

Local Planning Panel

15 March 2022

Application details

50 Bridge Street, Sydney

D/2022/1005

Applicant: QQT INVESTMENT 1 PTY LIMITED

Owner: QQT INVESTMENT 2 PTY LIMITED and QQT
INVESTMENT 1 PTY LIMITED

Background

- **D/2015/929** – Stage 2 approval for construction of the Quay Quarter Tower approved November 2015
- modifications “A to P” approved minor physical and condition-based modifications
- Tower recently completed
- Quay Quarter Tower Food and Drink Premises Acoustic Masterplan endorsed March 2021

Proposal

- use and fit-out of part of Level 00 and outdoor terrace as a restaurant and bar
- operating hours between 7:00am and 12 Midnight Mondays to Saturdays inclusive and 10:00am to 10:00pm Sundays

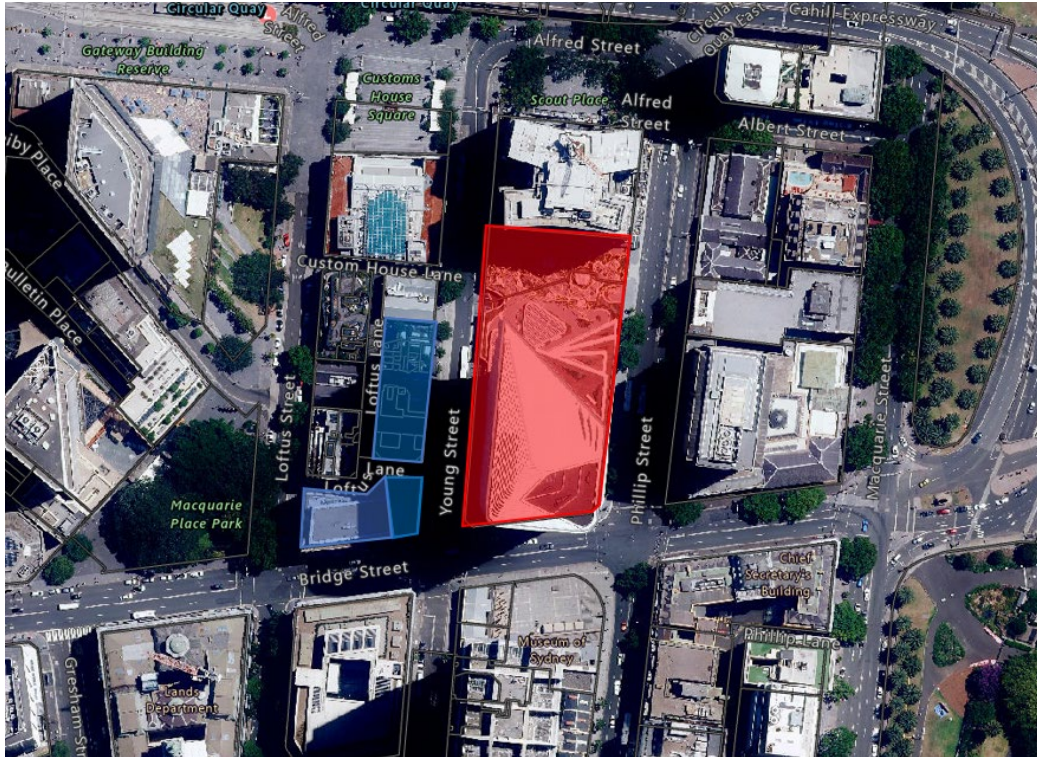
Recommendation



approval subject to conditions

Notification

- exhibition period 12 October to 3 November 2022
- 587 owners and occupiers notified
- ten submissions received

Submissions

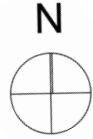
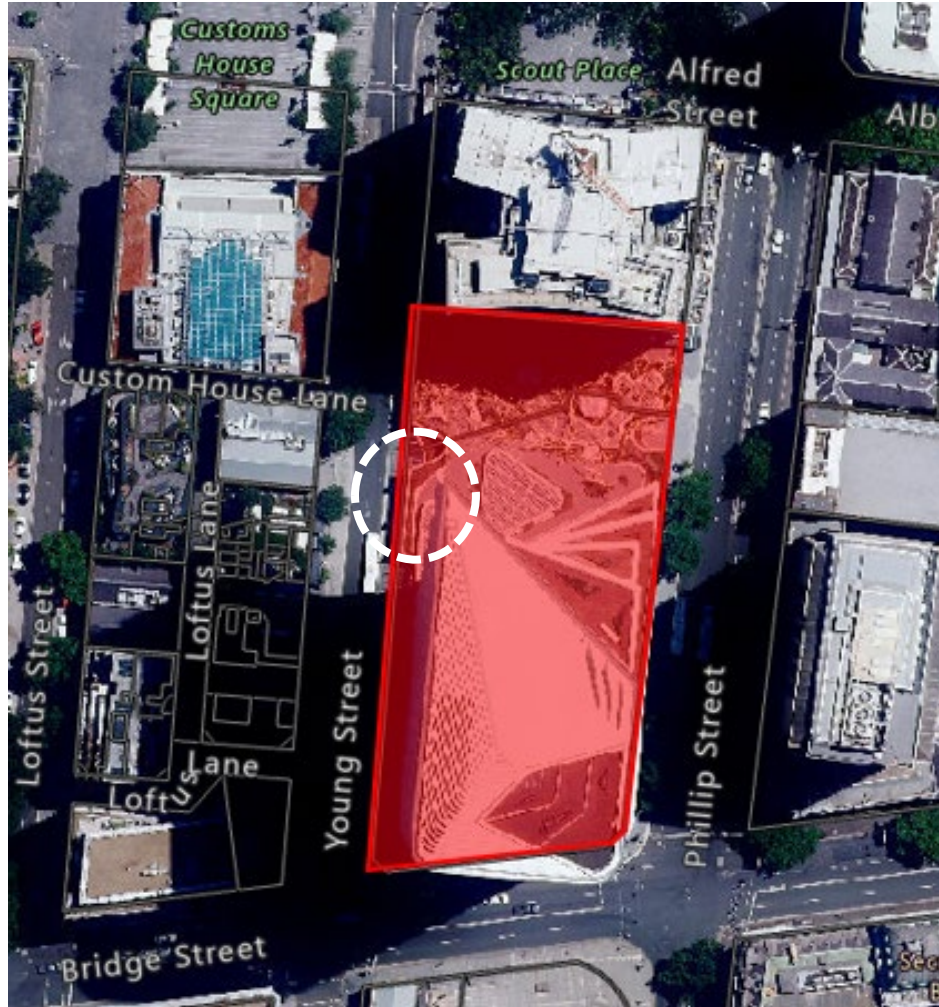


-  subject site
-  submitters

Submissions

- noise impacts from operation, particularly the outdoor terrace
- operating hours
- reports based on incorrect information

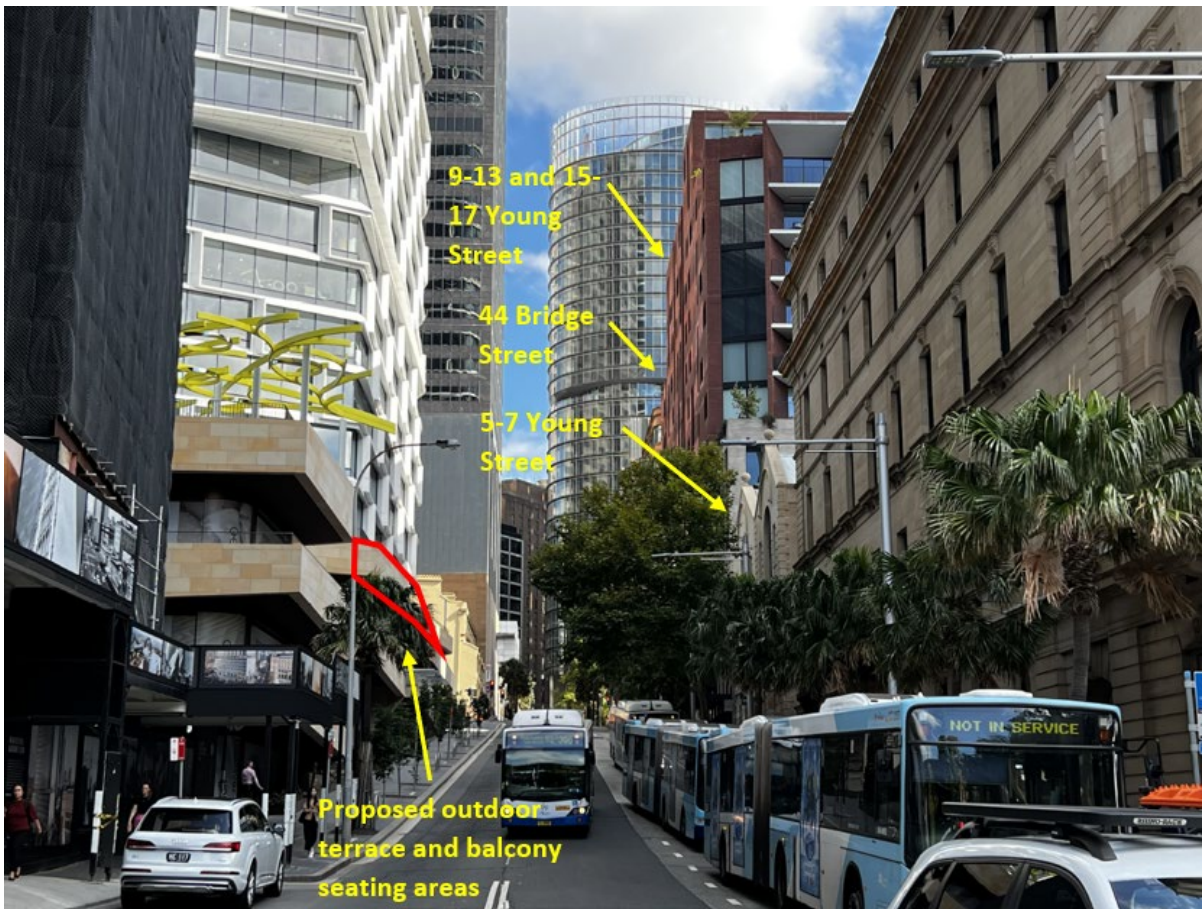
Site





Proposed outdoor terrace and balcony seating areas

Young Street



Young Street



Proposed outdoor terrace
seating area

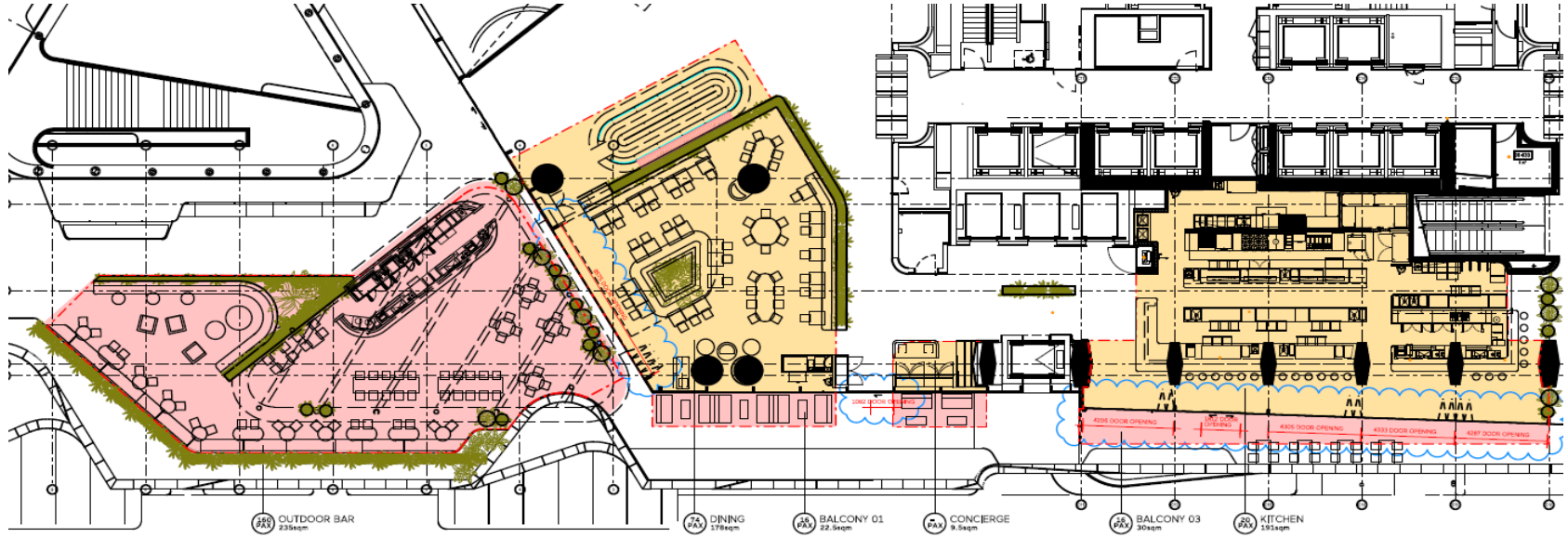
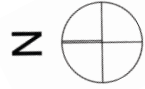


indoor seating area



indoor seating and kitchen area

Plans



Young Street

floor plan/seating arrangement

Compliance with key LEP standards

	control	proposed	compliance
zone	B8 Metropolitan Centre - food and drink premises permissible	food and drink premises	yes
height	not applicable	no change	yes
floor space ratio	not applicable	no change	yes

Compliance with DCP controls

	control	proposed	compliance
acoustic privacy	noise attenuation to residential uses	compliance with site-specific acoustic masterplan	yes
AMP Circular Quay Precinct	mix of uses including outdoor dining and extended late night hours	outdoor dining and late night hours proposed	yes

Hours of operation

base hours & extended hours	proposed hours	recommended hours
<p>indoor: base 6:00am to midnight extended: 24 hours</p> <p>outdoor: base 10:00am to 10:00pm</p> <p>extended: 9:00am to 1:00am</p>	<p>Indoor and outdoor: Mondays to Saturdays 7:00am to 12 Midnight</p> <p>Sundays 10:00am to 10:00pm</p>	<p>indoors 7.00am to midnight on a permanent basis</p> <p>outdoors 10:00am to 10:00pm on a permanent basis</p> <p>one year trial for extended morning hours</p>

Issues – noise

noise concerns relating to the outdoor terrace and “balcony” seating area addressed via conditions and Plan of Management requiring:

- compliance with site-specific acoustic masterplan controls
- compliance with Plan of Management inc. recommendations of acoustic report
- “balcony” outdoor seating areas closed after 10:00pm
- speakers pointed away from residential sites on outdoor terrace
- minor 1dB non-compliance in acoustic report imperceptible

Hours of operation

- base indoor and outdoor hours consistent with DCP recommended for approval
- outdoor extended morning hours to be restricted to DCP hours – 9:00am for a one year trial

Recommendation

approval subject to conditions