

Local Planning Panel

30 August 2023

Application details

644 George Street, Sydney

D/2023/55

Applicant: Planning Lab

Owner: ISPT Pty Ltd & AWP Management No. 2 Pty Ltd

Designer: Luton Design Space Design Studio

Proposal

alterations to use tenancies 10.41 and 11.05 of World Square as a nightclub, karaoke bar and licensed food and drink premises

Recommendation

approval, subject to conditions

Local Planning Panel Delegation

the application is referred to the LPP for determination as the proposal is identified as being a form of sensitive development, being development for the purposes of a new licence premises proposing to operate under an on-premises licence with an additional use for public entertainment venues under the *Liquor Act 2007*

Notification

- exhibition period 9 February 2023 to 3 March 2023
- 3,615 owners and occupiers notified
- 2 submissions received

Submissions

- noise impacts
- lack of noise management procedures
- risk of anti-social behaviour

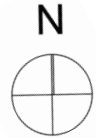
Submissions



site



objector



Submissions

- one submission was from a resident at World Square
- one submission did not disclose their address

Site



Site



site viewed from junction of George St & Goulburn St

Site



site viewed from Goulburn St

Site



tenancy entrance on Level 10, accessed via escalators off George St

Site



proposed area for outdoor dining

Site



Site



Site



internal view of tenancy 11.05

Proposal

- Single row of 92mm steel stud.
- 2 x 13mm sound or fire-rated plasterboard on both sides.
- 50mm thick, density of approximately 11kg/m³ in cavity.
- Rw 50

—internal wall treatment base on acoustic report
SYD2022-1162-R001C

3.2.2 Doors

For acoustic rated doors, we recommend:

- 30/40mm solid core door.
- Raven RP10 perimeter seals or similar.
- Raven RP38 drop seal. Threshold plate for carpet or soft floor surface.
- Excluding toilet doors.

3.2.3 Wall and Ceiling Acoustic Panels

For the karaoke booths we would recommend the following internal finishes:

- Floors - Commercial carpet floors.
- Ceilings:
 1. Suspended plasterboard with 50mm thick, density of approximately 11kg/m³ in cavity.
 2. 50% ceiling surface area with acoustic panel (NFC 0.45), such as Acoufelt, CSR Martin or similar.
- Walls:
 1. Construction as detailed in Figure 4
 2. 50% wall surface area with acoustic panels (NFC 0.45), such as Acoufelt, CSR Martin or similar

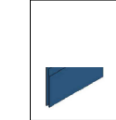
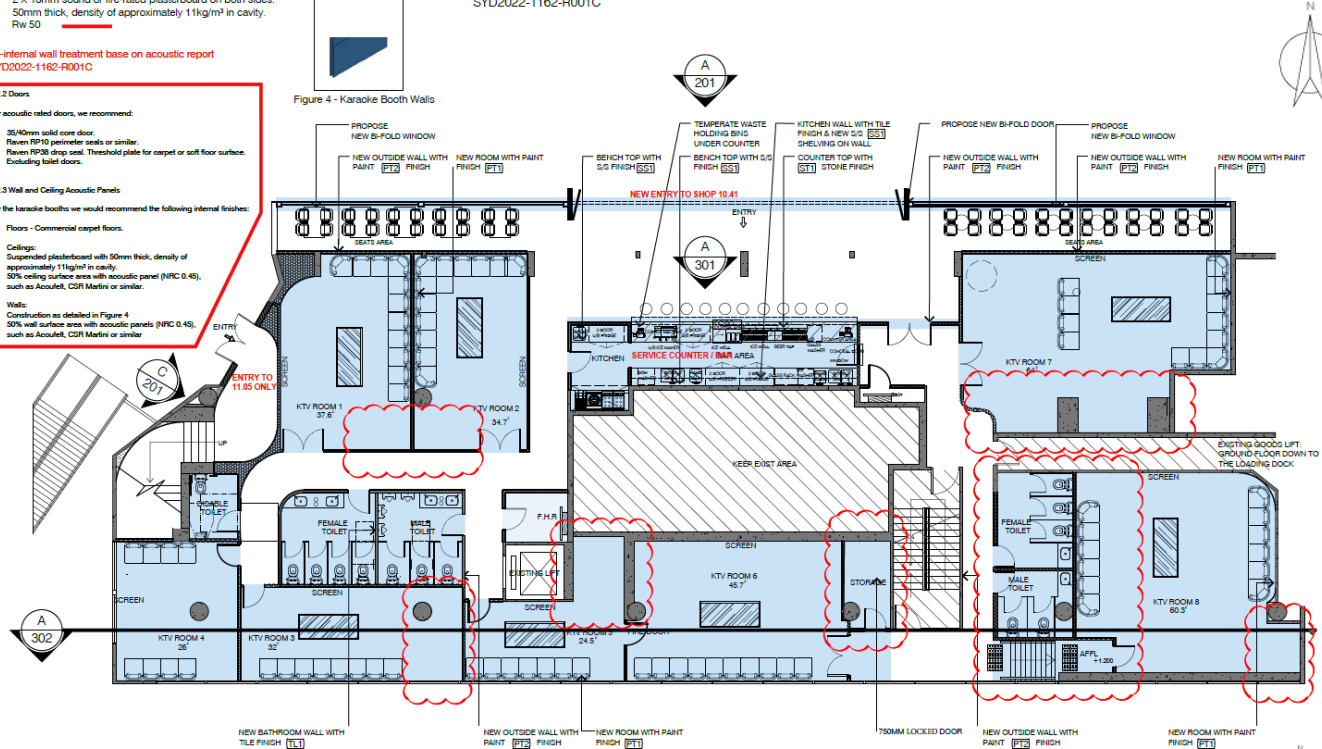


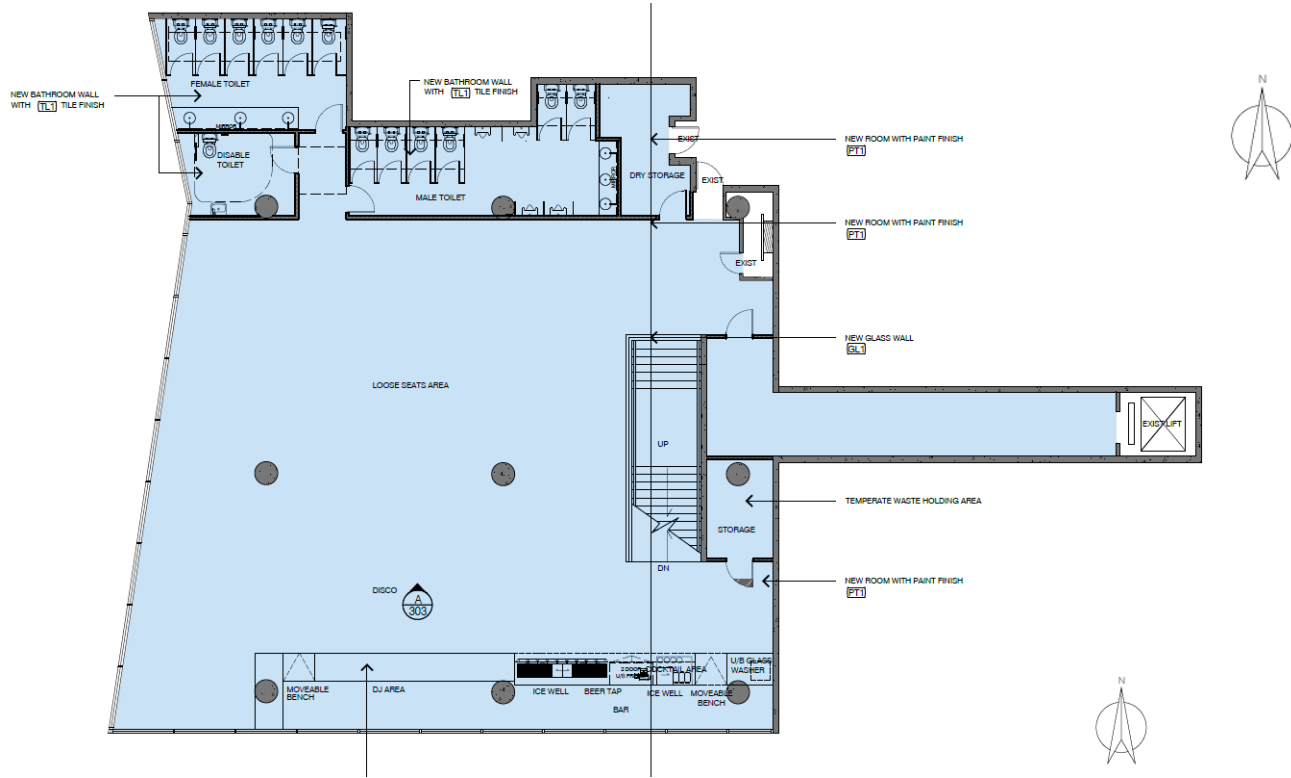
Figure 4 - Karaoke Booth Walls

KTV wall and ceiling treatment base on acoustic report
SYD2022-1162-R001C



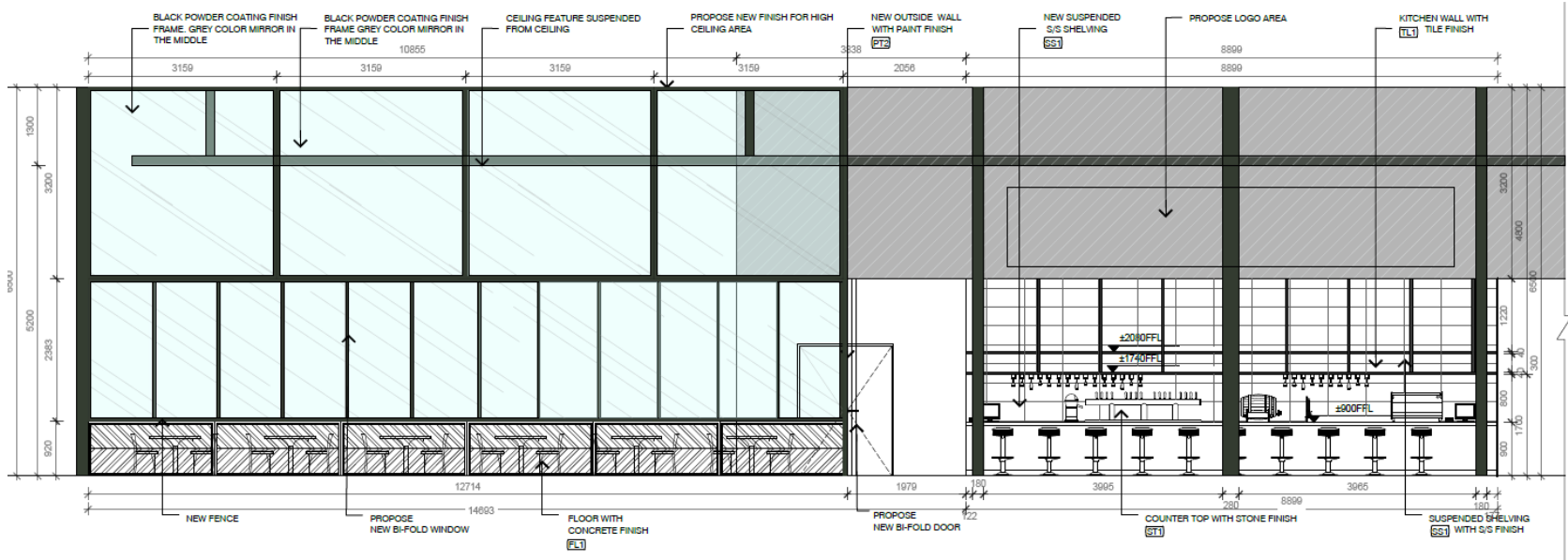
Level 10 floor plan

Proposal



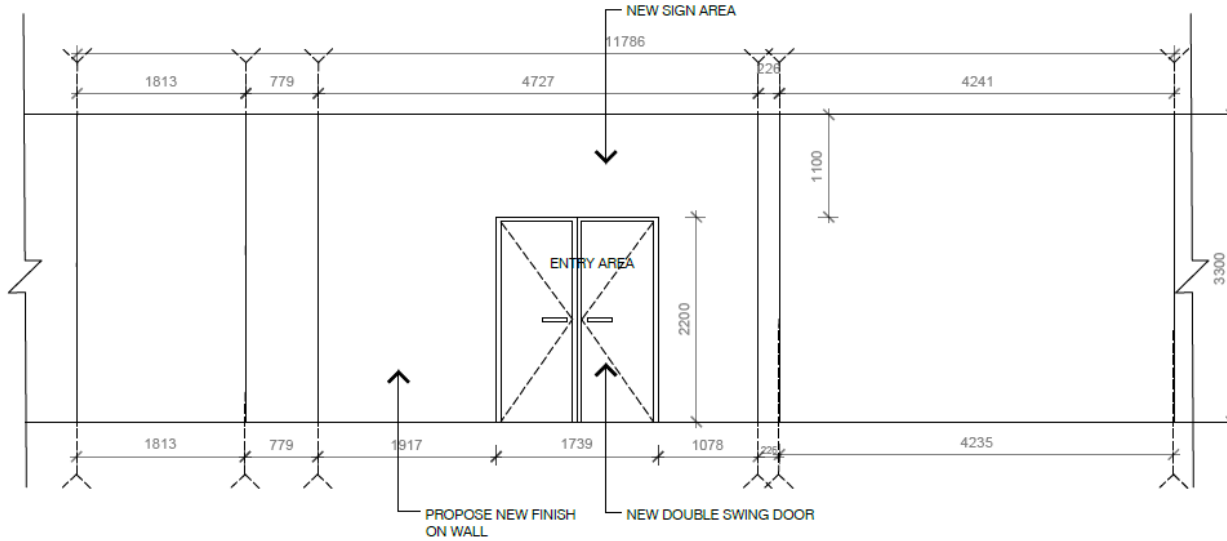
Level 11 floor plan

Proposal








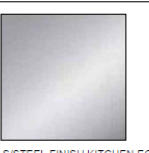


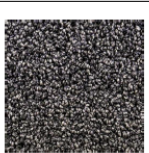
Level 10 shopfront elevation

Proposal



Level 11 shopfront elevation

Proposal

<p>210</p>  <p>WHITE PAINT FINISH NAME :WHITE ON WHITE CODE:SW151 FINISH:STAIN STE PLASTERBOARD CEILING WITH PAINT FINISH PROFESSIONAL ENVIRO2 INTERIOR CEILING FLAT SUPPLIER :DULUX T: 13 23 77</p>	<p>FL1</p>  <p>CONCRETE TILE FINISH SLIP RATE:PS ARTESIA ARGENT NATURAL TILES SIZE: 600MM X600MM LOCATION: ALD708202 FLOOR SUPPLIER : SKHEME T: 8755 2300</p>	<p>211</p>  <p>BLACK STONE FINISH CODE: 220 MAGNATE LOCATION :COUNTER TOP AREA SUPPLIER : CAESARSTONE TEL:1300 119 119</p>	<p>212</p>  <p>DOUBLE COLOR GLASS FINISH NEED APPLY AUS STANDARDS LOCATION: LEVEL 2 AREA SUPPLIER: SYDNEY GLASS PTY LTD T:9760 2630</p>
<p>213</p>  <p>BLACK PAINT FINISH CODE:SG699 FINISH:STAIN LOCATION REFER TO DRAWING SUPPLIER :DULUX T: 13 23 77</p>	<p>FL2</p>  <p>KITCHEN AREA FLOOR TILE FINISH TECNICA CHARCOAL DIAMOND SIZE:200X200MM NAME:TECNICA CHARCOAL COVE WITH COVE SKIRTING SIZE:100X200MM SLIP RATE: P5 SUPPLIER: SKHEME T:8755 2300</p>	<p>214</p>  <p>S/STEEL FINISH KITCHEN EQUIPMENT BACKING WALL ALL KITCHEN AREA WORKING BENCH WALL SHELVING</p>	
<p>215</p>  <p>BLACK POWDER COATING FINISH CODE:9E19190F DURATEC ELEMENTS; BLACK (NIGHT SKY®) FINISH:FLAT LOCATION REFER TO DRAWING SUPPLIER :DULUX T: 13 24 99</p>	<p>FL3</p>  <p>WHITE WALL TILE FINISH SIZE:300X600MM LOCATION:KITCHEN AREA & BATHROOM</p>	<p>FL4</p>  <p>COMMERCIAL CARPET FOR ALL KTV ROOMS</p>	

materials and finishes

Compliance with DCP controls

late night trading hours - area	base hours	extended hours	proposed	compliance
indoor	6am to 12am midnight	24 hours	8pm to 2am (nightclub & karaoke), and 11am to 8pm (café)	yes (extended hours subject to 1 year trial period)
outdoor	10am to 10pm	9am to 1am	11am to 12am midnight ("outdoor" dining area)	yes (extended hours subject to 1 year trial period)

Issues

- acoustic amenity

Acoustic amenity

- the proposal seeks extended trading hours between 12am midnight and 2am for indoor uses, and 10pm to 12am midnight for the “outdoor” dining area
- the site in proximity to several residential receivers and adjoins a commercial premises
- concerns from objections regarding potential noise impacts and lack of noise management procedures

Acoustic amenity



aerial view of site and nearby residential receivers

Acoustic amenity

- amended Acoustic Report confirms noise levels outside residential apartments above the premises and adjoining commercial tenancies would be inaudible
- recommendations of the acoustic report required to be adopted via condition to manage any potential noise impacts
- noise management procedures in Plan of Management to be ensured via condition
- extended operational hours are subject to a 1 year trial period

Recommendation

- approval subject to conditions