imposes additional financial and management burdens on neighbouring strata
- Is not in the public interest

The proposed rooftop use represents an unreasonable intensification of activity in a sensitive residential context and is unsuitable for the site.

I respectfully request that Council refuse Development Application D/2026/38.

Kind regards



Privacy and Confidentiality

This submission contains personal information relating to my residence, safety and security concerns. I respectfully request that my personal details, including my name, address and contact information, remain confidential and be accessed only by authorised Council officers for the purpose of assessing this development application. I do not consent to the public disclosure of my personal contact details or any information that may compromise my safety or residential security. I trust Council will handle this submission in accordance with its obligations under applicable privacy and data protection legislation.

From: Chris Gregory [REDACTED]

Sent on: Monday, February 16, 2026 12:38:23 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011

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

As a resident at Luxe Apartments (Unit 42, 68 Sir John Young Crescent, Woolloomooloo) we have concerns about the acoustics, security, and safety of the DA. It is our experience that Pacific Hostel guests congregate on our private property to smoke, drink and socialise all hours of the day and night, disturbing us and the amenity of Luxe Apartments. That is before the opening of a rooftop entertainment space which, we predict, will amplify such behaviours. We are aware that in this residential area there are numerous licensed venues nearby that cater to those wanting to socialise until late at night. Our concerns not only relate to disturbances, but to the security risks for our entire building community, particularly as this development enables direct access to residents' living areas and, consequently, throughout the building.

We, the concierge and our Building Manager have to deal with anti-social behaviour that causes additional costs for cleaning and dealing with complaints. To date our attempts to manage these matters through dialogue with the Hostel management have proven ineffective.

Yours sincerely,

Christopher Gregory

From: <leif@premierfm.com.au> on behalf of Leif Golder <leif@premierfm.com.au> <Leif Golder <leif@premierfm.com.au>>
Sent on: Monday, February 16, 2026 11:59:57 AM
To: dasubmissions@cityofsydney.nsw.gov.au; City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Submission - D/2026/38 and D/2025/268 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang
Attachments: Plan of management.PDF (2.06 MB), Site plan.PDF (911.36 KB), c4cc21ddbb803b1cc48ea94b6a82f8a8a67befcd0c4c10c0cf746b1b124.pdf (164.16 KB), Back Packer-council.pdf (410.11 KB)

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Attn:
Bill MacKay and Joe Wang
City of Sydney Council
GPO Box 1591, Sydney NSW 2001
Email: dasubmissions@cityofsydney.nsw.gov.au

Subject: Formal Objection to D/2026/38 and previously DA D/2025/268 – Rooftop Recreation Space at 50–58 Sir John Young Crescent, Woolloomooloo

Dear MacKay and Mr Wang,

I write on behalf of concerned neighbouring residents and stakeholders to formally object to Development Application D/2026/38 and D/2025/268, which seeks consent for alterations to an existing backpackers' accommodation by adding a rooftop communal recreation area operating between 7.00am and 9:30pm daily.

We respectfully request that the City of Sydney Council refuse this application for the reasons outlined below, which relate to planning non-compliance, community amenity impacts, acoustic privacy violations, and breach of the intended low-scale residential character of Woolloomooloo under the Sydney Development Control Plan 2012 (DCP) for the following reasons:

1. Incompatibility with Locality Objectives (Woolloomooloo Locality Statement – Section 2.4.3)

The site lies within the Cathedral Street locality and falls under the Woolloomooloo locality statement, which prioritises maintaining a “low-scale residential character below the tree canopy,” and protecting the “amenity of the surrounding neighbourhood”. A rooftop recreational terrace, hosting up to 50 patrons daily until 9:30pm, directly undermines this objective by introducing noise, visual intrusion, and intensified transient activity incompatible with the heritage streetscape and surrounding quiet residential properties.

2. Amenity Impacts – Noise, Privacy, Overlooking

Despite the applicant's assertion in the Plan of Management (PoM) that the area will maintain “nil-negligible offsite arising impacts”, the proposal fails to address the acoustic implications of prolonged rooftop use. The Sydney DCP 2012 (Section 4.2.3.11) explicitly requires a Noise Impact Assessment where acoustic privacy is likely to be compromised. None has been provided in this case, despite the rooftop area being elevated, hard-surfaced, and directly overlooking sensitive residential buildings. The DCP mandates noise levels must not exceed 45dB in open conditions and 35dB internally for bedrooms during the evening (10pm–7am).

Even at 9:30pm closure, reverberating human voices and general rooftop activity will severely affect acoustic privacy for residents adjacent and opposite the site, particularly in terrace and multi-storey dwellings situated on narrow street frontages.

3. Unreasonable Intensification of Use

While the underlying use is approved for backpacker accommodation, the proposed development constitutes a significant intensification by creating a rooftop venue with dual-use areas (recreation and wellness) accommodating 62 persons. This exceeds the operational character of the existing facility and introduces an active entertainment space that is visually and acoustically dominant in a sensitive low-rise locality.

The DCP (Section 3.15.3) warns against proliferation of intensified late-night activity in predominantly residential

areas and insists upon thorough scrutiny of operational context, proximity to residents, and dispersal behaviour after closing hours. This application fails to meet these thresholds.

4. Late Night Trading Provisions – Contravention

This proposal seeks extended rooftop hours to 9:30pm under the guise of trial periods. However, the DCP's Late Night Trading Guidelines make it clear that extended hours will not be supported in City Living Areas where there is "a predominantly residential character" and where adverse impacts are "difficult to manage".

This area is not designated as a late-night precinct. Outdoor use in a non-licensed venue must demonstrate negligible impact, especially when on a rooftop adjacent to sensitive dwellings. The proposed trial period introduces the very uncertainty the DCP seeks to avoid.

5. Plan of Management – Inadequate Safeguards

While the applicant's Plan of Management includes procedural protocols such as CCTV, signage, and complaint logs, these measures are reactionary and do not proactively prevent adverse impacts. Notably:

- There is no provision for independent acoustic monitoring.
- "Staff supervision" is undefined and unenforceable.
- A contact number and log are not substitutes for real-time enforcement or complaint rectification.
- There is no onsite manager dedicated solely to the rooftop use.

The DCP requires a robust Plan of Management with enforceable mechanisms. This document reads as aspirational and unfit for the complexity of ongoing rooftop crowd activity in a residential zone.

6. Conflict with Built Form and Urban Design Controls

Section 4.2.3.7 of the DCP requires rooftop recreation spaces to demonstrate acoustic and visual privacy, and to "not significantly impact surrounding properties". In this case, the rooftop area fails to meet the criteria for appropriate screening, visual buffering, or spatial separation from adjoining buildings, many of which have habitable room windows and balconies within direct line of sight.

7. Precedent, Cumulative Impact & Streetscape Character

Approving this application risks setting a precedent for similar backpacker facilities in the inner city to convert rooftops into entertainment zones. In doing so, it incrementally erodes the fine grain residential streetscape of Woolloomooloo, which the DCP describes as being "under pressure" due to mixed development types and lot fragmentation.

Conclusion

In light of the above, we urge the City of Sydney to refuse Development Application D/2026/38 and D/2025/268 in full. The proposal breaches core planning instruments including Sydney DCP 2012 Sections 2.4.3, 3.15, and 4.2.3, and fails to adequately protect the residential character, privacy, and amenity of neighbouring occupants. The proposed rooftop activation is ill-suited to the local context, represents an intensification of use, and lacks sufficient safeguards to mitigate offsite harm.

We trust this objection will be considered with the full weight it merits.

Yours sincerely,

Leif Golder

General Manager - Director

Premier FM

Property & Facility Management -

NSW

M + [REDACTED]

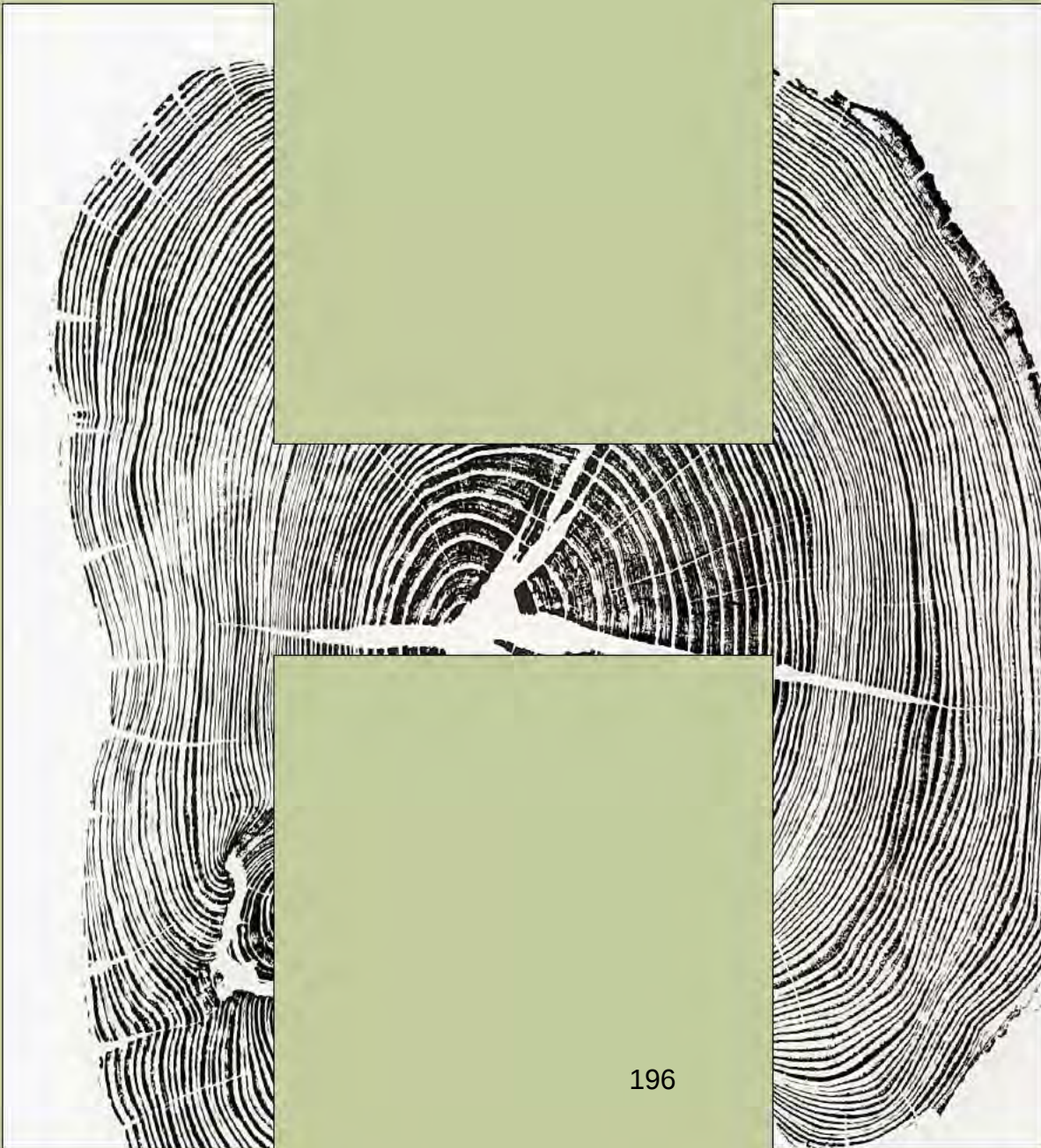
E [REDACTED]

W premierfm.com.au



“At Premier FM we manage all our buildings as though they were our own.”

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Project Particulars

Project No.	2022080
Client	Pitch Properties Pty Ltd
Site Address	50-58 Sir John Young Crescent, Woolloomooloo
Document Name	Plan of Management

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INTRODUCTION

This Plan of Management (PoM) has been prepared by Hamptons Property Services (Hamptons) on behalf of Pitch Properties Pty Ltd (owner) for the use of the outdoor rooftop area by guests staying at the premises at 50-58 Sir John Young Crescent, Woolloomooloo (site). The purpose of this PoM is to establish operational parameters for use of the outdoor roof top area (herein outdoor area).

The outdoor area forms part of the premises known as Pacific House which is an operating backpacker's accommodation.

Purpose of POM

The purpose of this PoM is to govern the use of the outdoor area to ensure that:

- guests of the premises are respectful of each other and neighbouring properties when using this
- guests have an outdoor common open space area which can be utilized as part of their accommodation experience
- the community is provided with certainty in relation to the operational aspects pertaining to the use
- good management of the area is promoted from the outset by establishing performance criteria for the operation of this, having regard to the relevant matters in the Environmental Planning and Assessment Act 1979 (EP and A Act), the Sydney Local Environmental Plan 2012 (LEP) and the Sydney Development Control Plan 2012 (DCP).

The PoM and its attachments may be subject to change, based on legislative amendments and/or following further direction from City of Sydney (Council) from time to time. Any directed changes will be forwarded to Council and modified against the relevant development consent, as required.

Legislation that does not apply

The outdoor area is not subject to the provisions of the Liquor Act 2007 and the associated regulations.

HAMPTONS

The Site

The site is known as 50-58 Sir John Young Crescent, Woolloomooloo, and is legally described as Lot 1 in Deposited Plan 882499. The site is located at the southern intersection of Sir John Young Crescent and Crown Street, in the Cathedral Street Locality.

Figure 1: Site location and immediate locality (Source: The Palms Design and Trade)



HAMPTONS

Figure 2: Site location and immediate locality (Source: The Palms Design and Trade)



Figure 3 Subject building, including view of the rooftop the subject of this application (Source: The Palms Design and Trade)



The Use

The use of the site is approved as for backpackers' accommodation.

Purpose of the Outdoor Area

The outdoor area will:

- provide an outdoor communal open space area for guests of the backpacker's accommodation
- improve guest amenity by providing passive and small-scale active recreation spaces, with generous solar access
- promote social connection between guests
- enhance visual amenity of the hardstand rooftop by landscape softening and screening
- maintain the heritage values of the site and setting
- maintain amenity for adjoining land uses with nil-negligible offsite arising impacts, principally controlled by limiting the hours of use and restricting capacity.

Development Consent

The outdoor area will operate in accordance with Development Consent [Insert upon receipt of consent], issued by Council on [insert date]. A copy of the development consent is at Appendix 1.

OPERATIONAL MATTERS

Guest Use

Use of the outdoor area is limited to guests staying at the premises.

Guest Capacity

The outdoor area has a maximum capacity of 50 guests in the general area at any one time.

In addition, the Recreational Area which is to be used for exercise and wellness activities, located on the eastern side of the outdoor area has a maximum capacity of 12 guests at any one time.

HAMPTONS

Landscape Plan

Key

1. Communal outdoor kitchen
2. Recreational area; used for exercise and wellness activities
3. Services + storage area
4. Toilets
5. Rooftop entrance/ exit
6. Fire escape
7. Pots and plants
8. Gym equipment storage
9. Existing building facilities
10. Communal seating area to socialise, eat, relax and work
11. Existing skylight

Legend

- Scope boundary
- Timber decking
- Timber furniture
- Concrete
- Artificial lawn
- Pots + plants
- Existing street level trees
- (F) = Fixed object
- (L) = Loose object



50 Sir John Young Crescent | DA Report

Prepared by The Palms Sydney | Issue 04 | March 26 2025

02

Guests are not permitted to go through the gate located to the south of the fire stair (labelled as 5, above) other than in the event of an emergency, where access to the fire stair is required.

Signage is to be placed on the gate at the entry to this area.

Permitted Hours of Use

The outdoor area is permitted to be used between 7:00am and 8:30pm, with a trial period for one hour until 9:30pm.

Signage is to be placed around the outdoor area to remind guests of the hours of permitted use, in not less than four locations, one of which is the door leading from the stairwell to the outdoor area.

Access

Access to the outdoor area is through the existing stairwell.

The door to the stairwell is to remain closed during the hours of permitted use of the outdoor area.

The door is to be locked by management outside of the permitted hours of use.

GUEST MANAGEMENT

Staff Responsibility Regarding Guest Management

The House Rules displayed through the premises and the Terms and Conditions at the time of booking are to include the maximum number of guests permitted in the outdoor area and the hours of permitted use to ensure that guests have prior and ongoing knowledge of the use of this area.

A staff member is to attend the outdoor area once per hour, during operating hours, to monitor the behaviour of guests.

To minimise potential disruption caused by guests when they leave the outdoor area, fifteen minutes prior to the closing time of the outdoor area, a member of staff is to attend the area and advise guests that this will be closing shortly and commence maintenance activities, such as cleaning of the area, to ensure it is left in a tidy manner.

Five-ten minutes prior to closing time, the staff member is to undertake a final walk of the area, asking guests to depart quickly and quietly from this.

Should the staff member not be the manager on duty, and have trouble with guests leaving this area, the staff member must contact the manager on duty *via* phone asking for their assistance in the outdoor area to ensure that all guests are removed from this.

Should a particular guest create difficulties for a staff member or the manager on duty, this is to be recorded in an incident log, detailing:

- the guest's name
- the room they are staying in
- contact phone number
- any complaints received from other guests or neighbours, including their address and contact details
- any corrective actions undertaken.

Such incidents are to be advised at the next shift changeover to the incoming manager on duty.

Signage

Signage is to be erected and maintained at the entry door to the stairwell and in not less than three additional locations around the outdoor area, displayed in a clear and prominent position, to remind guests to use the area in a respectful manner and be mindful of their neighbours, or wording to that effect.

Signage is also to be placed on the gate to the southern section where access is restricted, advising of this, other than in the event of an emergency.

Noise Management

The use of the outdoor area is to be controlled to ensure that any noise emitted does not create 'offensive noise' as defined in the Protection of the Environment Operations Act 1997, to any affected receiver.

The outdoor area is also to operate in accordance with the NSW Noise Policy for Industry.

Should instances of noise or anti-social behaviour arise, a staff member, or the manager on duty, is to prepare a written record of the complaint in an incident log, detailing:

- the guest's name
- the room they are staying in
- contact phone number

- the complaint received from other guests or neighbours, including their address and contact details
- any corrective actions undertaken.

A 24-hour contact number is to be made available to residents within the immediate vicinity of the site to enable them to make a complaint in relation to the use of the outdoor area. Any staff member taking such a call, must answer this in a polite, sympathetic and courteous manner. Where possible, action shall be taken to address any complaint made, including follow-up action, such as returning the resident's call to let them know what has been done to address the complaint or concern.

All complaints are to be responded to within 48 hours by management.

Closed Circuit Television Cameras

Closed circuit television cameras (CCTV) are to be installed on the outdoor area.

EMERGENCY AND EVACUATION PROCEDURES

Prior to commencement of use of the outdoor area, an Emergency Management Plan is to be prepared in accordance with regulation 43 of the Work Health and Safety Regulations. This is to be reviewed on an annual basis, or otherwise, if there is a material change in staff, or after the plan has been tested.

At all times, the Emergency Management Plan is to include, but not be limited to, the following matters:

- how to effectively respond to an emergency
- evacuation procedures from the outdoor area, including an evacuation plan that nominates evacuation routes from the premises
- notifying emergency services organisations, as required, at the earliest opportunity
- medical treatment and assistance
- effective communication between the person authorized to coordinate the emergency response and all people within the outdoor area
- testing of emergency procedures, including frequency of testing, and
- information, training and instruction.

The plan is to cover typical emergencies, including fire, explosion, medical emergency, rescues, incidents with hazardous chemicals, bomb threats, armed confrontations and natural disasters.

The Emergency Management Plan is to include:

- emergency contact details for key personnel who have specific responsibilities under the plan (e.g. fire warden, floor warden, first aid officer)
- contact details for local emergency services
- the mechanism for alerting people to an emergency (e.g. siren, bell alarm)
- evacuation procedures, including special needs assistance
- map of the premises with the location of fire protection equipment, emergency exits and assembly points
- processes for advising adjoining neighbours of an emergency, and
- post incident follow up process.

The Emergency Management Plan is also to include training processes.

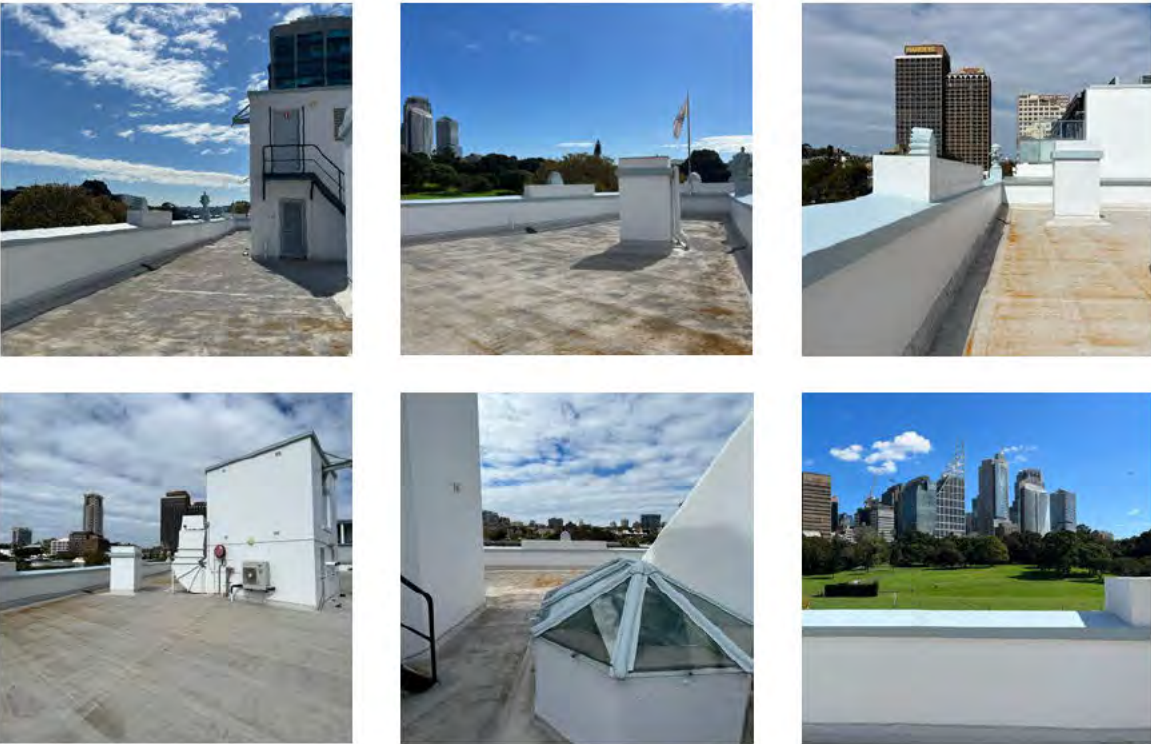
APPENDIX 1: DEVELOPMENT CONSENT

Site Context

The site is located on the corner of Sir John Young Crescent and Crown Street in Woolloomooloo, Sydney. The building functions as a Hostel. The scope of works for this development application consists of the rooftop area of the building.



Existing building and rooftop



Existing site images of rooftop



Aerial image of Site Context

N

13/02/2026

All Owners
SP89791
68 Sir John Young Crescent
Woolloomooloo NSW 2011

Dear Owners,

Re: DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

Bright & Duggan is your strata managing agent and we write under instruction from the owners corporation.

The City of Sydney has issued a notification (dated 2 February 2026) regarding Development Application D/2026/38, which seeks approval for the alteration and use of the existing rooftop as an outdoor communal space for the backpacker accommodation at 50–58 Sir John Young Crescent.

Comments on the proposal are invited until 17 February 2026.

Given the significant potential impact on residents and building operations, the Strata Committee is asking all owners to submit an objection to the proposed development.

Below is a summary of the key concerns previously raised by the Committee.

You are encouraged to reference any or all of these points when lodging your submission.

Key Concerns with the Proposed Development

1. Antisocial Behaviour and Increased Management Burden

When this DA was last submitted, the Strata Committee voted to oppose it due to the expected increase in antisocial behaviour. Pacific House guests are moved off the rooftop at 8pm, and with limited indoor common areas, large groups habitually congregate on the footpath. This leads to:

- Increased building management intervention and associated costs
- Loud gatherings, drinking, and disturbance directly outside our building
- Ongoing amenity impacts for our residents

2. Poor Management Practices by Pacific House

The operator has consistently demonstrated inadequate supervision and control of guests. As a result:

- Episodes of vomiting, urination, and disorderly behaviour have occurred on our property

- Noise and nuisance complaints have been frequent
- No confidence exists in their ability or willingness to supervise up to 62 guests on a rooftop

3. Resident Safety and Intimidation

Residents have reported feeling intimidated when arriving home, often having to pass through large groups drinking on the footpath.

There have been instances where residents who asked trespassing backpackers to leave were met with aggressive or physically intimidating responses, including unwanted physical contact.

This is a serious safety and harassment concern.

4. Waste, Hygiene and Vermin Risks

The DA proposes cooking facilities but provides:

- No clear daily cleaning or waste removal plan
- No explanation of how food scraps, rubbish, and BBQ waste will be removed each night
- High risk of vermin from unclean bins or cooking residues

5. Lack of Supervision on the Rooftop

The plan provides no supervision, and movable furniture increases risk:

- Chairs and items becoming hazards
- Conflicts or disorderly conduct going unmanaged
- No control over crowd behaviour or safety

6. Noise Impacts

The proposed occupancy of 62 people is unchanged. The assumption that “one in three people speak at a normal voice” is unrealistic and unenforceable.

There is also no mechanism to prevent additional people from accessing the roof, meaning:

- Noise impacts will be significant
- Residents are likely to experience ongoing disturbance

7. Smoking and Vaping

There is no clear statement on whether smoking or vaping will be allowed.

Given the proximity to residential windows and the fire and health risks, our position is that neither should be permitted and should be strictly monitored.

Submission of Your Objection

We strongly encourage all owners to lodge an objection before the deadline.

You can submit your comments by:

Email:

council@cityofsydney.nsw.gov.au

Online portal:

city.sydney/development-comment

or

<https://www.cityofsydney.nsw.gov.au/development-applications/comment-object-development-proposal>

Please reference:

DA Number: D/2026/38

Address: 50–58 Sir John Young Crescent, Woolloomooloo NSW 2011

If you would like assistance preparing your objection or wish to discuss the matter further, please contact the Strata Manager, Strata Committee or Building Management.

Yours sincerely,



Jordan Biddle
Senior Strata Manager

 FR
The Occupier
68 Sir John Young Crescent
WOOLLOOMOOLOO NSW 2011

2 February 2026

Applicant name
HAMPTONS PROPERTY SERVICES PTY LTD

Reference number:
D/2026/38

Site address:
50-58 Sir John Young Crescent , WOOLLOOMOOLOO NSW 2011

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

The City of Sydney has received the above application. As part of our assessment, we are notifying surrounding neighbours and property owners to seek their views on the proposal.

We are accepting comments on the proposal until **17 February 2026**. If this date is on a weekend or public holiday, the period is extended to the next working day.

We encourage you to review all documents to understand the details of the proposal.

View the full application and send us your comments by typing city.sydney/find-da in the address bar on your browser.

You can get guidance on preparing your comments and what happens next on the back of this letter, or by typing city.sydney/development-comment in the address bar on your browser.

For more information, contact us on 02 9265 9333.

Bill MacKay
Manager Planning Assessments

CITY OF SYDNEY 
cityofsydney.nsw.gov.au

From: Jan Lofts [REDACTED]

Sent on: Monday, February 16, 2026 7:53:51 PM

To: council@cityofsydney.nsw.gov.au

Subject: My Comments Applications on Exhibition Reference D/2026/38

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

To Whom it may Concern,

With regards to Application # D/2026/38

I have owned an apartment in The Domain, 22 Sir John Young Cres, Woolloomooloo, for the last 30 years.

The property referenced in this Application is diagonally opposite 'The Domain Apartments', which is a 15 storey, 115 apartment, fully residential apartment block.

I own an apartment on the 5th Floor which faces Sir John Young Crescent, and therefore in eye sight and earshot of this Backpackers Hostel. This roof top area almost aligns with my apartment, but being across the road.

I have no objections to this building being run as a "backpackers" establishment with a small cafe attached, as this has been in place for many years. But, I do object to this proposal to open the existing rooftop as a mostly Unsupervised Recreational and Fitness area.

My main concerns is Excessive Extra Noise, especially at night when my windows are often open to the breezes from the park. I'm also concern that any supervision will be superficial, time lines not adhered too and the possibility of alcohol induced fights and dangerous antics possibly occurring.

The ACOUSTIC REPORT states it has NOT BEEN ASSESSED in relation to AMPLIFIED MUSIC, eg as used by most fitness classes and young people when hanging out together. I'm reasoning because, if it was it would be showing a much different outcome i.e. The Noise level could be very uncomfortable for neighbouring properties and residents. The proposed strictly adhered to opening hours (?) are showing to be mainly at night and this means when most residents are at their homes.

I have used the cafe on many occasions and note that many of the staff within the building are not Australians, so assume are working backpackers themselves (again, no issue, as I did this in my youth in the UK). But, their ability to supervise, take control and handle any and every possible problem arising, is questionable i.e short time on the job and frequently changing new staff members, would prove hard to train fully. This lack of experience, coupled with doing their official "job description" duties, whilst watching who is on the roof etc is totally unrealistic.

With Reception and the Cafe at street level. Most likely, the paid employees would therefore be based on the ground floor, with this Roof Area being 3 floors above by stairs (Lift?)

I also have been advised, that if a neighbour did want to lodge a Noise Complaint, it would have to be to the ACTUAL PERSON MAKING THE NOISE, probably a transient overseas visitor, who likely would not still be around for any hearing! In other words the owner of the building can't be held responsible for the noise caused by individual people, on this roof. Leaving local residents with no further legal chance to control this possible NOISE situation, if it was approved.

The reality with backpackers is, they are usually younger, non working adults, on holidays away from home, may not speak English (any signage, unless in many languages will be useless) and therefore keeping very irregular hours and are wanting to have a good time in Australia. I did the same thing in my youth, therefore have no objections to the buildings usage, as is, even if on occasions there are ground level noise, scuffles, signs of drunkardness etc. But this

small rooftop area, shared with a Fitness Class business has no way of functioning smoothly, without full time supervision by paid staff, which obviously would make it unprofitable. The scenario of fitness classes with their own music and paying customers, juggling with holiday makers eating, drinking and hanging out, probably with their own music and conversations, in such a small open space is unlikely to always go smoothly!

Regards,

Ms Janette Lofts

505 / 22-40 Sir John Young Crescent, Woolloomooloo, NSW 2011



From: martin lynn [REDACTED]
Sent on: Tuesday, February 17, 2026 12:37:53 AM
To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>
Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

Dear Mr Wang

I am writing to provide commentary on the application by Hamptons Property Services to allow use of the roof top of 50-58 Sir John Young Crescent Woolloomooloo, as a communal space.

I am an owner of a unit in the neighbouring apartment building at 68 Sir John Young Crescent.
I am deeply concerned with the application submitted and its effect on my building.

1. NOISE POLLUTION

My main objection is on the grounds of noise produced by congregations, both during the allotted time and for the hours that follow soon thereafter.

When groups of people gather in social situations, they tend to be loud and enjoy themselves. This is inevitable. The customers of the back packers are generally younger people, many from overseas, who wish to enjoy themselves. They are here for a short time and tend to stay up later and enjoy social situations. They are on holidays.

The application proposal is to allow groups of people to gather in an outdoor area right next to my residential building until 9pm in the evening. The reality of gatherings is that they will generate noise which does carry a long way during the night. It is much more disruptive than the sound of traffic which has a steady monotone sound as a vehicle passes.

Groups of people produce constant sound which fluctuates wildly and unexpectedly. This is extremely disruptive and the proposal puts the point of creation of the sound, right next to many of the apartments in our building.

The application refers to limiting the volume of sound and music. This is in reality paying lip service to fulfil the need for an application. The business does not employ staff to constantly monitor the level of sound especially into the nighttime. It would be impossible for the business to monitor the sound and enforce rules every night. It is also impossible to force groups of people to stop enjoying themselves. In reality on many occasions the sound will be loud which will impact our residency with little hope of having it stopped.

It is not reasonable to expect if we complain during an evening time, that the business will respond immediately to stop the noise. They have limited staff and are a large building.

Having lived here for a number of years, I am regularly disturbed by noise from their lodgers gathering outside, on many occasions until after midnight. The lodgers want to socialise outside in this weather and congregate on the opposite side of the street on the footpath. The sound of their laughter and talking penetrates the night air very strongly. This is in contrast to when the lodgers are inside the building. I rarely hear any noise coming from inside the building. The noise pollution only comes from when they congregate outside. There is an immense difference.

This proposal will enhance the noise pollution as a larger area will be made available to the building outside. The gatherings will be louder.

2) POLICING THE NOISE AND GATHERINGS

The reality of the backpackers is that they are running a business based on high quantity of customers with low margins. They need volume and cannot have a number of staff enforcing rules against social gatherings that are

unpopular with their guests.

If groups of 50 people for example are formed and enjoying themselves on the roof and are drinking, it is impossible to effectively control and supervise. The Backpackers business I cannot imagine will employ staff to manage groups like this.

More importantly, there is no effective way to supervise how many people have gathered and enforce the limit allowed. Larger groups will form and noise pollution will be significant.

Even though gatherings are not permitted on the street, they still happen regularly. It is inevitable and they are not curtailed or controlled.

On the night of Thursday 12th February for example, a smaller group spent many hours socialising on the opposite side of street of the building, until around 12.30am. I have the video of this if it is needed. It was only a smaller size but is indicative of what happens a few nights a week. Groups of people want to spend time together and outdoors is their preferred place. No one ever stops these gatherings as it is too difficult and sometimes dangerous to do so.

So there is a history of gatherings on the street causing noise late into the night. There is a history of it not being policed. And the danger with this proposal is that the rooftop area will be attractive to guests and likely large groups will form. It will be an attractive place to gather and to be honest, enjoy a few alcohol drinks. Even if the business actively shuts off access at 9pm (which is extremely unlikely to be managed effectively) the groups will be created and want to continue on. If they are forced to leave the rooftop at 9pm, there will be a high chance of them gathering outside the building to continue to socialise and drink. I feel this is inevitable and will lead to larger groups forming at a nighttime. Once a social group has gathered, it is very difficult to disperse, especially if it is only 9pm and they are enjoying themselves.

3) SAFETY

The consequence of larger groups forming more often, is that anti-social behaviour will increase. I am already nervous about our daughter coming home at night time from work, when there are groups gathered outside.

This proposal only increases the likelihood of gatherings being larger and occurring more frequently. When groups gather (and especially if they are drinking), they do intimidate those nearby and never take kindly to being asked to stop.

4) SMOKING

When groups gather to socialise and drink, there will always be a percentage that smoke. I can't see where the proposal discusses if it is allowed.

Even if not permitted, it also will be impossible to monitor and stop smoking. It is not a supervised and policed area so people will smoke. And this is at very close proximity to my building and the residents living right near the rooftop.

So please consider how damaging this proposal would be to myself and the tenants of 68 Sir John Young Crescent, and the risk to the noise levels we would suffer.

This proposal will promote large groups of people on holidays to gather unsupervised, in an outdoor area, where noise will be generated. This outdoor area is extremely close to the living areas of my building. Promoting groups to gather will be very difficult to stop at the allotted time. Even if they are stopped, there is a large likelihood they will simply move to the street area. There is already an ongoing history of these groups forming outside and not being stopped.

I understand why their proposal is being made as it improves their likelihood for profit from holiday makers. But it will come at a significant cost to ourselves as long term residents of 68 Sir John Young Crescent.

Please contact me if there is anything further needed

Best Regards

Martin Lynn



Unit 73/68 Sir John Young Crescent

Woolloomooloo

Lot 70 SP 89791

From: Prad Southi [REDACTED]

Sent on: Monday, February 16, 2026 11:47:28 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Objection to DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

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

Our names are Pradith and Alexandra Southi owner of 69/68 Sir John Young Crescent, WOOLLOOMOOLOO, NSW 2010

We want to submit our objection to the proposed rooftop use. Our basis are:

1. Antisocial Behaviour and Increased Management Burden

When this DA was last submitted, the Strata Committee voted to oppose it due to the expected increase in antisocial behaviour. Pacific House guests are moved off the rooftop at 8pm, and with limited indoor common areas, large groups habitually congregate on the footpath. This leads to:

- Increased building management intervention and associated costs
- Loud gatherings, drinking, and disturbance directly outside our building
- Ongoing amenity impacts for our residents

2. Poor Management Practices by Pacific House

The operator has consistently demonstrated inadequate supervision and control of guests. As a result:

- Episodes of vomiting, urination, and disorderly behaviour have occurred on our property
- Noise and nuisance complaints have been frequent
- No confidence exists in their ability or willingness to supervise up to 62 guests on a rooftop

3. Resident Safety and Intimidation

Residents have reported feeling intimidated when arriving home, often having to pass through large groups drinking on the footpath. There have been instances where residents who asked trespassing backpackers to leave were met with aggressive or physically intimidating responses, including unwanted physical contact. This is a serious safety and harassment concern.

4. Waste, Hygiene, and Vermin Risks

The DA proposes cooking facilities but provides:

- No clear daily cleaning or waste removal plan
- No explanation of how food scraps, rubbish, and BBQ waste will be removed each night
- High risk of vermin from unclean bins or cooking residues

5. Lack of Supervision on the Rooftop

The plan provides no supervision, and movable furniture increases risk:

- Chairs and items becoming hazards

- Conflicts or disorderly conduct going unmanaged
- No control over crowd behaviour or safety

6. Noise Impacts

The proposed occupancy of 62 people is unchanged. The assumption that “one in three people speak at a normal voice” is unrealistic and unenforceable. There is also no mechanism to prevent additional people from accessing the roof, meaning:

- Noise impacts will be significant
- Residents are likely to experience ongoing disturbance

7. Smoking and Vaping

There is no clear statement on whether smoking or vaping will be allowed. Given the proximity to residential windows and the associated fire and health risks, our position is that neither should be permitted and should be strictly monitored.

Regards

Pradith and Alexandra Southi

From: Virginia Lees [REDACTED]
[REDACTED]

Sent on: Monday, February 16, 2026 6:32:15 PM

To: dasubmissions@cityofsydney.nsw.gov.au

CC: Maria Giannos <maria@lifestylepropertyagency.com>; Virginia Lees <virginia.lees@gmail.com>

Subject: Submission- D/2026/38-50-58 Sir John Young Crescent Woolloomooloo

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

Virginia Anne Lees
Unit 57 Strata Plan No 89791

I am strongly objecting to the above submission on the following grounds

1. There is already a problem with guests at the backpacker Hotel congregating on the pavement to drink, smoke and socialise causing concern, disruption, noise and inconvenience to our and nearby residents.

The planned rooftop use would make this markedly worse and increase safety and hygiene concerns.

2. The current behaviour of hostel guests is not properly supervised and difficult for neighbours to influence. This would become even worse.

3. The rooftop is immediately adjacent to several Luxe apartments and noise, smoke and unsupervised behaviour would be a major nuisance.

4. The proposed rooftop use is not in keeping with the existing heritage appeal of the area and the high density of residential properties there.

Yours sincerely,

Virginia

Sent from my iPhone

From: Edward Grieve [REDACTED]
[REDACTED]

Sent on: Monday, February 16, 2026 3:22:02 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011

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

To: Bill McKay
Manager Planniong Assessments
City of Sydney

Dear Mr McKay,

I write to formally raise concerns regarding the proposed and/or increased rooftop use at [property address / development reference], and the associated impacts on neighbouring residential amenity and safety.

In particular, we are concerned about the following matters:

- **Increased late evening noise** generated from rooftop use, including the cumulative impact on surrounding residential dwellings and overall neighbourhood amenity.
- **Existing street-level congregation issues**, with uncertainty as to whether adequate supervision and crowd management measures are in place to manage patron behaviour effectively.
- **Absence of a clear operational management plan**, specifically addressing waste removal, hygiene controls, and structured management of rooftop activities.
- **Potential safety implications** arising from large groups congregating adjacent to residential entry points, which may compromise resident access, security, and general wellbeing.
- **Lack of clarity regarding smoking and vaping controls**, particularly in close proximity to residential windows and private open spaces.
- **Heritage and visual impacts** associated with rooftop alterations within what is a sensitive and historically significant streetscape.

Given the above, we respectfully request that Council carefully consider these issues in its assessment and require clear, enforceable management measures to ensure residential amenity, safety, and heritage values are appropriately protected.

We would appreciate confirmation that this submission has been received and advice on any next steps in the assessment process.

Please do not hesitate to contact me should you require any further information.

Kind regards,

Edward Grieve.
Apartment 19/68 Sir John Young Crescent
Woolloomooloo NSW 2011
SP 89791

16th February 2026

From: Rob Tuckwell [REDACTED]
[REDACTED]
Sent on: Tuesday, February 17, 2026 8:47:50 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Formal objection to D/2026/38
Attachments: Formal objection to D202638.pdf (9.84 MB)

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

Please find attached a formal objection to this proposed DA

D/2026/38
Hamptons Property Services
50-58 Sir John Young Crescent
Woolloomooloo NSW 2011

Yours Sincerely,

Robert & Susan Tuckwell
52/68 Sir John Young Crescent
Woolloomooloo NSW 2011

Regards
Rob

Formal objection to the following development application.

Applicant name HAMPTONS PROPERTY SERVICES PTY LTD

Reference number: D/2026/38

Site address:50-58 Sir John Young Crescent, WOOLLOOMOOLOO NSW 2011

Proposed development: Alterations to use the rooftop area as a communal recreation space for guests of the existing backpackers' accommodation.

Proposed trading hour are between 7.00am and 9:00pm

We, Robert and Susan Tuckwell of apartment 52/68 Sir John Young Crescent, Woolloomooloo NSW 2011 object to the development proposal on the following grounds.

As the immediate southern neighbour to the proposed rooftop development on the western side within the building 68 Sir John Young Crescent our front and rear terraces adjoin the rooftop of the Pacific House Hostel. We have direct line of sight views to the areas specified in the DA.

We have serious concerns regarding the impact this rooftop use will have on residential amenity, safety, noise levels, and public order. Our concerns are informed by both lived experience and principles established under NSW planning frameworks, City of Sydney Development Control Plan 2012, the Protection of the Environment Operations (POEO) Act 1997 and CPTED (Crime Prevention Through Environmental Design).

The key areas where we will experience Loss of residential amenity include:

Privacy Intrusion

Impacts of anti-social behaviour

Noise pollution

Security

Privacy Intrusion.

A major concern for us is the construction of fire stairs adjacent our northeastern terrace and the pergola above.

Firstly, there currently exists an original chimney which is very much in keeping with the heritage elements of the building. This chimney, which is easily visible from the Domain, would need to be demolished in order to build what is falsely described in the plans as “existing fire stairs”

Secondly, this substantial chimney affords us privacy and also acts as a sound barrier.

Our apartment has direct sight lines onto the backpacker’s rooftop and as such our privacy will be compromised.

Security.

The hostel rooftop offers direct access to our private property via our front and back terrace, and then all other apartments via our garden beds. This is a serious concern for all residents of our building. Not only is access easy, intruders would be hidden by the “physical barrier and screen”

The current application does not address any of our security concerns.

Noise and Anti-social behaviour.

Under the Protection of the Environment Operations Act 1997, offensive noise is defined as any sound that unreasonably interferes with the comfort or repose of a person. The rooftop proposal, if approved, would likely result in:

- Anti-social gathering of groups of residents/guests, drinking alcohol and talking and conversing at elevated noise levels impacting on a range of residents but most significantly to us as the southern neighbour sharing the boundary.
- Regular noise spillover into neighbouring dwellings due to open rooftop acoustics,
- Repeated breaches of quiet enjoyment, as a result of the movement of the current and consistent anti-social behaviour that occurs at the front of the Pacific House Hostel building and our building, 68 Sir John Young Cres, onto the rooftop.

The application will result in offensive noise in line with the stated definition outlined in the Protection of the Environment Operations Act (POEO)1997(NSW) Section, which defines “Offensive noise” as:

(a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances,

- is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
- interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises, and

(b) that is not trivial or negligible in nature.

As part of the Application process, Hamptons Property Services has provided an acoustic report by Pulse White Noise Acoustics Pty dated 18/12/2025. This report is flawed as the assumptions that the report was based on are not the lived experience of the behaviours and noise of the residents, further any management plan required to mitigate the noise are flawed based on current experience of both guests' behaviours and management's ineffectual behavioural management plans.

We would strongly recommend that Council do not accept the results and recommendation of the report. Further we recommend that Council undertake a noise study based on the current anti-social behaviours observed regularly on the footpath outside the Pacific House Hostel and also inside the current communal areas. According to review of social channels and reviews of Pacific House Hostel, the hostel is known for its high noise levels and "party scene" This is reinforced by the Hostel's marketing focusing on images throughout its website and social channels of alcohol and group/social drinking of both wine and beer.

The development fails to address CPTED principles.

The current proposal fails to address key CPTED principles, particularly those outlined by NSW Police and the NSW Department of Planning. Specifically:

- **Access Control:** Rooftop access lacks clear restriction mechanisms (e.g., controlled access, staff supervision and mechanisms to ensure adequate distribution of residents and management of numbers entering and exiting the area). The current application outlines no active measurement of the number on the roof or active real time oversight and supervision of both numbers, noise or behaviours. Rather, in line with its attached Management Plan, it relies on signage and once hourly "checks" of the area to ensure rooftop numbers, spread of guests and noise levels of guests.
- **Natural and Mechanical Surveillance:** Rooftops inherently reduce surveillance from the street level and increase the likelihood of unmonitored or anti-social behaviour. Currently the guests of Pacific House Hostel engage in consistent anti-social behaviour such as smoking in non-smoking areas, urinating on our building, smoking illegal drugs and engaging in "party scenes" on the footpath. This behaviour will be moved to the rooftop and therefore fails to address CPTED principles. Premier FM Building management have hours of video footage and photographs of anti-social behaviour which should be reviewed by Council to gain an understanding of the consistency of the anti-social behaviour as well as the current offensive noise.
- **Territorial Reinforcement:** The rooftop's use for social purposes may lead to blurred boundaries between private and semi-public space, fostering a "party zone" atmosphere without clear oversight. As noted, the application indicates that their oversight is an hourly check of behaviour and no active management of numbers or

behaviour. The movement of anti-social behaviour from the footpath and in front of 68 Sir John Young Cres to the rooftop will likely cause an increase in anti-social behaviours. Further review of the Pacific Hostel social media presence, the Hostel is presented as a “party hostel”.

- Space Management: The ongoing challenge of managing transitory hostel guests’ behaviours across multiple cultural norms and groups adds to the likelihood of poor rooftop use such as throwing items, drinks, rubbish etc over the balcony to the footpath below, wind blowing unsecured umbrellas and lack of accountability. Again, without any oversight or real time supervision from a security guard the residents will be allowed to “free roam” the roof top, engage in antisocial behaviour. With signage as the only deterrent, the numbers will be able to quickly surge to well in excess of 50 in the general-purpose area and 12 in the wellness area.

The Pacific Hostel note in their application that the new outdoor rooftop facilities will exceed the existing total communal area for the allotment. That is there is currently inadequate space for communal activities within the building and this application does not meet CPTED principles.

Pacific House Hostel management are in our experience incapable of mitigating anti-social and disrespectful behaviour. The Strata committee, our building managers Premier FM and individual residents have constantly requested the Hostel have patrons refrain from using our private podium area and adjacent footpath as a gathering point to drink, smoke and congregate in numbers both large and small.

This behaviour occurs all day. Clearly once the party has been moved from the rooftop at 9.30 pm it will shift to the front of our building.

There is well documented evidence depicting the hostel as a party house with images on social media channels and the hostel website showing people drinking alcohol.

The application to use the rooftop does not address the increased risks and noise associated with guests drinking alcohol on a rooftop. Moving these patrons onto an unmonitored, unsecured roof is a significant risk to both local residents and the guests.

There are strong and well documented records of anti-social behaviour observed by both our residents and with our Strata Building Management with respect to the guests of Pacific House Hostel. The monthly building report from FM Premier Building Services notes the numerous incidents of smoking and drinking on our premises, refusal to move away from sitting on our private area, drinking alcohol and dumping rubbish outside our building, smoking illegal substances and smelling it from residents’ balconies, urinating on our private property and sexual interactions.

It is recommended that the Council work with Premier FM Building Services and review the numerous hours of video footage from our CCTV and our incident reports to understand the level of anti-social behaviour that occurs from Pacific House Hostel.

Photographs in support of objection:

Figure1. View from Domain

Figure 2. Western Terrace and heritage chimney

Figure 3. Western Terrace

Figure 4. Western Terrace

Figure 5. Heritage Chimney where “existing fire stairs located”

Figure 6. Access from roof to Western Terrace

Figure 7. Party scene at Luxe podium

Figure 8. Party scene at Luxe podium

Figure 9. Clean up

Figure 10, 11, 12. Smaller gathering, drinking smoking on our property

Figure 13 – 15. Urinating on our steps. These individuals were identified as backpacker residents.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

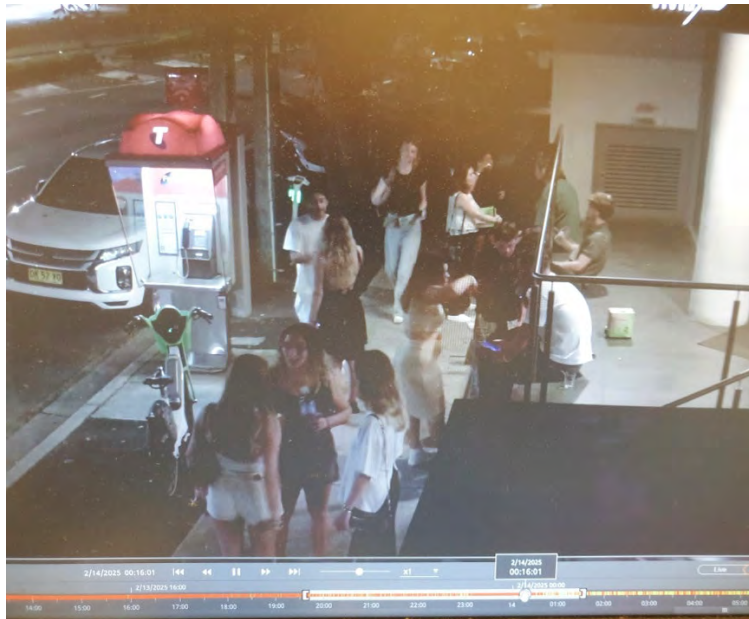


Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12

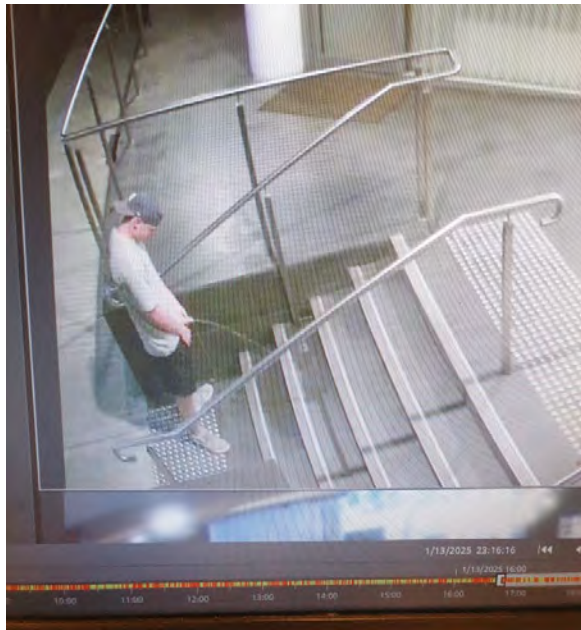


Figure 13

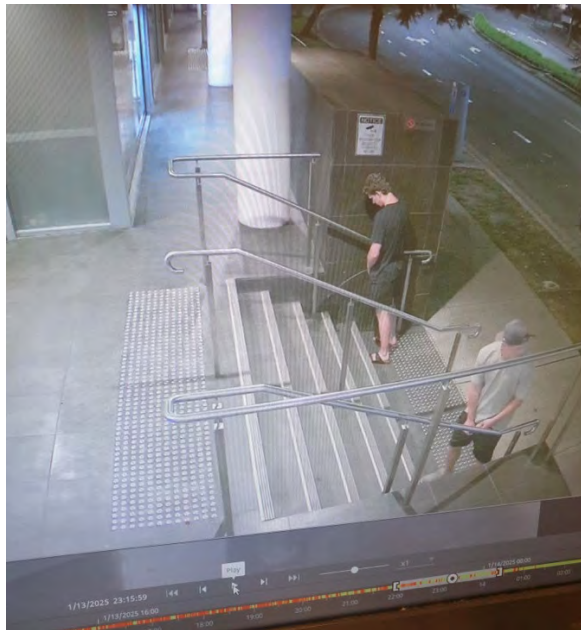


Figure 14



Figure 15

Conclusion

The use of the rooftop by short-term or transient hostel guests poses an unreasonable risk to:

- Neighbouring amenity and peaceful enjoyment of homes in line with the POEO Act 1997, Section 4 & 139,
- Community safety and public order,
- Urban design principles required under CPTED.

For these reasons, we respectfully request that the application be refused or significantly amended to exclude rooftop use in its current application.

We urge the Council to complete a full impact assessment inclusive of risk assessment and noise study before any further consideration the application. We further urge the Council to complete a site visit whereby you can see at any time of the day the failure of management to adequately control their residents/guests.

Further considering the significant impact, we request further community consultation where the Council work collaboratively with the Owners of 68 Sir John Young Cres and their building management to find a solution that works for all parties.

Yours Sincerely,

Robert and Susan Tuckwell

52/68 Sir John Young Crescent

Woolloomooloo NSW 2011

From: [REDACTED]
Sent on: Monday, February 16, 2026 11:10:56 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
CC: [REDACTED]
Subject: Objection to D/2026/38, 50-58 Sir John Young Crescent, Woolloomooloo NSW 2011
Attachments: Objection to D202638 by Unit 71 Luxe .pdf (15.06 KB)

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

Please find attached an objection to the above DA by an owner of an apartment in the adjoining building.

My name is [REDACTED] the Luxe complex at 68 Sir John Young Crescent, W [REDACTED] n the 6th floor overlooking Sir John Young Crescent. I would like my name, unit and contact details withheld for privacy reasons please.

I'm objecting to the proposal to create a rooftop recreation space for the backpacker residents of 50-58 Sir John Young Crescent, Woolloomooloo (the Hostel) described in D/2026/38.

The amenity of living at Luxe apartments is already compromised by the anti-social activities of the Hostel guests. Luxe residents often come home to an entrance that has been littered with bottles, rubbish and sometimes the stench of urine or vomit. Loud groups congregate on the pathways outside drinking and smoking. At the moment, residents can at least go up the lifts to the peace of their apartment. However, if the Hostel residents are allowed onto the rooftop this significantly affects the peaceful enjoyment of residents' homes, especially the higher ones like my apartment. What also greatly concerns me is the significant security risk as the Hostel rooftop enables access to the Luxe apartments. When Luxe first opened there was a significant problem combatting intruders which has mostly been addressed. However this threat would be introduced all over again. I'm very concerned about the direct impact of noise and security on my apartment.

I would also question the ability of the management of the Hostel to limit the use of the rooftop space to the parameters described. There seems to be little control of Hostel guest activities at the moment. It is not clear from the proposal how the number of guests would be controlled, how they would be limited to resident guests and not wider groups for parties, how the playing of music would be prevented, how access times would be enforced, and particularly how the guests would be restricted to the north end of the rooftop with only an unlocked gate preventing them accessing our neighbouring building. The controls described in the proposal's management plan seem woefully inadequate and/or unrealistic. The space prescribed is also very large given the claim that it will only be used by 50 people plus 12 exercising. There is the capacity to have many multiples of this number in this space and insufficient controls to stop this happening.

There are also serious safety concerns about moving the revellers up to the roof. If items are dropped or thrown from this height there could be fatal consequences for pedestrians below. In high winds, items can be blown unintentionally off the roof. There is a further safety concern to the guests themselves due to their demographic and propensity to become inebriated.

The location of the Hostel gives their residents ample outdoor space for recreation, socialising and solar access. Within minutes they can be in the Domain grounds, Hyde Park or the Botanical Gardens. The surrounding suburbs are well endowed with licenced premises to socialise with better controls for appropriate behaviour and patron safety. The Hostel itself has large open balconies on each level at the northern end. The nature of backpacking is to travel and explore new places. It is difficult to understand how this is a necessary or desirable development when it has limited incremental benefit and would cause a significant loss of amenity to the long term residents of the area.

I hope Council will consider these issues in the context of planning controls and decline the application.

Regards,

[REDACTED]

[REDACTED]

From: Tess Shannon [REDACTED]
[REDACTED]
Sent on: Monday, February 16, 2026 4:02:59 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Objections to DA Number: D/2026/38
Attachments: JT Pacific House Hostel Development submissions 2026.pdf (1.8 MB), DA Objection.pdf (613.63 KB)

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

ATTENTION: MR JOE WANG

Dear Mr Wang,

Please find attached our objections to the DA Number D/2026/38, 50-58 Sir John Young Crescent Woolloomooloo, Backpackers Hostel.

We are residents of 68 Sir John Young Crescent Woolloomooloo, direct neighbours of the Backpackers Hostel.

We look forward to your consideration of our objections and look forward to hearing from you.

Yours sincerely,

Tess Shannon and Jennifer Westacott.



Objection to City of Sydney development application D/2026/38

Address

50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011

Applicant

HAMPTONS PROPERTY SERVICES PTY LTD

Description

Alterations to use the rooftop area as a communal recreation space for guests of the existing backpackers' accommodation. Proposed trading hour are between 7.00am and 8.00pm Monday to Sunday.

Introduction

We are residents of 68 Sir John Young Crescent, Woolloomooloo, and we are writing to lodge our formal objection to Development Application D/2026/38 submitted by Hamptons Property Services Pty Ltd. The application proposes the conversion of the rooftop at 50–58 Sir John Young Crescent (Pacific House) into a communal recreation area for backpacker accommodation guests.

As a next-door neighbour sharing a terrace with the adjoining property that directly borders the proposed rooftop area, we will be significantly impacted by the introduction of an elevated communal social space. While we do not have direct sightlines into the rooftop itself, the sound and activity from this elevated, open-air space will carry clearly and consistently into our shared terrace and internal living spaces. These disruptions are of serious concern and pose an unreasonable threat to residential amenity.



Key Issues of Concern



1. Noise Pollution

The rooftop sits just metres away from our home and terrace. Although the proposed hours are from 7:00am to 8:00pm, 7 days a week, any noise from guests talking, laughing, playing music, or engaging in social activities will be amplified and projected across the shared rooftop and into our apartment.

This level of disturbance is incompatible with peaceful residential living, especially in a densely populated area.

Noise particularly during early mornings and evenings, will have a direct and ongoing impact on our ability to relax, rest, and enjoy our home.



2. Privacy Intrusion

From the proposed rooftop, guests will have direct access to our private terrace. The loss of privacy is immediate and significant.

We will no longer feel comfortable using our outdoor space, knowing that groups of strangers will be able to access into our home.

This is not a minor inconvenience it is a daily invasion of privacy.



3. Anti-Social Behaviour

Pacific House has a long-standing reputation for promoting a party-oriented environment.

This is evident in their promotional materials, which frequently feature groups drinking alcohol, and in online reviews referencing loud, late-night gatherings.

Shifting this culture to the rooftop, an uncontrolled, elevated environment exponentially increases the risk to guests, neighbours, and the community.

Without the oversight of licensed premises, unregulated alcohol use and rowdy behaviour become not just likely, but inevitable.



Additional Concerns with the DA

Claimed Benefit by Applicant

- Provide communal space for guests
- Improve guest recreation opportunities
- Promote social connection
- Enhance visual appeal with landscaping
- Respect heritage values
- Minimise offsite impacts through limited hours

Resident Reality

- Increases communal areas by 20%, in breach of the City of Sydney guidelines, and contributes to daily noise and disruption.
- The Domain parklands are directly opposite and more than adequate for passive and active recreation without intruding on residential space.
- The hostel already fosters a strong social scene, often fuelled with alcohol. Relocating this to a rooftop without regulation poses serious risks.
- Irrelevant for residents without a direct view while the negative impacts of noise, smells, and crowd activity remain unavoidable.
- The addition of modern umbrellas undermines the character of the area.
- Even with restricted hours, the impact will be daily, intrusive, and unavoidable due to close proximity to neighbouring homes.

Flaws in the Application

1



The acoustic report submitted as part of the application is based on assumptions that do not reflect the current behaviour or social culture of the hostel. Without practical enforcement mechanisms, these findings are meaningless and do not offer adequate protection for residents.

2



The development fails to comply with multiple planning and safety frameworks, including the City of Sydney Development Control Plan 2012, the Protection of the Environment Operations Act 1997, and Crime Prevention Through Environmental Design (CPTED) principles.

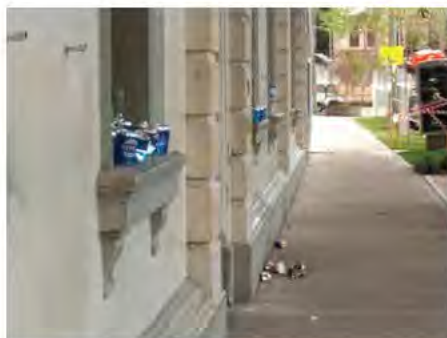
3



Transferring Pacific House's social dynamic to the rooftop will exacerbate existing issues, not mitigate them. This environment is ill-suited for unsupervised gatherings in such close proximity to family residences.



Guests can't follow simple management request.



Ongoing rubbish in streets

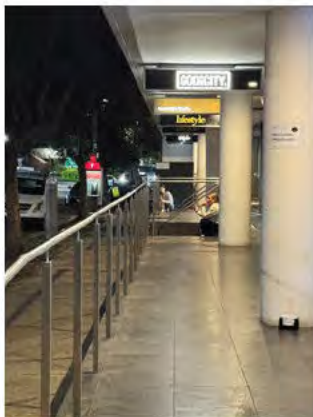
Additional Images to support objection



Urenating on stairs



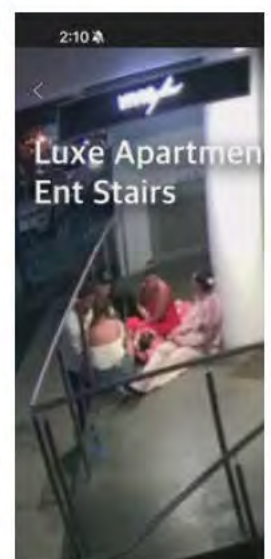
Regular late night gatherings on the street outside hostel and Luxe with music.



Stairs used for video calls with loud voices disturbing residents



Regular late night gatherings on our entrance way stairs



Request

We strongly urge the Council to reject this application in its current form. Before any further consideration is given, we respectfully request the following actions be taken:

- A realistic noise assessment, grounded in existing guest activity and behaviours, not hypothetical assumptions.
- A thorough risk assessment, particularly regarding rooftop safety and nuisance behaviour.
- Genuine engagement with local residents, including those sharing walls, terraces, and courtyards with the proposed development.
- Council to advise why the CoS ALCOHOL FREE ZONE signs outside the Pacific House Hostel and on Sir John Young Cres have been removed. Can you also advise who polices' this policy?

The nature and frequency of disturbance this development will bring is incompatible with the expectations of a safe and liveable residential community.

As someone directly affected, we urge Council to prioritise the wellbeing of its residents and decline this application.

Thank you for your consideration.

Sincerely



Tess Shannon & Jennifer Westacott

Residents, 68 Sir John Young Crescent Woolloomooloo 2011

Objection to DA Number: D/2026/38

16/02/2026

Dear Mr Wang,

I am a resident of 68 Sir John Young Crescent Woolloomooloo. I am very distressed to see the resurfacing of a DA proposal from Hamptons Property Services for 'Alterations to and use of the existing roof top as an outdoor communal space for the existing backpackers accommodation.' DA D/2026/38.

I live in a top floor apartment with another woman. We are in our 60s and 70s. We have lived at this address since 2014. A big attraction for us to buy this apartment was the security the building afforded us. There is a concierge, a key fob system and a secure garage.

The Backpackers Hostel has always been a difficult neighbour. This is because the clientele are young travelling people who naturally want to have a good time. But this comes at the expense of our safety and security. For many years now we have endured drunken anti-social behaviour from the patrons of the Backpackers Hostel. More often than not this has been the result of alcohol fuelled behaviour. The Hostel management does little to control this poor conduct. Furthermore, they use the front steps of our building and the outside entrance to sit, smoke and gather in groups. This makes it difficult to get into the building. They often smoke right next to the gas main notwithstanding there are signs warning of the danger.

As I said, we live on the top floor. There is a wide ledge on our balcony that protrudes out on the Crown Street side out past our balustrades. This ledge runs all the way up the side of the building past our neighbours and finishes next to the Backpackers Hostel. If they were to have an outdoor communal space on the roof patrons could easily jump onto this ledge and walk past or into our apartment. We are concerned for our safety and also concerned about robberies.

Whatever assurance the management of the Hostel gives as part of their application around management of unruly behaviour, you can dismiss as a false and a misleading claim. We have endured years of non-complying behaviour such as drinking in alcohol free zones, excessive noise, dumping of rubbish and used bikes on the street. Any extension of the footprint of this Hostel will have a seriously negative effect on our quality of life.

Our apartment building has balcony no smoking policy. Any commitment the Hostel management make about controlling smoking on the rooftop would be breached, as all past actions and commitments they have made have been breached. Any commitment to control or disallow alcohol on the rooftop will be breached as all past actions and commitments around the consumption of alcohol on the street have been breached. In addition, our fear is, that they will not comply with any time curfews on the roof and noise, smoking, unruliness and poor behaviour will destroy our right to a peaceful and safe life.

We are happy to meet and talk with you and the planning committee at any time.

Yours Sincerely,



Tess Shannon and Jennifer Westacott.

Residents 68 Sir John Young Crescent Woolloomooloo NSW
Mobile Tess Shannon 

From: [REDACTED]
Sent on: Monday, February 16, 2026 11:40:02 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Objection to D/2026/38 - 50-58 Sir John Young Crescent, Woolloomooloo NSW 2011
Attachments: D202638 submission - [REDACTED] Luxe.pdf (1.51 MB)

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

Please find attached a DA objection as described.

Objection to D/2026/38, 50-58 Sir John Young Cres, Woolloomooloo

My name is [REDACTED] and I am submitting an objection to the proposed rooftop works at 50 Sir John Young Crescent, Woolloomooloo ("Backpackers' Hostel") as described in D/2026/38 on behalf of my family who own and reside at [REDACTED] Sir John Young Crescent, Woolloomooloo which directly overlooks the rooftop area from [REDACTED] our terrace and internal living areas. I [REDACTED]

My family is very concerned to read about the proposed development as it would have a highly detrimental effect on the amenity of our apartment and hence our enjoyment of our home. Our primary concerns are the loss of privacy, acoustic disturbance, compromised security, light pollution, kitchen cooking smells, cigarette smoke and conflict stress that the proposal would inflict on our family and our everyday lives.

We believe the proposal's management plan contains measures that seem completely inadequate or unenforceable so do not address either our concerns or those of our building's community generally. Historically, the Backpackers' Hostel management has had little influence on the behaviour of its residents at street level. The transient nature of the Backpackers' Hostel's guests do not allow an enduring arrangement of protocols and respect to be established.

The abundant opportunities in the immediate area for outdoor recreation and solar access (Domain, Hyde Park & Botanical Gardens), visits to rooftop bars and socialisation preclude the argument for any exception to the planning rules, especially when the proposal would impact long term resident families that permanently add to the vibrancy of inner Sydney and rely on Sydney City Council support to maintain the amenity of their homes in an inner city environment. The Backpackers' Hostel's guests should not be discouraged from frequenting local licenced premises to socialise as this supports local businesses and allows the consumption of alcohol to occur in an appropriate setting with RSA trained staff, security and supervision to ensure the safety of all.

On this basis we respectfully submit that the proposal does not carry sufficient merit to justify the significant impact on long term residents in the adjacent apartments and surrounding buildings and should be denied.

More details of our concerns are as follows:

Concerns directly affecting our home

- 1) Visual privacy. There is a direct line of sight from the rooftop to our terrace and into our living room. Having a large gathering of backpackers congregating on the roof on any day of the week for up to 14.5 hours a day is highly intrusive to our privacy and would result in our family losing the option of relaxing on our terrace which forms a significant portion of our living area. We would have to lower the blinds to our living room to maintain privacy which would significantly affect the ambience of our living space. The top of the stairs to the raised structure in the centre of the rooftop has a line of sight all the way through our apartment to the bedroom corridor. Please find photos from living areas in appendix. The impact on our privacy would prohibit the approval of this open space use as per Sydney DCP 2012 4.2.3.8 (7)(c).
- 2) Acoustic disturbance. The noise levels from revelling backpackers would make enjoying our outdoor space or having our living room sliding doors open to enjoy the outdoors and a cool breeze no longer an option. The DA states that amplified music would not be allowed but this is unlikely to be policed and portable amplifiers are commonplace. We think this is likely to be an ongoing cause of conflict. There is also no realistic method of controlling numbers on the roof under the proposed maintenance plan. Under the proposal's acoustic report the noise at our apartment is predicted to exceed the acceptable level documented in Sydney DCP 2012 4.3.2.11 Acoustic Privacy, even in the unlikely event that the 50 person cap is maintained.
- 3) Compromised security. Opening the rooftop to a large number of transient backpackers significantly impacts the security of our apartment and the safety of our family. Our building had been plagued by security issues when it first opened due to criminals accessing the

windows and balconies on lower floors. We still live in a vulnerable area from a security perspective. Allowing unfettered access to the rooftop will provide the opportunity for ill-intentioned parties to access our terraces and those of our neighbours. Putting signs up saying revellers aren't allowed through the unlocked gate to the restricted southern area is completely ineffective. Once they have access, it is possible to travel along the terraces of adjacent apartments further from the rooftop and drop onto terraces below. The construction of a structure over the newly constructed fire stairs effectively provides a launch platform onto our terrace. We are also concerned about the fire stairs themselves which provide a new form of access to the rooftop, compromising the security of residents of our adjacent building.

- 4) Light pollution. We have experienced problems with light pollution into our apartment in the past when lights on the rooftop have been left on and shine directly into our home. If the area is lit to accommodate so many backpacker residents the light pollution into our apartment will be significant and would occur every night due to the 7 day a week opening of the space.
- 5) Kitchen cooking smells, vermin and fire risks. From reviews it seems the hostel has inadequate kitchen facilities causing significant wait times for residents. It seems the intention is to have a second kitchen on the rooftop but there doesn't seem to be plans for extraction of smoke and odours. Unregulated cooking is likely to create a vermin risk and there needs to be an assessment of a fire plan depending on the fuel source for the cooking. We should not be subject to drifting cooking smells from an unsupervised kitchen on the rooftop or the associated vermin and fire risk.
- 6) Conflict stress. The inevitable ongoing conflict originating from the concerns above will create unnecessary stress for our family in having to continuously ask for the Backpackers' Hostel's management to deal with transgressors. This is already occurring in interactions with the hostel residents at the bottom of our building. We should be able to enjoy the peaceful occupation of our apartment without continually having to defend our basic enjoyment of our home. These negative interactions take a significant toll on the mental well being of those involved.

Broader concerns affecting residents of Luxe apartments

- 1) Building amenity. Currently the Backpackers' Hostel residents show little respect for the residents of our building. They drink and smoke pot on the street outside both the Backpackers Hostel and our building. We frequently witness anti-social behaviour towards our residents both verbally and through physical acts like urinating on the stairs or trying to intercept our food deliveries. We are extremely concerned about this anti-social behaviour being replicated on the rooftop in an unsupervised context.
- 2) Building security. Allowing a constant stream of itinerant backpackers access to the roof increases the security risk of the building as it is easier to trespass onto the building or assess opportunities for criminal activity.
- 3) Safety. Allowing a large number of guests onto the rooftop where many will be intoxicated presents safety risks to the guest themselves from falling as well as risks to pedestrians below, including residents accessing our building, from falling or thrown objects.
- 4) Wind effects. The rooftop is highly exposed to strong winds and presents a hazard from unsecured permanent and guest transported objects blowing down to the streets below.
- 5) Communal Area exceeded. The proposed area exceeds the 20% limit prescribed in the Common Open Space provisions. Furthermore the area is so large it could accommodate several hundred people and with the lack of policing of the space that is highly likely so all the concerns mentioned above and particularly the acoustic impact on our building would be considerably amplified. There is already open balcony space on each level of the Backpackers' Hostel for socialisation of its guests.

Concerns regarding the proposed Plan of Management

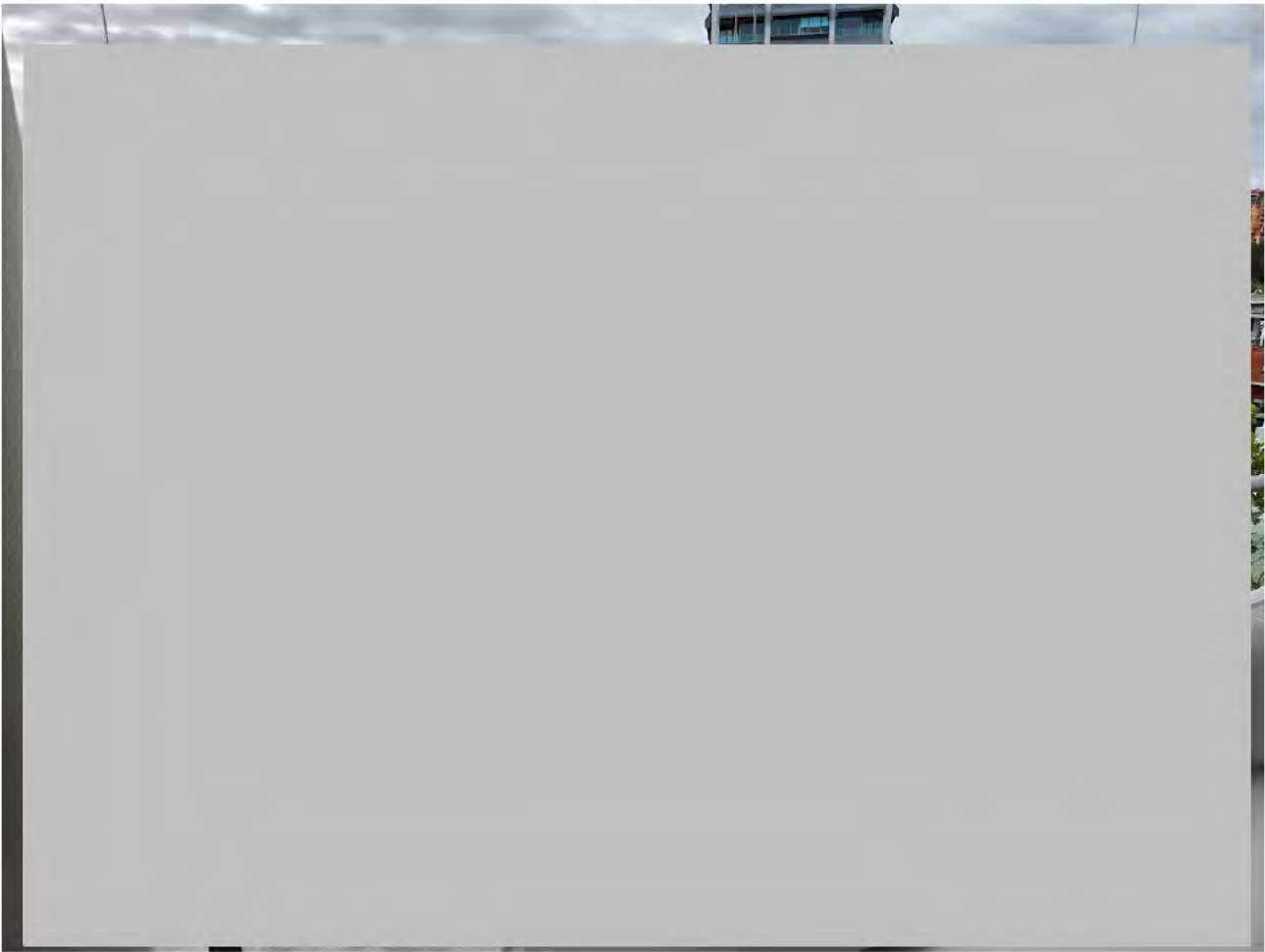
- 1) Guest use. The proposal claims guests are limited to 50 plus 12 but this is not enforceable due to an absence of controls addressing who enters the building or controls as to who accesses the roof. Expecting the backpackers to self police due to signage is an inadequate control and the roof area prescribed has the capacity for several hundred people.

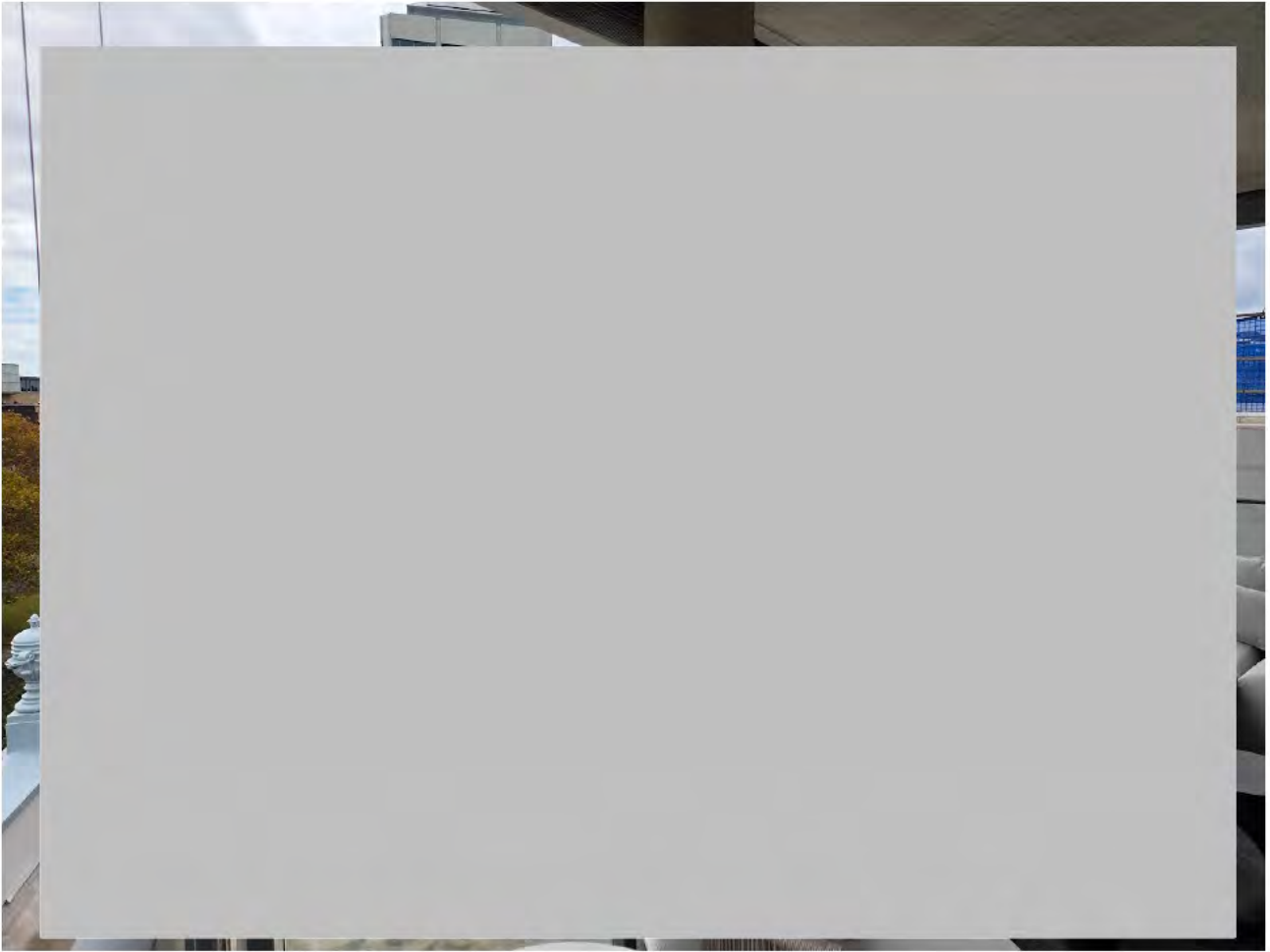
- 2) Access to southern portion of rooftop. There is nothing to stop backpackers entering the southern end directly adjoining residential apartments. Signage at an unlocked gate is a completely inadequate control, even if the guests were not intoxicated. This has serious privacy, security and safety implications for the residents of these apartments. There is no solution to this problem due to the proposal of new fire stairs at the southern end which must be accessible.
- 3) Permitted hours of use. This is proposed to be controlled by signage which is an ineffective control. It is also stated the rooftop access will be locked on closing but the Backpackers' Hostel does not employ staff in the evening, but rather engage a night manager from amongst one of the backpacker guests. This person will not have the training or skills to manage the departure of a large number of rowdy people and little incentive to enforce the rules due to their own transient situation.
- 4) Management not on site. There is no management presence at critical times such as the evening to deal with Luxe' residents concerns or anti-social behaviour that occurs on the rooftop or the street below. This creates a situation that is likely to foster serious conflict as bad behaviour goes unchecked.
- 5) Repercussions for breaches. The repercussions described for breaches of behaviour by guests on the rooftop are an inadequate deterrent. Realistically the rooftop policies will be unenforceable, especially due to the transient nature of the guests.

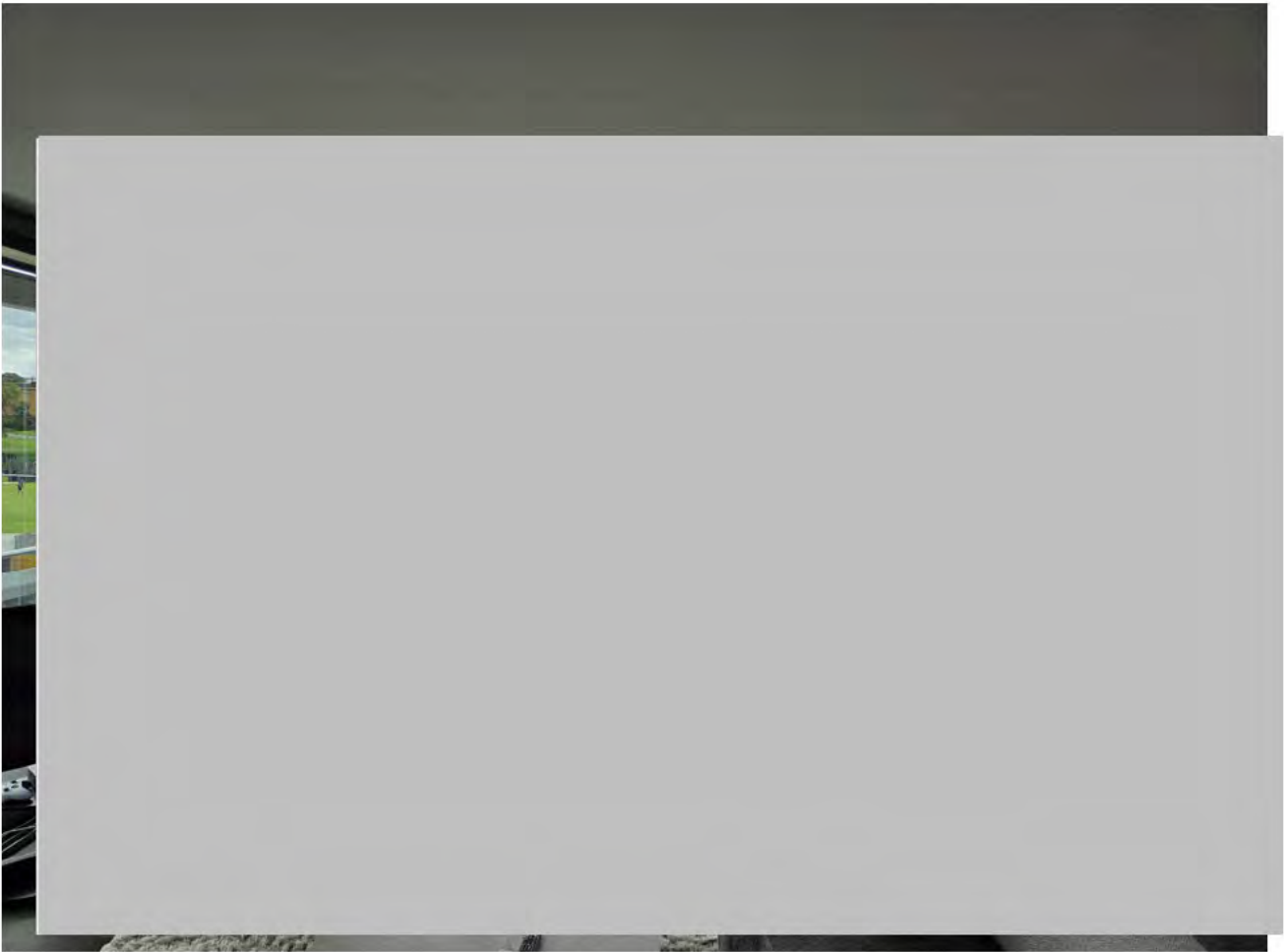
Thank you for your consideration of my submission.

Regards,

A large black rectangular redaction box covering the signature area.







From: Victor De Baets [REDACTED]
[REDACTED]

Sent on: Monday, February 16, 2026 4:43:36 PM

To: council@cityofsydney.nsw.gov.au

Subject: D/2026/38: 50–58 Sir John Young Crescent, Woolloomooloo NSW 2011: Existing roof top use as outdoor communal space for backpackers accommodation

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

Dear Sir/Madam,

As the owner of an apartment in the adjoining Luxe building (68 Sir John Young Crescent), I hereby wish to voice my strong objection to the proposed use of the backpacker's accommodation roof top as an outdoor communal area. The main reasons for my objection are:

1. Antisocial Behaviour and Increased Management Burden

When this DA was last submitted, the Strata Committee voted to oppose it due to the expected increase in antisocial behaviour.

Pacific House guests are moved off the rooftop at 8pm, and with limited indoor common areas, large groups habitually congregate on the footpath.

This leads to:

- Increased building management intervention and associated costs
- Loud gatherings, drinking, and disturbance directly outside our building
- Ongoing amenity impacts for our residents

2. Poor Management Practices by Pacific House

The operator has consistently demonstrated inadequate supervision and control of guests.

As a result:

- Episodes of vomiting, urination, and disorderly behaviour have occurred on our property
- Noise and nuisance complaints have been frequent
- No confidence exists in their ability or willingness to supervise up to 62 guests on a rooftop

3. Resident Safety and Intimidation

Residents have reported feeling intimidated when arriving home, often having to pass through large groups drinking on the footpath.

There have been instances where residents who asked trespassing backpackers to leave were met with aggressive or physically intimidating responses, including unwanted physical contact.

This is a serious safety and harassment concern.

4. Waste, Hygiene, and Vermin Risks

The DA proposes cooking facilities but provides:

- No clear daily cleaning or waste removal plan
- No explanation of how food scraps, rubbish, and BBQ waste will be removed each night
- High risk of vermin from unclean bins or cooking residues

5. Lack of Supervision on the Rooftop

The plan provides no supervision, and movable furniture increases risk:

- Chairs and items becoming hazards
- Conflicts or disorderly conduct going unmanaged

- No control over crowd behaviour or safety

6. Noise Impacts

The proposed occupancy of 62 people is unchanged. The assumption that “one in three people speak at a normal voice” is unrealistic and unenforceable.

There is also no mechanism to prevent additional people from accessing the roof, meaning:

- Noise impacts will be significant
- Residents are likely to experience ongoing disturbance

7. Smoking and Vaping

There is no clear statement on whether smoking or vaping will be allowed. Given the proximity to residential windows and the associated fire and health risks, our position is that neither should be permitted and should be strictly monitored.

Thank you for considering these objections. If you wish to discuss any of this in further detail feel free to contact me on 0417109200.

Thank you and best regards,

Victor De Baets



From: Larry Dwyer [REDACTED]
Sent on: Tuesday, February 17, 2026 11:25:38 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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

Good morning Bill Mackay,

After considering the documentation submitted to install an "Outdoor Communal Space" on the roof top situated at 50-58 Sir John Young Cres Woolloomooloo NSW, I consider it essential that the noise barrier to be extended along the area of the roof facing Crown St .

My daughter lives in one apartment facing directly opposite the proposed site, and my partner and I also live in another apartment (we own both apartments) facing Sir John young Cres.

The noise pollution study while very thorough is based on a criteria of very basic assumptions. Many young people reside in the project building.

When relaxing and talking the noise level, particularly with male and female laughter and voices will impose upon the noise level in our apartment block.

Evidence of such noise drift is based on the sports venue on top of the Domain Carpark situated on Sir John young Cres, opposite the project building. It only takes a small group of young men playing soccer and their voice noise travels across into the apartments along Crown St and Sir John Young Cres.

The project needs to extend the noise wall, at least along Crown St.

Best regards

Libby Carroll. Units 1001 and 807 Domain Apartments. Tel 0408110425

Professor Larry Dwyer PhD
UN Tourism Ulysses Laureate
Visiting Research Professor, Business School, University of Technology, Sydney
Adjunct Professor, Faculty of Economics, University of Ljubljana, Slovenia
Elected Fellow and past President, International Academy for the Study of Tourism
Advisory Board, International Association for Tourism Economics
Telephone/Whatsapp: [REDACTED]
[REDACTED]

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From: Joanna Y [REDACTED]
Sent on: Monday, February 16, 2026 9:45:26 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: Bowen Fox <bowenfox@bigpond.com>; Joanna Y <joannajyue@gmail.com>
Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 -

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

Dear Council,

We are writing to make a submission regarding Development Application D/2026/38 for the property at 50-58 Sir John Young Crescent, Woolloomooloo.

Name: Bowen Fox & Joanna Yue
Unit: 33
Strata Plan: SP89791

We are residents of the building directly neighbouring this development. We are concerned that, if the Council approves this DA, it will have a negative impact on our enjoyment of our apartment and our safety.

At present, the backpackers who stay at the hostel in 50-58 Sir John Young Crescent are a constant fixture at our building. They congregate at the front entrance of the building at all hours of the day and night. This is the main entrance to the building, and the way we come and go each day. They often leave traces of smoking and vaping behind (disregarding the rules of the building, which are clearly signposted), as well as other rubbish.

This is intimidating to us and other residents, who simply wish to come and go from our homes safely and in peace. Many of the residents of the building are retired or have children.

At present, there appears to be no plan from the Council to address these existing problems.

The addition of a rooftop, which would draw large evening crowds, would only compound this problem. Each night when the rooftop is shut at 8pm, large numbers of those staying at the hostel will be evicted from the rooftop, with nowhere to go. They will likely congregate under cover on the stairs at the front of our building until late in the evening. At present, there is nowhere else for those staying at the hostel to go - the building is far from venues on Crown Street and surrounded on several sides by large highways and the Domain carpark.

It is unclear to us how the Council will address these issues related to: (i) noise, (ii) waste, (iii) health and safety concerns relating to vaping and smoking on the premises and intimidation of residents.

Yours sincerely
Bowen and Joanna

From: Liliana Tyler [REDACTED]

Sent on: Friday, February 13, 2026 1:48:55 PM

To: council@cityofsydney.nsw.gov.au

Subject: Re: DA D/2026/38 – Proposed Rooftop Use at 50–58 Sir John Young Crescent

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

Dear Councillors,

I write to **formally object** to the proposal to establish a rooftop communal space at the existing backpacker accommodation adjoining my residential building.

While the backpacker accommodation already operates next door, the addition of a rooftop communal area represents a significant intensification of use that will directly impact neighbouring residents, including myself.

My primary concerns relate to:

- Increased noise transmission from an elevated outdoor gathering area
- Late-night social activity and amplified voices carrying into neighbouring residences
- Loss of residential amenity and quiet enjoyment of our homes
- Potential overlooking and loss of privacy from rooftop users
- Cumulative impacts associated with a high-turnover, 62-person accommodation facility

Rooftop communal areas, by their very nature, amplify sound and reduce natural acoustic buffering. Noise generated at roof level travels further and is more difficult to contain than activity at ground level. Given the scale of the existing backpacker accommodation, the likelihood of ongoing group gatherings and social activity is high, particularly during evening hours.

The surrounding area is predominantly residential in character. Planning principles seek to protect neighbouring properties from unreasonable noise, disturbance, and privacy impacts. In my view, this proposal would materially diminish residential amenity and is incompatible with the reasonable expectations of adjoining residents.

I respectfully request that Council give careful consideration to the potential noise, privacy, and amenity impacts of this rooftop activation and refuse the proposal in its current form.

Thank you for considering my submission.

Yours faithfully,

Rosa Liliana Tyler
Resident of Luxe
68 Sir John Young Crescent
Woolloomooloo

From: Rob Tuckwell [REDACTED]
Sent on: Friday, February 13, 2026 1:17:24 PM
To: council@cityofsydney.nsw.gov.au
Subject: Formal objection to D/2026/38
Attachments: Formal objection to D202638.pdf (9.84 MB)

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

To Jo Wang,

Dear Jo et al,

Please find attached a formal objection to this proposed DA

D/2026/38
Hamptons Property Services
50-58 Sir John Young Crescent
Woolloomooloo NSW 2011

I declare that:

- any submission, comment or attachment I make is my own and I own the copyright and any other relevant rights
- I have obtained the permission of all third parties who own copyright, moral rights or other intellectual property rights in any submission, comment or attachment that is not my original work
- I have obtained the consent of people where the submission, comment or attachment contains their personal information
- any submission, comment or attachment I make is not obscene, offensive or otherwise defamatory
- any attachments I have submitted comply with the City of Sydney's digital requirements.

I acknowledge and agree that the City of Sydney is not responsible for the content and accuracy of my submission, comment or attachment.

I consent to:

- my submission, comment or attachment being made available to the public, exhibited on a public register, and placed on the City of Sydney's website, in line with the Government Information (Public Access) Act 2009 (GIPA Act)
- the terms of the privacy protection notice below:

Privacy and personal information protection notice

Purpose of collection: For the City of Sydney to provide planning and information access services.

Intended recipients: City of Sydney employees and approved contractors, members of the public where the information is available on a public register or website, and NSW Government agencies and departments for integrated applications.

Supply: The supply of this information is voluntary.

Access/Correction: Contact the City of Sydney on 02 9265 9333 or at council@cityofsydney.nsw.gov.au to access or correct your personal information.

Storage: City of Sydney, located at 456 Kent Street Sydney NSW 2000, is collecting this information and will store it securely.

Other uses: The City of Sydney will use your personal information for the purpose for which it was collected and may use it as is necessary for the exercise of other functions.

For further details on how the City of Sydney manages personal information, please refer to our privacy management plan.

Yours Sincerely,

Robert & Susan Tuckwell
52/68 Sir John Young Crescent
Woolloomooloo NSW 2011

Formal objection to the following development application.

Applicant name HAMPTONS PROPERTY SERVICES PTY LTD

Reference number: D/2026/38

Site address:50-58 Sir John Young Crescent, WOOLLOOMOOLOO NSW 2011

Proposed development: Alterations to use the rooftop area as a communal recreation space for guests of the existing backpackers' accommodation.

Proposed trading hour are between 7.00am and 9:00pm

We, Robert and Susan Tuckwell of apartment 52/68 Sir John Young Crescent, Woolloomooloo NSW 2011 object to the development proposal on the following grounds.

As the immediate southern neighbour to the proposed rooftop development on the western side within the building 68 Sir John Young Crescent our front and rear terraces adjoin the rooftop of the Pacific House Hostel. We have direct line of sight views to the areas specified in the DA.

We have serious concerns regarding the impact this rooftop use will have on residential amenity, safety, noise levels, and public order. Our concerns are informed by both lived experience and principles established under NSW planning frameworks, City of Sydney Development Control Plan 2012, the Protection of the Environment Operations (POEO) Act 1997 and CPTED (Crime Prevention Through Environmental Design).

The key areas where we will experience Loss of residential amenity include:

Privacy Intrusion

Impacts of anti-social behaviour

Noise pollution

Security

Privacy Intrusion.

A major concern for us is the construction of fire stairs adjacent our northeastern terrace and the pergola above.

Firstly, there currently exists an original chimney which is very much in keeping with the heritage elements of the building. This chimney, which is easily visible from the Domain, would need to be demolished in order to build what is falsely described in the plans as “existing fire stairs”

Secondly, this substantial chimney affords us privacy and also acts as a sound barrier.

Our apartment has direct sight lines onto the backpacker’s rooftop and as such our privacy will be compromised.

Security.

The hostel rooftop offers direct access to our private property via our front and back terrace, and then all other apartments via our garden beds. This is a serious concern for all residents of our building. Not only is access easy, intruders would be hidden by the “physical barrier and screen”

The current application does not address any of our security concerns.

Noise and Anti-social behaviour.

Under the Protection of the Environment Operations Act 1997, offensive noise is defined as any sound that unreasonably interferes with the comfort or repose of a person. The rooftop proposal, if approved, would likely result in:

- Anti-social gathering of groups of residents/guests, drinking alcohol and talking and conversing at elevated noise levels impacting on a range of residents but most significantly to us as the southern neighbour sharing the boundary.
- Regular noise spillover into neighbouring dwellings due to open rooftop acoustics,
- Repeated breaches of quiet enjoyment, as a result of the movement of the current and consistent anti-social behaviour that occurs at the front of the Pacific House Hostel building and our building, 68 Sir John Young Cres, onto the rooftop.

The application will result in offensive noise in line with the stated definition outlined in the Protection of the Environment Operations Act (POEO)1997(NSW) Section, which defines “Offensive noise” as:

(a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances,

- is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
- interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises, and

(b) that is not trivial or negligible in nature.

As part of the Application process, Hamptons Property Services has provided an acoustic report by Pulse White Noise Acoustics Pty dated 18/12/2025. This report is flawed as the assumptions that the report was based on are not the lived experience of the behaviours and noise of the residents, further any management plan required to mitigate the noise are flawed based on current experience of both guests' behaviours and management's ineffectual behavioural management plans.

We would strongly recommend that Council do not accept the results and recommendation of the report. Further we recommend that Council undertake a noise study based on the current anti-social behaviours observed regularly on the footpath outside the Pacific House Hostel and also inside the current communal areas. According to review of social channels and reviews of Pacific House Hostel, the hostel is known for its high noise levels and "party scene" This is reinforced by the Hostel's marketing focusing on images throughout its website and social channels of alcohol and group/social drinking of both wine and beer.

The development fails to address CPTED principles.

The current proposal fails to address key CPTED principles, particularly those outlined by NSW Police and the NSW Department of Planning. Specifically:

- **Access Control:** Rooftop access lacks clear restriction mechanisms (e.g., controlled access, staff supervision and mechanisms to ensure adequate distribution of residents and management of numbers entering and exiting the area). The current application outlines no active measurement of the number on the roof or active real time oversight and supervision of both numbers, noise or behaviours. Rather, in line with its attached Management Plan, it relies on signage and once hourly "checks" of the area to ensure rooftop numbers, spread of guests and noise levels of guests.
- **Natural and Mechanical Surveillance:** Rooftops inherently reduce surveillance from the street level and increase the likelihood of unmonitored or anti-social behaviour. Currently the guests of Pacific House Hostel engage in consistent anti-social behaviour such as smoking in non-smoking areas, urinating on our building, smoking illegal drugs and engaging in "party scenes" on the footpath. This behaviour will be moved to the rooftop and therefore fails to address CPTED principles. Premier FM Building management have hours of video footage and photographs of anti-social behaviour which should be reviewed by Council to gain an understanding of the consistency of the anti-social behaviour as well as the current offensive noise.
- **Territorial Reinforcement:** The rooftop's use for social purposes may lead to blurred boundaries between private and semi-public space, fostering a "party zone" atmosphere without clear oversight. As noted, the application indicates that their oversight is an hourly check of behaviour and no active management of numbers or

behaviour. The movement of anti-social behaviour from the footpath and in front of 68 Sir John Young Cres to the rooftop will likely cause an increase in anti-social behaviours. Further review of the Pacific Hostel social media presence, the Hostel is presented as a “party hostel”.

- Space Management: The ongoing challenge of managing transitory hostel guests’ behaviours across multiple cultural norms and groups adds to the likelihood of poor rooftop use such as throwing items, drinks, rubbish etc over the balcony to the footpath below, wind blowing unsecured umbrellas and lack of accountability. Again, without any oversight or real time supervision from a security guard the residents will be allowed to “free roam” the roof top, engage in antisocial behaviour. With signage as the only deterrent, the numbers will be able to quickly surge to well in excess of 50 in the general-purpose area and 12 in the wellness area.

The Pacific Hostel note in their application that the new outdoor rooftop facilities will exceed the existing total communal area for the allotment. That is there is currently inadequate space for communal activities within the building and this application does not meet CPTED principles.

Pacific House Hostel management are in our experience incapable of mitigating anti-social and disrespectful behaviour. The Strata committee, our building managers Premier FM and individual residents have constantly requested the Hostel have patrons refrain from using our private podium area and adjacent footpath as a gathering point to drink, smoke and congregate in numbers both large and small.

This behaviour occurs all day. Clearly once the party has been moved from the rooftop at 9.30 pm it will shift to the front of our building.

There is well documented evidence depicting the hostel as a party house with images on social media channels and the hostel website showing people drinking alcohol.

The application to use the rooftop does not address the increased risks and noise associated with guests drinking alcohol on a rooftop. Moving these patrons onto an unmonitored, unsecured roof is a significant risk to both local residents and the guests.

There are strong and well documented records of anti-social behaviour observed by both our residents and with our Strata Building Management with respect to the guests of Pacific House Hostel. The monthly building report from FM Premier Building Services notes the numerous incidents of smoking and drinking on our premises, refusal to move away from sitting on our private area, drinking alcohol and dumping rubbish outside our building, smoking illegal substances and smelling it from residents’ balconies, urinating on our private property and sexual interactions.

It is recommended that the Council work with Premier FM Building Services and review the numerous hours of video footage from our CCTV and our incident reports to understand the level of anti-social behaviour that occurs from Pacific House Hostel.

Photographs in support of objection:

Figure1. View from Domain

Figure 2. Western Terrace and heritage chimney

Figure 3. Western Terrace

Figure 4. Western Terrace

Figure 5. Heritage Chimney where “existing fire stairs located”

Figure 6. Access from roof to Western Terrace

Figure 7. Party scene at Luxe podium

Figure 8. Party scene at Luxe podium

Figure 9. Clean up

Figure 10, 11, 12. Smaller gathering, drinking smoking on our property

Figure 13 – 15. Urinating on our steps. These individuals were identified as backpacker residents.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

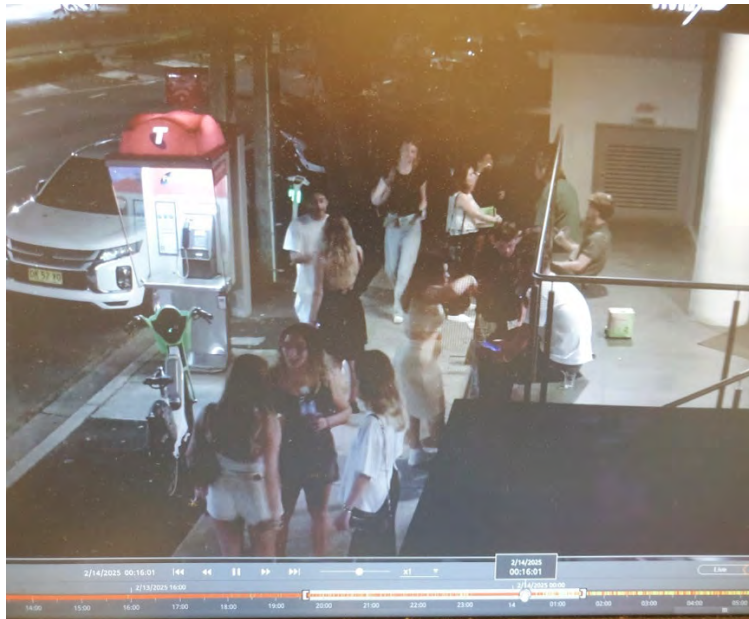


Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12

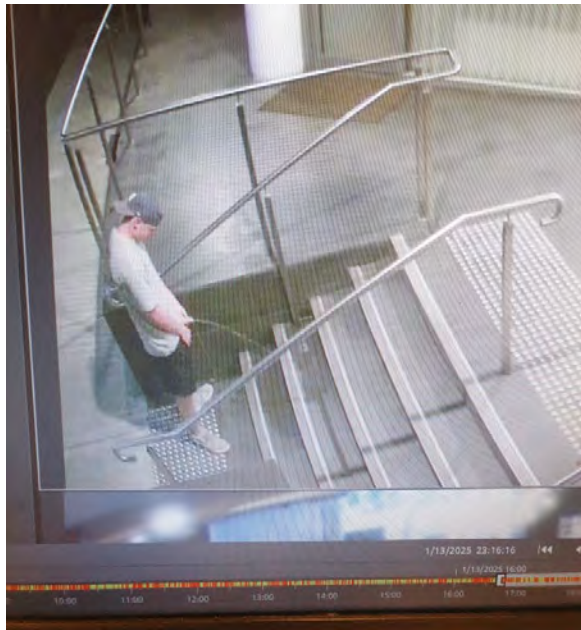


Figure 13

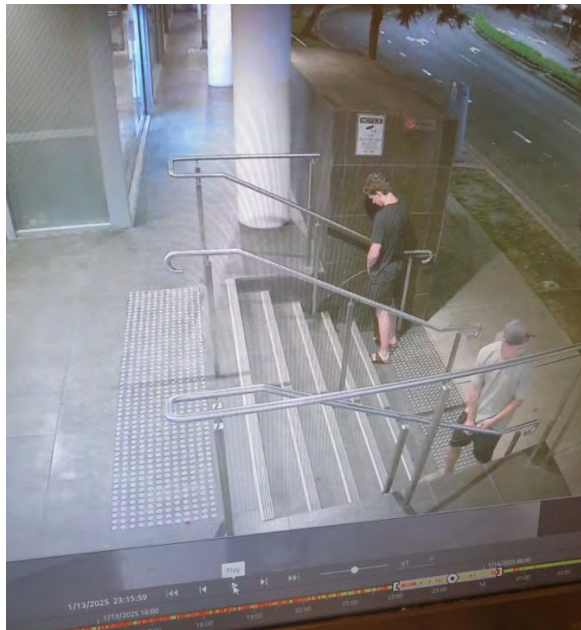


Figure 14



Figure 15

Conclusion

The use of the rooftop by short-term or transient hostel guests poses an unreasonable risk to:

- Neighbouring amenity and peaceful enjoyment of homes in line with the POEO Act 1997, Section 4 & 139,
- Community safety and public order,
- Urban design principles required under CPTED.

For these reasons, we respectfully request that the application be refused or significantly amended to exclude rooftop use in its current application.

We urge the Council to complete a full impact assessment inclusive of risk assessment and noise study before any further consideration the application. We further urge the Council to complete a site visit whereby you can see at any time of the day the failure of management to adequately control their residents/guests.

Further considering the significant impact, we request further community consultation where the Council work collaboratively with the Owners of 68 Sir John Young Cres and their building management to find a solution that works for all parties.

Yours Sincerely,

Robert and Susan Tuckwell

52/68 Sir John Young Crescent

Woolloomooloo NSW 2011

From: Anne Waters [REDACTED]

Sent on: Monday, February 16, 2026 4:48:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011

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Submission from Anne Marie Waters, owner and resident of Unit 45, 68 Sir John Young Crescent, Woolloomooloo NSW 2011, Strata Plan number SP89791.

I am writing to object to the development application proposal from HAMPTONS PROPERTY SERVICES PTY LTD (D/2026/38), which seeks approval for the alteration and use of the existing roof top as an outdoor communal space for the backpacker accommodation at 50–58 Sir John Young Crescent, WOOLLOOMOOLOO NSW 2011.

The building I live in is next door to the backpacker accommodation. I believe that the roof top development would have a significant negative impact on our building as well as on neighbouring dwellings due to privacy, noise and safety issues.

The specific reasons for my objection are:

- The proposed roof top development will result in reduced privacy for residents in our building as well as residents in the Domain Apartments and neighbouring terraces on Crown Street.
- The proposal that hostel staff will check the roof top outdoor area hourly during its hours of operation is not adequate. Staff should constantly be in attendance on the roof top during the hours of use to control and monitor noise, safety and antisocial guest behaviour. This is particularly important given that 62 guests could be on the roof top at any one time.
- Should security guards also be employed to supervise and control guest behaviour on the roof top during the hours of use?
- The proposal does not clearly state who, or how, noise levels on the roof top during its hours of operation will be assessed or monitored.
- The groups of backpacker guests who currently congregate on Sir John Young Crescent are extremely noisy but hostel management and staff are unable to control or manage this behaviour even when neighbouring residents complain.
- The acoustic assessment concluded that noise emissions from the roof top are predicted to be within acceptable limits for surrounding residential areas, and that the development will not adversely affect the acoustic amenity of the neighbourhood. However, to my knowledge, no consultation was undertaken with neighbouring residents regarding this acoustic testing.
- I note that amplified music and speech will not be allowed in the outdoor area, however, there is no specific information in the proposal about how this will be monitored or controlled.
- The proposal does not include any information about who will decide whether the trial extension of hours to 9pm will become permanent or not.
- The proposal provides no specific information about how management will ensure that the roof top area is only accessed and used by guests.
- The proposal provides no specific information about how management will monitor and control the number of guests on the roof top at any one time.
- The use of alcohol, smoking and vaping on the roof top have not been addressed in the proposal at all.
- The proposal provides no information about how management and staff will ensure that furniture that is not fixed, bottles, rubbish and other objects are not thrown off the roof top. This is a major safety concern, particularly for people and/or drivers on Sir John Young Crescent or Crown Street.

Yours sincerely

Anne Marie Waters

Unit 45, 68 Sir John Young Crescent
Woolloomooloo NSW 2011

From: John Sharp <[REDACTED]>
[REDACTED]
Sent on: Friday, February 13, 2026 3:30:11 PM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: Objection to DA Number D/2026/38 attached herewith
Attachments: CCF_000151.pdf (627.08 KB)

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Bill MacKay

Manager Planning Assessments

City of Sydney

Re Proposed Development Reference Number D/2026/38 at 50 – 58 Sir John Young Crescent,
Woolloomooloo, NSW 2011

Dear Mr MacKay,

I write to register with you my objection to this proposed development by the applicant Hamptons Property Services Pty Ltd.

My interest in this matter is I am an owner and resident in Luxe Apartments at 68 Sir John Young Crescent which is immediately adjacent to the proposed development site.

In the interests of efficiency, I will try to keep my comments short and in point form.

- 1) Smoking and vaping in the area of the proposed development would impinge on our property particularly at the rooftop level of Pacific House. We already experience this at ground level from the guests of Pacific House and it continues despite our efforts to control it. We find this to be grossly objectionable.
- 2) Trespassing on our property by Pacific House guests is a daily problem for us despite our efforts to control it. We can provide photographic evidence of this if required. At street level they sit on our property and smoke, vape, carry out telephone conversations and other matters. In the past they have held parties on our ground floor balcony. Apart from the direct impact of these activities, on many occasions when they are asked to move away, their response has been in the negative and, on occasion very intimidating. This is a great difficulty for us as we are regularly confronted by this type of behaviour. Our concern is that the proposed development will place more people in this area particularly at the closing time of the proposed development area and these trespassing issues will increase.
- 3) Loss of security – one of the main reasons I live in an apartment is for security. There are direct areas of access between our building and the area of the proposed development at the rooftop level of Pacific House. Should this development proceed our personal and building security would be completely compromised.
- 4) General antisocial behaviour will increase – we already have experience with rubbish being left on our property, urinating on our property, blockage of the street in front of our property (both with E-Bikes, Share Bikes and people) – this will certainly be exacerbated if the proposed development proceeds.
- 5) There will be increased noise and light which will directly impinge on our property. Also, the proposed exercise regimes to be held on the roof will certainly be heard clearly by our residents.
- 6) As Pacific House currently makes very little effort to control the impact of their guests on our amenity, we severely question their intention and ability to control what their guests will do in respect of interaction with our right to privacy and quiet enjoyment of our homes. Pacific House has little interest in our circumstances and because their guests are largely transient (mainly backpackers who stay for a few days) there is very little regard shown to us, their neighbours and our property about anything.

In summary, we strongly believe that the granting of this DA to Hampton Property Services would have numerous and significant negative and unpleasant impacts on us and our neighbourhood in general.

Yours sincerely

John Sharp - phone [REDACTED]

From: Monica & Wayne [REDACTED]
[REDACTED]

Sent on: Wednesday, February 18, 2026 9:37:35 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011 - Attention Joe Wang

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As an owner resident of The Domain Apartments I would like to oppose this DA by the Pacific House Hostel.

The primary concern for Domain residents, especially those whose apartments face Crown Street and overlook the rooftop of the Pacific House Hostel, is the significant acoustic impact that rooftop gatherings would create.

The hostel guests are primarily young (<25 years of age) tourists who are visiting on holidays. Their gatherings are mainly large groups of 15 or more, often spilling onto the street and late at night until 2-3 am. I have had to place multiple noise complaints with Kings Cross police over my 10 years of residence in the Domain apartments. I have also witnessed multiple attendances by NSW Ambulance to the building. A recent one where a young woman was semi conscious on the front steps, clearly affected by drugs and/or alcohol. Given these existing problems, it is unlikely that the management of the Pacific House Hostel will be able to control and restrict access to the rooftop and limit the noise level from their partying.

Due to the height, open-air design, and direct line-of-sight between the two buildings, noise generated on the rooftop will travel unobstructed toward Domain apartments.

Key acoustic considerations include:

- **Amplified noise travel:** Elevated, open rooftops allow sound to project further and with greater clarity

than ground-level spaces. Even normal conversation levels can carry across to neighbouring buildings.

- **Late-evening disturbance:** Rooftop gatherings typically occur during evenings and weekends, when

ambient background noise is lower and sound transmission is more noticeable inside apartments.

- **Reflection and echo effects:** Hard surfaces on both buildings can reflect and amplify sound, increasing the perceived volume for Domain residents.

- **Sleep and amenity impacts:** Noise intrusion into bedrooms—particularly for residents facing the rooftop—may affect sleep, comfort, and overall residential amenity.

- **Lack of effective mitigation:** Rooftop spaces are extremely difficult to acoustically treat. Barriers and screens offer limited benefit, and compliance relies heavily on behavioural control, which is inconsistent and difficult to enforce.

Many thanks,

Monica Bell

Unit 1404, 22-40 Sir John Young Crescent, Woolloomooloo

Mobile: [REDACTED]

From: [REDACTED]

Sent on: Wednesday, February 18, 2026 11:24:16 AM

To: council@cityofsydney.nsw.gov.au

Subject: re D/2026/38 - High Importance -from Judith Pohlen, 22-40 Sir John Young Cres, Woolloomooloo

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

Dear Council,

Reference number: D/2026/38

Site address: 50-58 Sir John Young Crescent , WOOLLOOMOOLOO NSW 2011

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

I live at The Domain building, 22-40 Sir John Young Cres, Woolloomooloo. While I am currently in a unit facing the domain park itself I have lived in several of the units in this building, including opposite the backpackers and can certainly attest to noise issues.

Most recently, late at night, after the ? cafe has closed, the backpackers gather around the lawn/ footpath opposite my apartment, and are joined by others (on motorbikes) and drink, play music and make significant noise well into the night. There is smashed glass on the footpath/ area that has been there for many months, kicked into the foot of the sandstone wall - I walk right past this near daily and can simply observe no-one at the City of Sydney has any interest in our area or maintaining it.

With particular regard to the proposal re roof terrace I can state that as a healthcare worker, with shift work, and truly needing my sleep I have definitely been adversely affected by the current arrangements - I have had to contact King Cross Police in recent months pleading for help with a rowdy gathering across the road - I don't call for help lightly or often - maybe twice in last 8 years - but really the issue is way more frequent than my reaching out for help would indicate. .

Obviously this will be a much bigger issue with further development - clearly they can claim a closing time but reality is: the crowd just move outside, across the road with all the bad effects on adjacent residents: there are > 100 units in this building alone. It is a very cruel situation.

There are plenty of places in this area, also the Cross and the City that cater to such entertainment - why further smash a residential area?

Is it possible that although alcohol is not being served the individuals may take it up there to consume - there is no proposed constant staff rooftop presence/ monitoring.

We are constantly under pressure in this area, please help us with this,

Sincerely
[REDACTED]

From: [Gallagher, Luke @ Sydney](#)
To: [REDACTED]
Subject: Query: D/2026/38 - 50-58 Sir John Young Crescent WOOLLOOMOOLOO NSW 2011
Date: Friday, 6 March 2026 12:46:15 PM
Attachments: [img-0c61170a-0b40-419c-a831-160e657a5f60](#)

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To whom it may concern,

I am writing in support of Development Application D/2026/38 for the proposed rooftop communal space at 50–58 Sir John Young Crescent, associated with Pacific House backpackers accommodation.

I live nearby at 1 Boomerang Place in Woolloomooloo and regularly spend time walking through the neighbourhood. In my experience, Pacific House contributes positively to the local atmosphere. The travellers staying there bring a friendly and welcoming presence that adds life to what can otherwise feel like a quiet pocket of the area.

As a local resident, I am very familiar with the everyday background noise of inner-city Sydney. Traffic along Sir John Young Crescent and the Eastern Distributor, activity from nearby pubs, events in the Domain, and general street movement are all part of daily life here. Compared with these typical urban sounds, the hostel has never been noticeable as a disturbance.

Within this context, the proposed rooftop space feels like a sensible and well-considered improvement. Backpackers are naturally social travellers, and providing a dedicated outdoor area within the building gives guests an appropriate place to relax and spend time together.

The rooftop setting is particularly suitable as it keeps activity within the property while offering an enjoyable outdoor environment. It provides a comfortable space designed for casual use, allowing guests to unwind and socialise without impacting the surrounding streets.

Pacific House is also uniquely positioned to enjoy impressive views across Sydney. Making use of the rooftop is a natural extension of the building's function and enhances the experience for visitors staying in Woolloomooloo. For many travellers, the opportunity to spend time outdoors and appreciate the cityscape is a memorable part of their stay.

From a neighbourhood perspective, I believe this addition will complement the area. It provides a well-managed space for guests while maintaining the existing character of the street.

More broadly, Pacific House plays a valuable role in the local community. The presence of international visitors adds vibrancy and supports nearby cafés, small retailers, and other local businesses. Woolloomooloo has long been a diverse inner-city neighbourhood, and accommodation that welcomes travellers is part of that identity.

Overall, the rooftop proposal represents a thoughtful enhancement to the existing building. It offers a practical and enjoyable amenity for guests while remaining consistent with the surrounding residential environment.

For these reasons, I strongly support approval of Development Application D/2026/38.

Kind regards,

Luke Gallagher (he/him)

ESG Advisor

CBRE | Property Management - IFM Investors

Committee Member, National ESG Reporting Frameworks, Property Council of Australia

Level 2, 345 George Street | Sydney, NSW 2000



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I acknowledge Aboriginal and Torres Strait Islander peoples as the First Australians and the Gadigal people of the Eora Nation as Traditional Custodians of the lands where we live, learn and work. I pay my respects to their Elders, past and present.

[Image](#)



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From: Steve Broughton [REDACTED]
[REDACTED]

Sent on: Friday, February 13, 2026 7:26:12 PM

To: council@cityofsydney.nsw.gov.au

Subject: Objection to Development Application D/2026/38 – 50–58 Sir John Young Crescent, Woolloomooloo NSW 2011

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Dear City of Sydney Assessment Team,

I am writing to formally object to Development Application D/2026/38 concerning the proposed communal rooftop use at 50–58 Sir John Young Crescent, Woolloomooloo.

I am both an owner-occupier and an investor within the neighbouring building, and my apartment directly faces Sir John Young Crescent and the areas where backpackers currently congregate. As a result, I already experience the existing impacts associated with antisocial behaviour in this location, and I am concerned that approval of this proposal will materially worsen those impacts.

My primary concern is the likely increase in noise and general disturbance. A rooftop communal area designed for social use by a large number of occupants will inevitably generate elevated noise levels, particularly in the evening. Noise from group conversation and activity travels significantly in this urban setting, and in practical terms it is extremely difficult to monitor or enforce assumptions about “normal” behaviour once large groups are involved. This will further reduce residential amenity for surrounding apartments.

I am also concerned about the lack of clearly defined operational controls. The application does not provide sufficient detail regarding active supervision, enforcement of occupancy limits, or behavioural management. Based on existing conditions at street level, where guests often gather after the rooftop closes, it is reasonable to expect that expanding rooftop use will increase congregation and overflow into surrounding areas, placing additional pressure on neighbouring residents and shared public space.

Resident safety and comfort is another key issue. As someone who regularly enters and exits the building through these areas, I have observed situations where large groups create an environment that feels uncomfortable and at times intimidating. The proposal risks amplifying these issues without demonstrating adequate mitigation.

In addition, the inclusion of cooking and communal facilities raises unresolved questions around waste handling, cleaning practices and ongoing hygiene management. Without clear and enforceable processes, there is a real risk of odour, cleanliness issues and vermin attraction that will affect nearby residents.

In summary, the proposal as presented does not adequately address the likely impacts on residential amenity, safety, and day-to-day liveability for neighbouring properties. I respectfully request that the City of Sydney refuse the application, or alternatively require substantial revisions and enforceable management conditions that genuinely mitigate these risks.

Thank you for your consideration of this submission.

Kind regards,

Steven Broughton
65/68 Sir John Young Crescent Woolloomooloo NSW 2011
[REDACTED]