

Attachment C

<h2>Plan of Management</h2>

Plan of Management for SoHo House

256 Crown Street, Darlinghurst

1 May 2024



PREPARED BY

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In the event that this document is not signed, this is not representative of a final version of the document, suitable for assessment purposes.

RELIANCE ON CONSULTANT INFORMATION

As part of undertaking this project, Hamptons has relied on the professional advice provided by third party consultants. No responsibility is taken for the accuracy of the information relied upon by these consultants assisting the project. It is assumed that each of the consultants has made their own enquiries in relation to technical matters forming part of their expertise.



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This Plan of Management (PoM) has been prepared by Hamptons Property Services (Hamptons) on behalf of 256 Crown Street, Darlinghurst, for the use of the premises at 256 Crown Street, Darlinghurst. The purpose of this PoM is to control the use of the premises for commercial premises, and an entertainment facility. For the purpose of this PoM, the building and the uses within will be referred to as ***the premises***.

The premises forms part of the SoHo House operations which is a private members club that operates under a strict code of conduct by members and their guests. Where members and their guests do not accord with this code, membership to the private members club can be revoked at any time.

Purpose of PoM

The purpose of this PoM is to govern the use of the premises, which will:

- encourage the use of the premises to promote entertainment of a creative and cultural nature in alignment with the objectives of the Oxford Street Cultural and Creative Precinct, in conjunction with other uses, while managing the effects of these on neighbourhoods proximate to the site
- provide certainty to the community and operators in relation to matters of operating hours, capacity and other matters pertaining to use of the premises
- promote good management of the premises, by establishing performance criteria for the various aspects of the operations of the premises, having regard to the relevant matters in the following legislative requirements:
 - Environmental Planning & Assessment Act 1979
 - Liquor Act 2007
 - Smoke Free Environment Act 2000,and the regulations associated with each of these Acts.

This PoM and its attachments may be subject to change based on changes to the legislative requirements. In addition, the publications of the Independent Liquor and Gaming Authority (ILGA) are revised or withdrawn from its website from time to time. Where legislative change occurs, or the ILGA revises or withdraws its publications, this PoM is to be taken to reflect those changes.

Changes to the operational aspects of this PoM as governed by the relevant development consent for the premises may result in this PoM being updated from time to time.

The Premises

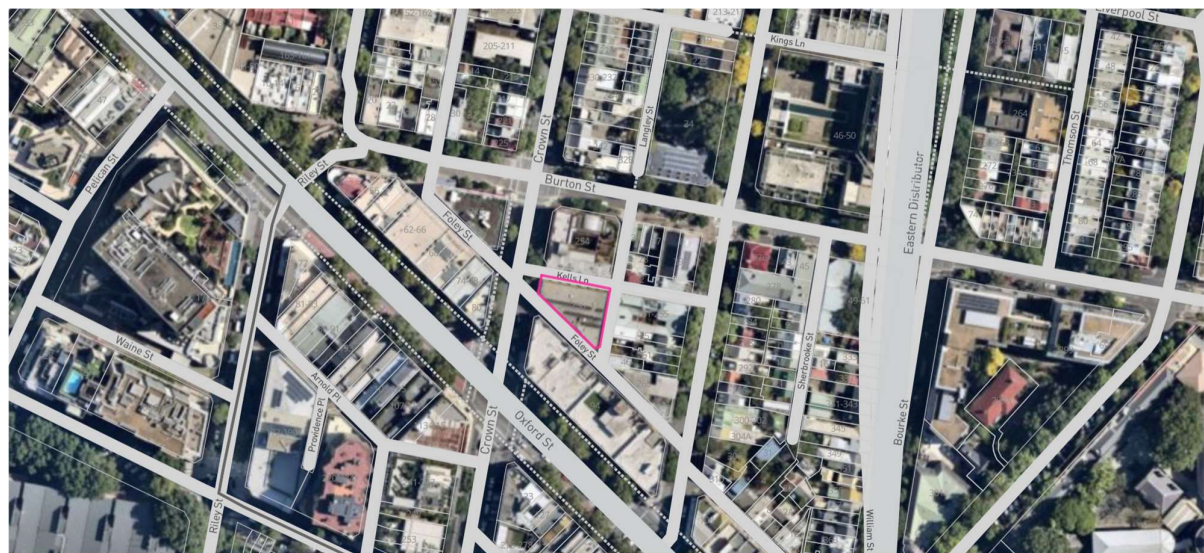
The premises is located at 256 Crown Street, Darlinghurst and is legally described as Lot A in Deposited Plan 952390.



Figure 1: Site location, 256 Crown Street, Darlinghurst (Source: Archistar)



Figure 2: Aerial view of the site (Source: Archistar)



Use of the Premises

The use is defined as *commercial premises* in accordance with the Sydney Local Environmental Plan 2012, with the principal purpose being for *food and drink premises*, with associated facilities, which include a cabaret area, with associated green room, a studio, and a bar with staging. The latter uses have a creative and cultural purpose and defined as an *entertainment facility*.

The use of the premises will be under the banner of Soho House, as a private members club, which requires that all patrons entering the premises are members, or guests of members, thus having exclusive use of the facilities.



SoHo House is committed to being a home away from home for creatives. To that end, performances and events at SoHo House are on an *ad hoc*, but regular, basis. Typically, several events are run on a weekly basis as part of a rolling program that is monitored and updated based on the needs of its membership base. Events are booked by club members, using either a membership app or the website portal.

Events are generally free for members, and they are encouraged to bring guests to these events to widen the offering of SoHo House to the broader community.

Additional fees may be charged for certain events or limited to member only events on occasion.

Inclusion of Aboriginal and Torres Strait Island people and LGBTIQ+ people.

As part of the operation of the premises, the operator is committed to diversity and inclusion within the premises, at all times, including:

- A commitment to ongoing employee training about LGBTIQ+ diversity and inclusions which will focus on how hosts and employees will welcome, include and ensure the safety of patrons while in the premises
- A commitment to ongoing employee training to ensure that gender inclusive language is used, with terms like ladies and gentlemen avoided
- Supplying non-gendered facilities and services where possible and practicable to ensure safety and comfort for all members and guests
- Maintaining a zero tolerance policy in terms of homophobia, biphobia or transphobia for employees and at any events through ongoing staff training from a business and team culture perspective.

Incidents will be addressed in accordance with the Incident Register policy, set out below.

Approvals

The site will be, upon the grant of consent, subject to a development consent for the use of the premises.

Licences

The site is subject to the following Liquor Licence.

Table 1 : Operational approvals and licences

Type	Reference Details
Liquor Licence - SoHo House	[Insert when received] On-premise licence (Appendix 1)
Liquor Licence - Shady Pines	LIQH440010019 On-premise licence Note: Shady Pines operates under a separate liquor licence and plan of management (Appendix 2)



Liquor Licence Accord

The future operator of the site will maintain membership with the Surry Hills Liquor Licensing Accord.

Categorisation of the Premises

This PoM has been prepared in accordance with Section 3.15 of the Sydney Development Control Plan 2012 (SDCP), which deals with Late Night Trading Premises.

The use of the premises is a Category A – High Impact premises, as it has a capacity of more than 120 patrons and has a performance space with a capacity greater than 250 patrons.

The site is not located in a late night trading areas, but is adjacent to the Late Night Management Area along Oxford Street.

Operational Matters

Organisational chart

SoHo House is operated in accordance with the Organisation Chart provided at Appendix 3.

Staff communication

Each part of SoHo House must establish and maintain clear and reliable communication methods between Duty Managers and other designated staff. This will include by means of:

- Portable radio communication, and/or
- Mobile telephone communication, and/or
- Landline communication.

Patron capacity

The maximum number of patrons and staff permitted at the premises (excluding the Shady Pines tenancy) is as follows:

- o 939 persons between 7:00am and 6:00pm
- o 973 persons between 6:00pm and 10:00pm
- o 851 persons between 10:00pm and 12:00am.

The patron capacity throughout each area of the building is set out in the table below (excluding the Shady Pines tenancy). However, as the building operates as a single venue, the maximum patron capacity is to be monitored across the premises as a whole.

Queuing to get into the venue is an unlikely feature as the site is a private members club, restricted to members and their guests.

Occupancy of the premises by members and their guests requires that they check in at reception upon arrival. This means that the operator has a live record of the number of patrons within the premises. Patrons would



arrive at the venue with a pre-booked location that they are attending or would otherwise only be permitted where there is available occupancy. This will be monitored and recorded by staff who attend the entry to each of the spaces.

While the patron capacity fluctuates throughout the course of the day, to ensure that the maximum number of patrons in the venue by 10:00pm does not exceed 851 persons:

- commencing at 9:15pm, monitoring of the number of patrons on the external areas will commence to determine the extent to which the venue capacity must be restricted to ensure that the maximum number of people at 10:00pm, does not exceed 851 persons
- until the patron capacity drops below 851 persons between 9:15pm and 10:00pm, additional patrons will not be permitted entry
- by 9:45, if the number of patrons on the external terrace areas is not sufficiently reduced to ensure that the maximum capacity at 10:00pm will be 851 patrons, those patrons will be asked to settle their bill and depart the premises. Patrons will be notified at the time of booking and/or entry, that they may be asked to leave the premises where patron capacity is exceeded.
- to ensure that this can be achieved, 30 minutes prior to closure the sale of liquor will cease on the terrace areas, and
- 15 minutes prior to closure of the terraces, terrace lighting is to be turned up
- announcements will be made to patrons by staff during the last 15 minutes of trade to the effect that the external area of the premises is about to close, asking them to leave quietly, safely and respect nearby residential properties.

Table 2: Patron capacity

Patron Schedule					
Location	Capacity/m2	Area (m2)	No of Persons		
			Time of Day		
			7:00am - 6:00pm	6:00pm - 10:00pm	10:00pm - 12:00am
Level 1					
Cabaret room (entertainment venue)	1.2	83.95	70	70	70
Club bar (bar - other)	1	167.02	167	167	167
Level 2					
Studio (small live music or other arts venue)	1	77.19	77	77	77
Drawing room (bar - other)	1	184.87	185	185	185
Level 3					
Club lounge (bar - other)	1	187.81	188	188	188
External terrace (restaurant)	1		32	42	0
Level 4					
Dining (restaurant)	1	163.93	164	164	164
Level 5					
External terrace (bar)	1		40	60	0
External pool area and deck (swimming pool)	1.5		16	20	0
TOTAL PATRONS			939	973	851

Signage is to be provided to the external areas stating the permitted number of patrons is limited as set out above and highlighted in blue to ensure compliance with acoustic limitations.



Hours of operation

The proposed hours of operation for the use will be as set out in the table below.

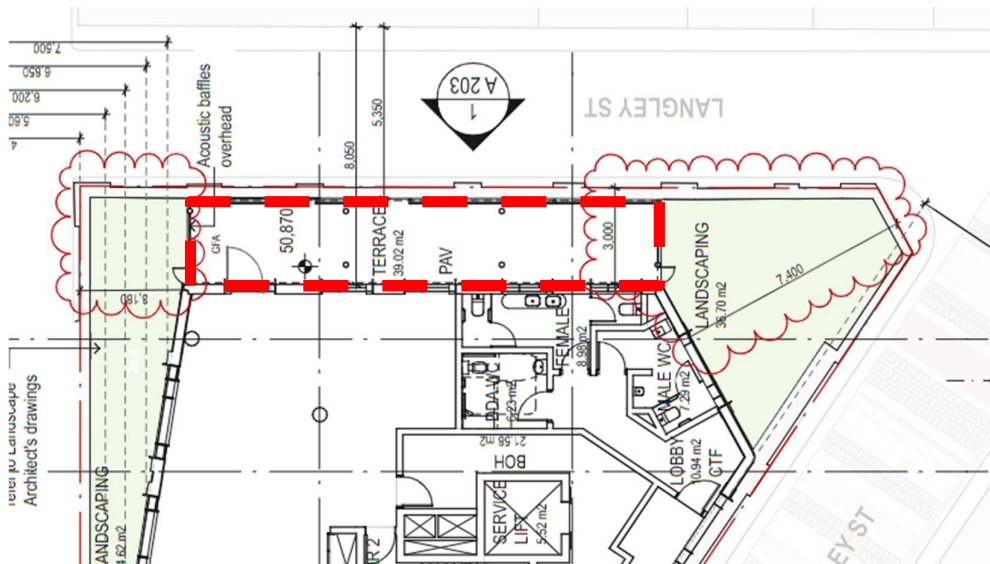
Table 3: Operational hours

Day of the Week	Proposed Hours of Operation (Internal)	Proposed Hours of Operation (External Terraces, Levels 3, 5 and Rooftop)
Monday	7am – 12am	7am – 10pm
Tuesday	7am – 12am	7am – 10pm
Wednesday	7am – 12am	7am – 10pm
Thursday	7am – 12am	7am – 10pm
Friday	7am – 12am	7am – 10pm
Saturday	7am – 12am	7am – 10pm

Use of Level 3 Terrace

Seating layout is to be maximised on a 2-person configuration to the greatest extent practicable and is permitted only under that section of the terrace where the acoustic baffles are located overhead. All patrons must be seated in this area; no standing is permitted.

Figure 3: Area where seated dining is permitted



Doors

The doors to the premises, fronting Foley Street are to be kept closed at all times other than allowing for patron entry and exit. This is the only entrance and egress point for patrons of the premises.

Doors leading to external areas within the premises are also to be kept closed at all times other than allowing for patron movement to and from these areas.



Signage

Mandatory liquor signage will be displayed at the front of each area within the premises, as necessary, that shows:

- The name of the premises.
- The type of liquor licence held.
- The business activity carried out on the premises.
- The name of the licensee.

Mechanical Plant and Equipment

All mechanical plant and equipment is to comply with the Project Specific Noise Limits at nearby sensitive receivers as set out in the table below:

Receiver	Project Specific Noise Limits, dB(A) _{L_{eq}(15min)}		
	Day (7am-6pm)	Evening (6pm-10pm)	Night (10pm-7am)
Residential receivers R1, R2 & R3	56	48	43
Residential receiver R4	57	48	43
Commercial receivers C1 & C2	63 (when in use)		

For reference, the identified receivers are as follows:



- R1 – 265 Palmer Street, Darlinghurst
- R2 – 46 Langley Street, Darlinghurst
- R3 – 257 Palmer Street, Darlinghurst
- R4 – 254 Crown Street, Darlinghurst
- C1 – Building 2 at 82-106 Oxford Street, Darlinghurst
- C2 – 80 Oxford Street, Darlinghurst.

Patron Management

Staff Responsibilities regarding Patron Management

Staff will undertake detailed training to ensure that the rules of SoHo House are adhered to in relation to operation of the premises and how each of the spaces are being used daily. This will include understanding how each space operates and how patrons are entering and exiting different spaces which may vary



depending on uses taking place on a specific day. These aspects will be carefully addressed by the relevant duty manager in their regular briefings which take place prior to a shift commencing.

Each area will have a supervisor who is responsible for the specific management of that area.

Pre shift briefings will detail:

- Where a function or event is operating for a relevant shift period, briefing the Duty Managers and supervisors about proposed activity and other related matters for their part of SoHo House, including shift(s)
- Brief their respective staff in relation to their part of SoHo House and the relevant licensed operations for that shift.
- Anticipated patronage, peaks and troughs of activity, information about specific function(s), specific conditions for the licensed operation and any potential risks or hazards.
- A pre-shift briefing checklist for duty managers.

Patron Entry

The licensee must not permit any person to enter the premises unless they are a member, or the guest of a member.

In addition persons will not be permitted to enter the premises, or to remain on the premises, if the person is wearing or carrying any clothing, jewellery, or accessory displaying:

- o the name of any of the following motorcycle-related and similar organisations: Bandidos, Black Uhlans, Coffin Cheaters, Comanchero, Finks, Fourth Reich, Gladiators, Gypsy Jokers, Highway 61, Life & Death, Lone Wolf, Mobshitters, Nomads, Odins Warriors, Outcasts, Outlaws, Phoenix, Rebels, Hells Angels, Scorpions, Mongols, Notorious, Muslim Brotherhood Movement; or any “declared organisation” within the meaning of the Crimes (Criminal Organisation Control) Act 2009.
- o The colours, club patch, insignia, or logo of any such organisation, or
- o The “1%” or “1%er” symbol, or
- o Any image, symbol, abbreviation, acronym, or other form of writing that indicates membership of, or an association with, any of the organisations specified in above.

Patron Conduct

To minimise the disruption caused by patrons when they leave the premises, the following measures are to be employed:

- o 30 minutes prior to closure the sale of liquor will cease
- o 15 minutes prior to closure, lighting is to be turned up and music levels are to be lowered



- Announcements are to be made to patrons over any internal PA system during the last 15 minutes of trade to the effect that the premises is about to close, asking them to leave quietly, safely and respect nearby residential properties.

Patron Conduct in the Premises

The premises is to be patrolled by management hourly to assist in the monitoring of patrons for behaviour and noise control.

Signage

Signage shall be erected and maintained in a clear and prominent position adjacent to all points of egress within the premises, requesting that patrons depart the premises in a manner respectful of the surrounding area and occupying the area quietly, or wording to that effect.

All statutory signage required under the Liquor Act 2007 and their respective Regulations, shall be displayed and maintained in a prominent position, in accordance with the legislative requirements. Examples of the relevant signage are at Appendix 4.

Patron Safety

Responsible Service of Alcohol

The premises licence shall be exercised at all times in accordance with the provisions of the Liquor Act 2007 and the Liquor Regulation 2008.

The following operational policies for the RSA shall apply:-

- All staff involved in the sale and supply of liquor or security, shall have a competency card or interim certificate pending the issuing of a competency card, evidencing completion of an approved course in the RSA. Staff and security shall adhere to the premise's RSA Procedure as well as the House Policy for Compliance with the Secretary's Guidelines.
- The licensee shall not engage in any liquor promotion that is likely to promote irresponsible service of liquor.
- The licensee shall follow the Liquor Promotion Guidelines and Intoxication Guidelines, as published from time to time on the ILGA website.
- The licensee shall not sell or supply alcohol to any person who is intoxicated.
- Any person who is intoxicated shall be denied entry to the premises.
- The licensee will not permit intoxication or any indecent, violent or quarrelsome conduct by patrons in the premises. Any person causing such a disturbance shall be refused service and asked to leave the premises. Any patron whose behaviour is either extreme or repeatedly objectionable may be barred from entering the premises for a period determined by the licensee.



- No person under the age of 18 years shall be admitted to the premises, without being accompanied by an adult. Production of photographic identification will be required where age is an issue. The only acceptable proofs of age identification shall be:
 - Australia State or Foreign issued photo identification card; or
 - Australian or foreign passport.
- Low alcohol products (2.7% or less) and non-alcoholic beverages shall be available at all times when full strength liquor is available.
- Free drinking water shall be available at all times when liquor is available. Signage will be displayed throughout the premises telling patrons about the availability of free drinking water.
- Food of a nature consistent with the responsible sale, supply and service of alcohol, as well as food consistent with any prescribed requirements contained in the Liquor Regulation 2008, and the House Policy for compliance with the Secretary’s Guidelines, shall be available whenever alcohol is available for consumption in the premises.
- No more than four (4) alcoholic drinks may be sold, supplied or serviced to a patron per visit to the bar.
- The licensee will arrange (without charge) for taxis to collect any patron from the premises, if requested to do so.

RSA Marshall shall be employed as required within the premises and be readily identifiable with the words “RSA Marshall” clearly emblazoned on the person’s clothing. The RSA Marshall shall continuously monitor patron behaviour, patron intoxication levels and compliance with RSA procedures, within and on the footpaths adjoining the premises, both through personal observations as well as through radio contact with security personnel, premises staff and management.

A person is to be considered intoxicated if the person’s speech, balance, co-ordination or behaviour is noticeably affected and it is reasonable in the circumstances to believe that the affected speech, balance, co-ordination or behaviour is the result of the consumption of liquor. The Licensee shall also have regard to the Secretary’s Intoxication Guidelines, as published from time to time on the ILGA website.

Illegal drug use

No staff member, member of the premises, or a guest of a member of the premises, is permitted to attend the premises while adversely affected by drugs.

If any person is caught dealing, purchasing, or consuming drugs within the premises, NSW Police are to be contacted immediately and the incident reported to prevent illegal activity continuing at the site.

If a member of staff, member or visitor notices the use of such activity, this is to be immediately reported to the manager on duty who will contact NSW Police.



Security personnel or staff have the right to undertake bag searches and body pat downs in the event that they may suspicious of drugs being bought into the premises.

Concern for patron welfare

There may be times where a staff member is concerned about the behaviour of a member or visitor to the premises, or a member of visitor may raise a concern for patron welfare to a member of staff.

Drink spiking is often the easiest means to disarm a person's welfare and the most difficult to detect. Below are some things to look out for and what to do:

- Any occurrences of a person (or persons) escorting out an obviously affected and lone person. Staff should ask questions and engage in conversation with the person escorting the affected patron away, asking for their name, where they are heading to, etc – staff should contact management about any person who goes to lengths to remain anonymous.
- An affected person may need medical attention, so ask them. If they are not capable of making that decision – then arrange that medical attention.
- Any affected person will need to get to a safe place, which may be theirs, or a friend's, place. Ensure people who are showing signs of intoxication are looked after by their friends and not leave them in the company of the person who may have spiked their drink.
- Contact the Police and thoroughly document the incident in the premises' Incident Register.

Staff are to remember the most common drug used for drink spiking is alcohol. Staff are to be aware of strange drink orders such as beer and a nip of vodka, double shots in short glasses, etc.

Noise Management

Permitted noise levels

The use of the premises shall be controlled so that any emitted noise is at a level so as to not create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.

The site is also to operate in accordance with the NSW EPA Noise Policy for Industry.

The use of the premises shall be within the following limits to ensure that the requisite noise levels are achieved:

- amplified music is to be limited as follows:
 - within the studio - a sound power level (SPL) of 80dB(A) L₁₀
 - on Level 2 – SPLs of 105dB(A) L₁₀ and 90dB(A) L₁₀
 - on Level 4 - SPL's of 75dB(A) L₁₀ up to 6pm and 90dB(A) L₁₀ between 6pm and midnight
- background music internally on Level 3 is limited to 65dB(A)L₁₀ SPL
- external background music on the terraces is permitted as follows:



- low background music is permitted on the Level 3 terrace, not exceeding 63dB(A)_{L10} SPL, measured 1m from any speaker, with the speakers only permitted in the enclosed area located underneath the overhead acoustic baffles and installed along the western edge of this space
 - Level 5 - 63dB(A)_{L10} SPL, measured 1m from any speaker
- all speakers are to be positioned at least 1m away from façade windows and doors and installed to face the internal area
 - all windows are to remain closed at all times during operation of the premises
 - the airlock to the cabaret room is to generally remain closed when the cabaret room is in use, aside from patron movement between the cabaret room and the club bar
 - the terrace access doors are to generally remain closed at all times, aside from patron ingress and egress.

Security

Duties of security staff

Security will be provided at the premises in accordance with the relevant conditions of the liquor licence.

When security is required at the premises, the duties of security staff shall include (but not be limited to) vetting patrons upon entry, controlling patron numbers and patrolling any areas of the premises which are open to the public and patrolling the footpaths surrounding the premises. The responsibilities of each security person shall be nominated by the duty manager or security supervisor, prior to the start of the shift. Security shall also monitor the activity of patrons and persons in the vicinity of the premises and act as required, within the scope of their powers in a public place. This will include walking around the perimeter of the premises on a half hourly basis between 10:00pm and 12:30am to ensure that patrons have dispersed from the premises.

Any security person must hold a Level 1C – Crowd Controller’s licence under the Security Industry Act 1997 and have a recognised competency card or interim certificate, for the course in the RSA.

Whenever security is deployed at the premises a metal detection wand will be available at the Main Entrance for use at the direction of those security persons.

General security measures

The licensee shall require any security personnel employed at the premises to:

- Be dressed in readily identifiable uniform so that they may be highly visible to patrons, displaying identification as a security guard and to be appropriately licensed.
- Fill in a time sheet (with start and finish times) which is to be initialled by the manager/licensee on duty.



- Report to the manager/licensee to obtain a briefing on any specific duties to be addressed before commencing duty.
- Ensure that persons entering the premises are suitably attired in accordance with the premises' dress code, which shall require patrons, at least, to be neatly dressed in casual wear, with footwear and to be clean.
- If monitoring the Main Entry, scan patrons with a metal detection wand if deemed necessary by security personnel. Security personnel operating metal detecting wands shall be adequately trained in the use of a metal detector and be aware of the required procedures to take, should a positive detection be made. These procedures must take into account recommendations from the Police and the peak industry body representing licensed security personnel.
- Prevent any person, detected as intoxicated, entering the premises and bring to notice of the licensee or manager, any person in the premises who might be considered to be in, or approaching, a state of intoxication.
- Prevent patrons leaving the premises with glasses or other opened drinking containers.
- Prevent patrons entering the premises with alcoholic drinks.
- Monitor patron behaviour in, and in the vicinity of, the premises until all patrons have left, taking all practical steps to ensure the quiet and orderly departure of patrons
- Collect any rubbish in the vicinity of the premises that may be associated with the operation of the premises.
- Co-operate with the NSW Police force and/or any private security personnel that are operating within the vicinity of the premises
- All toilets are to be patrolled at random intervals, notifying the licensee or management of any suspected illegal or unsavoury activity, or in relation to matters of cleanliness. If there are no female security personnel on duty, then prior to entry to any female toilets, an announcement is to be made of the incoming patrol by knocking on the door and clearly stating that these toilets are about to be inspected by a male security person.
- In the event of any incident, a security member must clearly identify themselves as security associated with the premises and attempt to rectify any issue or problem.
- There is to be continual application of a hands off policy, and patrons are only to be asked to leave at the direction of management. Reasonable force may only be used where required and utilised in self defence or in the defence of another patron.
- Any such incidents should be recorded in the premises' Incident Register.

Closed Circuit Television & Security Alarms

Security cameras are to be installed both internally and externally to the premises and imaging is to be kept for a minimum of thirty days. CCTV is to operate when the premises is open for trade and for thirty minutes after closing.



Security alarms are also to be installed within the premises.

A plan showing the location of all cameras and alarms is to be prepared prior to occupation of the premises and reviewed every six months to ensure that effective coverage of the premises (internally and externally) is being undertaken.

A copy of footage is to be made available on request by either the relevant police local area command or Council, subject to the management of the premises being first able to make a copy of the footage being released.

Operational Site Management

Layout and use of the premises

The layout and use of the specific areas within the premises are shown at Appendix 5.

Waste management

Waste is only to be collected between the hours of 7:00am and 6:00pm.

Garbage and recycling must not be placed on the street for collection more than half an hour before the scheduled collection time. Bins and containers are to be removed from the street within half an hour of collection.

Glass and bottles from local level bins to the waste storage area in the basement may only occur between 8:00am and 6:00pm.

Glass must not be emptied or transferred from one receptacle to another anywhere in a public place. All glass must be emptied or transferred within the garbage areas within the premises and removed in containers.

Adequate waste bins are to be provided external to the premises to enable patrons to dispose of cigarette butts.

The waste storage areas throughout the premises are shown on the plans at Appendix 5.

Loading and unloading

All loading and unloading activities must take place between the hours of 7:00am and 6:00pm.

Loading vehicles are not to be left idling and once inside the dock, the engine is to be turned off as soon as practicable.

Cleaning of the premises

The premises shall be cleaned regularly and are to be always kept in a clean and tidy condition.



General Amenity

The licensee shall consider the amenity of neighbours and shall take all reasonable measures to ensure the conduct of the activities within the premises does not impact adversely on the surrounding area. Awareness must be had for nearby residential properties (Appendix 6).

The licensee will take all reasonable measures to ensure that the behaviour of staff and patrons when entering or leaving the premises does not detrimentally affect the amenity of the neighbourhood.

The premises shall be conducted in such a manner as not to interfere with, or materially affect, the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, or otherwise.

The licensee shall ensure that the entry points and immediate vicinity are kept clean and tidy during the hours of operation.

Complaints Handling

Subject to the requirements of the liquor legislation (as amended from time to time), the licensee or manager shall ensure that details of the following are recorded in the premises' Incident Register:

- Any incident involving violence or anti-social behaviour occurring on the premises;
- Any incident of which the licensee is aware, that involves violence or anti-social behaviour occurring in the immediate vicinity of the premises and that involves a person who has recently left, or been refused admission to, the premises;
- Any incident that results in a person being turned out of the premises under section 77, LA 2007;
- Any incident that results in a patron of the premises requiring medical assistance;
- Any other incident of a kind prescribed by the LR 2008;
- Any incidents that occurred either in the premises or in the immediate vicinity caused by a patron, which have involved the committing of a crime, or required the intervention of security;
- Any complaints made directly to the management or staff by local residents or business people, about the operation of the premises or the behaviour of its patrons; and
- Any visits by any NSW Police Officers, ILGA Special Inspectors and Council Officers noting their agencies or departments, reasons for the visits and results of the visits.

The following details of complaints are to be recorded in the Incident Register

- Date and time of the incident
- Nature of the complaint
- Address and contact details of the complainant
- Any actions proposed to deal with the complaint
- The actions taken and the time and date when that was reported to the complainant.



An electronic incident register is acceptable and may change from time to time. This is also to be made available to NSW Police, ILGA Special Inspectors and Council officers on request.

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

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

Incident Action

In the event of an incident in the premises, the licensee must ensure that immediately after the licensee or a staff member becomes aware of any incident involving person(s) on the premises, the following is adhered to:

- take all practical steps to preserve and keep intact the area where the act of violence occurred, retain all material and implements associated with the act of violence;
- inform the NSW Police Force of the incident.
- comply with any directions given by police officer to preserve or keep intact the area where the violence occurred

Any incident where a person is refused entry or removed from the premises in relation to this condition must be recorded in the incident register.

Emergency and Evacuation Procedures

Prior to occupation of the premises an Emergency 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 when refurbishment takes place, there is a material change in staff, when new activities are introduced, or after the plan has been tested.

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

- how to effectively respond to an emergency
- evacuation procedures, including evacuation plans that nominated evacuation routes from the premises
- notifying emergency service organisations, as required, at the earliest possible opportunity
- medical treatment and assistance
- effective communication between the person authorised to coordinate the emergency response and all people within the premises



- testing of emergency procedures, including frequency of testing
- 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 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, assembly points
- processes for advising adjoining neighbours of an emergency
- post-incident follow up process.

The Emergency Plan is also to include training processes.



Appendix 1: Liquor Licence (SOHO House)



Appendix 2: Liquor Licence and Plan of Management (Shady Pines)

Plan of Management – 256 Crown Street | Darlinghurst





CURRENT

SHADY PINES SALOON
SHADY PINES SALOON PTY LTD

No. LIQH440010019

START: 30/07/2009 » EXPIRY: N/A

About

ADDRESS

Shops 4 & 5, 256 Crown St, DARLINGHURST, NSW 2010

[View on map](#)

CONDITIONS

Consumption on premises Good Friday 12:00 noon - 10:00 PM Christmas Day 12:00 noon - 10:00 PM (liquor can only be served with or ancillary to a meal in a dining area) December 31st Normal opening time until normal closing time or 2:00 AM on New Year's Day, whichever is the later Note: Trading is also allowed after midnight into the early morning of Good Friday and Christmas Day if authorised by an extended trading authorisation. Trading must cease at the time specified under the authorisation. The latest time that can be specified is 5:00 AM.

START: 28/10/2009 » END: N/A

Trial period for extended hours If the local consent authority does not approve the continuation of the trial period in the development consent (or as may be extended from time to time), the trading hours of the premises will revert to 12pm to 12am 7 days per week. A copy of the relevant development consent is to be kept on the premises and made available for inspection on the request of a police officer, council officer, Liquor & Gaming inspector, or any other person authorised by the Independent Liquor & Gaming Authority.

START: 5/05/2022 » END: N/A

Extended trading authorisation Whole of the licensed premises.

START: 5/05/2022 » END: N/A

The business authorised by this licence must not operate with a greater overall level of social impact on the well-being of the local and broader community than what could reasonably be expected from the information contained in the Community Impact Statement, application and other information submitted in the process of: 1) obtaining the licence on 30 July 2009 2) obtaining the extended trading authorisation on 13 April 2022 (application number 1-8148943213)

START: 5/05/2022 » END: N/A

Closed-circuit television system 1) The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements: (a) the system must record continuously from opening time until one hour after the premises is required to close (or, in the case of a premises that is not required to cease trading, continuously at all times), (b) recordings must be in digital format and at a minimum of ten (10) frames per second, (c) any recorded image must specify the time and date of the recorded image, (d) the system's cameras must cover the following areas: (i) all entry and exit points on the premises, (ii) the footpath immediately adjacent to the premises, and (iii) all publicly accessible areas (other than toilets) within the premises. 2) The licensee must also: (a) keep all recordings made by the CCTV system for at least 30 days, (b) ensure that the CCTV system is accessible at all times the system is required to operate pursuant to sub-clause 1(a), by at least one person able to access and fully operate the system, including downloading and producing recordings of CCTV footage, and (c) provide any recordings made by the system to a police officer or Liquor and Gaming NSW inspector within 24 hours of any request by the police officer or Liquor and Crime scene preservation

START: 5/05/2022 » END: N/A

Crime scene preservation Immediately after the person in charge of the licensed premises or a staff member becomes aware of any incident involving an act of violence causing injury to a person on the premises, the person in charge of the licensed premises and/or staff member must: 1) take all practical steps to preserve and keep intact the area where the act of violence occurred, 2) retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by NSW Police, as published from time to time on the Liquor and Gaming NSW website, 3) make direct and personal contact with NSW Police to advise it of the incident, and 4) comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred. In this condition, 'staff member' means any person employed by, or acting on behalf of, the licensee of the premises, and includes any person who is employed to carry on security activities (e.g. crowd controller or bouncer) on or about the premises.

START: 5/05/2022 » END: N/A

Requirement to maintain an incident register 1) The licensee must maintain a register, in which the licensee is to record the details of any of the following incidents and any action taken in response to any such incident: a) any incident involving violence or anti-social behaviour occurring on the premises, b) any incident of which the licensee is aware that involves violence or anti-social behaviour occurring in the immediate vicinity of the premises and that involves a person who has recently left, or been refused admission to, the premises, c) any incident that results in a person being turned out of the premises under section 77 of the Liquor Act 2007, d) any incident that results in a patron of the premises requiring medical assistance. 2) The licensee must, if requested to do so by a police officer or Liquor & Gaming NSW inspector: a) make any such incident register immediately available for inspection by a police officer or Liquor & Gaming NSW inspector, and b) allow a police officer or Liquor & Gaming NSW inspector to take copies of the register or to remove the register from the premises. 3) The licensee must ensure that the information recorded in the incident register under this condition is retained for at least 3 years from when the record was made.

START: 5/05/2022 » END: N/A

The premises is to be operated at all times in accordance with the Plan of Management dated 17 January 2022 as may be varied from time to time after consultation with NSW Police. A copy of the Plan of Management is to be kept on the premises and made available for

inspection on the request of a police officer, council officer, Liquor and Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority.

START: » END:
5/05/2022 N/A

Section 11A of the Liquor Act 2007 applies to this licence. Liquor must not be sold by retail on the licensed premises for a continuous period of 6 hours between 4:00AM and 10:00AM during each consecutive period of 24 hours. The licensee must comply with this 6-hour closure period along with any other limits specified in the trading hours for this licence.

START: » END:
30/07/2009 N/A

If any concerns arise regarding the premises the licensee must consult with relevant stakeholders to address these concerns.

START: » END:
30/07/2009 N/A

The licence ceases to be valid if Council consent for the use of the premises lapses in any respect

START: » END:
30/07/2009 N/A

The licensee must join and participate in a local liquor accord.

START: » END:
30/07/2009 N/A

Printed on : 28/11/2023

SHADY PINES SALOON

PLAN OF MANAGEMENT

Shady Pines Saloon – LIQH440010019
4/256 Crown St, Darlinghurst NSW 2010
2022

Purpose of Plan of Management

The purpose of this document is to establish guidelines for the operational management of Shady Pines Saloon, not only to ensure it exceeds all regulatory requirements set out by the City of Sydney, Office of Liquor, Gaming and Racing, and Surry Hills Licensing Police Command but also just as importantly, ensuring the business becomes a valued, responsible, and integral part of the local community.

1. Primary Use of Premises

The premises are to be primarily used as a cocktail bar in accordance with the General Bar Liquor License. The maximum capacity is 115 patrons.

2. Hours of Operation

Day	Start Time	End Time
Monday	12:00pm	12:00am
Tuesday	12:00pm	12:00am
Wednesday	12:00pm	12:00am
Thursday	12:00pm	12:00am
Friday	12:00pm	01:30am
Saturday	12:00pm	01:30am
Sunday	12:00pm	12:00am

3. Details of Local Licensing Police

Surry Hills Licensing Police - 151-241 Goulburn St, Surry Hills NSW 2010

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4. Music & Entertainment

As of January 2022, Shady Pines offers weekly live Country (ala bluegrass, honky-tonk, outlaw, Americana, western) music throughout the week.

5. Responsible Service of Alcohol

All directors/managers of Shady Pines Saloon have extensive industry experience in working and managing similar operations both here in Sydney as well as interstate and internationally. Consequently, they are acutely aware of how a proactive and strictly adhered-to policy of responsible service of alcohol can minimize intoxication and the harm that follows. The management team have in addition adopted the following “house policy” specific points as part of the broader plan of responsible service of alcohol suggested by the NSW Liquor Industry Code of Practice.

- a) All employees will be required to have completed a LAB accredited RSA course before commencing work.
- b) Management will maintain a register containing a copy of all RSA certificates, and a log of all refusals of service incidents.
- c) Offering an appealing range of non-alcoholic options for patrons, including freshly pressed juices.
- d) The option to convert any cocktail or glass of wine into a “one standard drink” version to allow drivers or irregular drinkers to keep track of their drinks, in addition to the usual low alcohol options. A lower price will be reflected in these options.
- e) A Substantial meal will always be available from all areas of the venue during operating hours.
- f) Staff will monitor alcohol consumption by patrons and be mindful of changes in behaviour, or signs of irresponsible drinking. Especially in the case of rapid or excessive consumption.
- g) A culture of “early intervention” will form part of staff training, recognizing that prevention of intoxication is a preferable option for both the business, other patrons, and fellow staff than simply “refusal of service” after the fact.

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h) No person under the age of 18 years will be served alcoholic beverages in the venue and production of photographic identification will be required before liquor is served to a person. The only acceptable proof of age identification will be:

- i. photo driver's license
- ii. Proof of age card (RTA)
- iii. Current passport

i) All staff will be knowledgeable in the many public transport options available to patrons from Crown Street including taxis, regular buses, and trains via Museum Station.

j) Management or security will, on request, escort any patron to their vehicle parked in the vicinity, or hail or call them a taxi.

6. Security

The licensee shall employ a reputable Security Company; Security guards are to be informed and are to carry out their duties in an appropriate manner. Security shall be provided at peak times.

The licensee shall be required any security personnel employed under the Hotel to

a) be dressed in a readily identifiable uniform displaying identification as a security officer and be appropriately dressed as such.

b) fill in a timesheet (start and finish times) which is to be signed by the manager/licensee on duty.

c) report to the manager/licensee to obtain a briefing on any specific duties to be addressed on the evening before commencing duty.

d) note details of any incidents which require intervention by security personnel within the premises or in the vicinity of the premises in logbooks.

e) prevent any person, detected as intoxicated, from entering the premises and bring to notice of the licensee or manager, any person on the premises who might be considered intoxicated.

f) prevent patrons from leaving the premises with glasses or other opened drinking containers.

g) ensure patrons do not loiter or drink outside the premises or adjoining are.

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h) monitor patron behaviour in, and in the vicinity of the premises until all patrons have left, taking all practical steps to ensure the quiet and orderly departure of patrons.

i) collect any rubbish on the streets that may be associated with the business.

j) co-operate with the Police and any other private security personnel operating in the vicinity of the premises.

k.) Crime scene preservation.

l.) Requirements to maintain an incident register

m.) Proposed procedure agreed to with the resident objector:

Security will be rostered on for 15 minutes after the premises have closed or after the last patron has left the area to ensure that patrons are moved on from the area. Regular checks will be made down Langley St to ensure patrons are moved on and not disturbing the residents.

7. Staff Training

Staff training takes place on the premises by internal and external bodies.

8. Where relevant, at a minimum management checklists for category B premises must:

(a) Describe measures that will be taken to minimise internal and external noise impacts on adjoining properties and how such measures will be implemented;

The management of Swillhouse Pty Ltd has identified the following areas of potential internal and external noise impact and subsequently developed the following operational responses:

1. *Noise impact on other tenants within the building* – The building is composed exclusively of commercial tenants including a beauty college, yoga school, and mixed retail. Apart from the convenience store (which shares no walls with the bar) all of these businesses operate during daylight hours with the occasional early evening close. In keeping with other similar bars in Sydney and Melbourne, the peak times are after 7 pm, so it is expected there will be no noise impact within the building during our extended hours.

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2. *Noise impact on adjoining properties caused by plant noise including air conditioning motors* – In accordance with the Noise Impact Assessment (ref:nss 21245 – Final) plant noise is limited to 64dBA. This has been achieved by utilising the existing air conditioning motor area allocated for tenants of 256 Crown St contained completely within the underground car park in the basement of the building. It should be noted that the area surrounding the subject site and in particular the entire length of Foley Street contains numerous large air conditioning motors suspended at the rear of the Oxford Street tenancies, most of which are only several metres from residential windows.

3. *Noise impact on adjoining properties from within the wine bar caused by the normal course of business* – Given the specialised boutique nature of the development (small wine bar) it is not anticipated that noise impact from within the venue itself would be of a noticeable level to adjoining properties. The proposed increase in trading hours will not increase conversational noise. Our Noise Impact Assessment was prepared by Noise and Sound Services, dated July 2008 (ref: nss 21245 – Final) in accordance with all relevant standards and City of Sydney requirements. We have actioned all recommendations to mitigate any noise impact (including boarding and double glazing windows) and have had only one communication from a resident regarding noise since 2019. We will continue to operate under these noise management recommendations during our extended hours to reduce any impact to our surroundings.

4. *Noise impact on adjoining properties from increased vehicular traffic* – the majority of traffic generated by the development has been pedestrian. The accessibility of public transport makes this the most viable option to travel to the site. Foley Street is predominantly a service lane for the deliveries and waste collection of existing businesses on the northern side of Oxford Street. Additional traffic generated by waste collection vehicles servicing the site is not expected to produce a noticeable impact. Collection times will be limited to normal business hours during off-peak periods. Currently, there is pedestrian traffic to and from the venue. At current capacity numbers (115) we are able to accommodate approximately half the people who would like to enter the venue. Our licensed security guard manages the remaining portion by controlling a queue. Alternatively, the people move on to another venue close by. Patronage is highest before and after peak dinner periods in the restaurants located in Surry Hills and Darlinghurst. Crown Street serves as a pedestrian link to Oxford Street from Surry Hills and Darlinghurst. Pedestrian and vehicular traffic is centralised at the junction of Crown and Oxford Street. A large proportion of buses and taxis alight at this junction. The entrance to the premises is approximately 7 metres from the intersection of Crown and Foley Streets. The majority of pedestrian traffic is centralised in this vicinity. A strong management policy has been implemented to mitigate any noise impacts including the employment of a licensed security guard specifically to monitor and prevent any potential noise impacts in Foley Street. Signs have been permanently posted inside the front doors to be visible upon exit requesting patrons to exit quietly down Foley Street to their right and back to Crown and Oxford Streets. Verbal requests are also used. It is "House Policy" that a condition of entry will be to respect these requests. Those patrons who disregard the House Policy will be refused entry. Regular internal staff

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meetings involving all security personnel and the owner-manager of the security firm take place discussing ways to prevent and manage any potential noise impacts of antisocial behaviour of patrons in Foley Street. The increase of 1.5 hours of trading would affect the longevity of potential pedestrian traffic which will be managed by our licensed security. After “last call” the guard on duty and one of the Swillhouse management team positioned themselves outside the front door to monitor patron noise and direction of travel. The guard will remain on site until all patrons have left the premises and been directed away from immediate residential surroundings and towards Crown St and Oxford St.

5. Noise *impacts on adjoining properties from patron smoking activity* – Since the bans placed on smoking within public spaces in 2006, all restaurants, pubs and bars have had to effectively manage their patrons who smoke outside. Two ashtrays are affixed to the wall of the venue near the front door. These are contained within the current building envelope. At current capacity levels of 115 patrons, there are on average 4-6 smokers standing outside the venue at peak times. The licensed security guard employed by Shady Pines Saloon monitors the behaviour of patrons smoking outside to reduce any potential undue noise or antisocial behaviour, including preventing the removal of all drinks from the venue. Further to this, a sign is affixed to the inside of the front door clearly visible on the exit explaining that Foley Street is a designated “Alcohol-Free Zone”. The extension of trading hours until 1:30 AM will not increase volume levels, only potentially affecting the duration of when such noise could be emitted.

6. In addition to the above, to address noise for the extended hours wherein Shady Pines is to trade until 1:30 AM we will ensure security is present until all patrons have left the premises. The guard will be present to direct patrons and manage noise until every customer has left the general area to ensure no disruptions are made in the direct surrounding residential area.

(b) Outline the procedures for minimising and managing waste that is generated on-site and how and when waste will be collected (eg. disposal of bottles, waste removal etc.):

All reasonable efforts have been taken to minimise the general amount of waste and any noise associated with its collection. It is expected the proposed increase in capacity will produce a minor but easily manageable increase in waste produced by the venue. The following points form part of the waste management policy of the wine bar:

(i) Waste will be separated between glass recyclables and general waste at the bar during service. Bins are clearly marked.

(ii) Empty large “wheelie” style bins for one night’s trade will be in an internal storeroom to the rear of the bar for use.

(iii) When transferring bar bins to large bins, the door to the main bar will be closed, and appropriate eye, ear and glove protection MUST be used.

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(iv) Before opening the bar staff will exchange the full bins in the storeroom with the empty bins located in the underground car park beneath the building. This is accessible via the shared internal staircase of the building.

(v) On bin collection days (Monday, Wednesday, Friday), after 9 am but before the usual early afternoon pickup, all bins will be neatly placed on the opposite side of Foley Street in front of the venue next to the other bins from other venues. After collection, any spilled waste should be quickly removed and cleaned.

(ii) No waste will be removed from the venue to any external bin or receptacle between 9 pm and 9 am

(c) Provide details of the type and number of staff that will be employed on the premises at any one time;

As well as the venue managers and day to day operations, between 8 and 10 permanent staff are employed on the premises of Shady Pines Saloon. A licensed security guard is employed during the evenings. A maximum of 8 staff will be present at any time.

(d) Describe any arrangements that have been made for on-site security (if relevant). This is to include specific information on the number of licensed security staff, including details of any electronic surveillance systems within the premises;

Whilst the sophisticated boutique nature and character of the venue and activity is unlikely to generate a security problem, the management is experienced with this type of enterprise and appreciate the importance of security and safety, both for their patrons and the general community. Before we commenced operations it was decided to employ the services of a licensed security guard on-site to manage the impact of patrons on Foley Street. The sense of safety and wellbeing of our patrons and staff is not only important to us as members of the community but is vital to the long-term success of our business. We feel this proactive step has minimised any potential noise impact our venue has had on residents, including reducing antisocial behaviour.

(e) Describe any steps that will be taken to manage patron behaviour when leaving the premises late at night;

Please refer to the above comments made at points a(4), a(5), and a(6)

(f) Describe any methods for controlling and managing crowds within and outside the premises;

Please see points a(5), and a(6) regarding outside the premises and point (g) for inside the premises. Along with trained management, staff, and security guards, we have appropriate signage directing

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patrons away from the residential areas and towards the late-night precinct. There is also appropriate signage directing visitors to control volume which is enforced by the above-mentioned staff.

(g) Describe measures that will be taken to manage large groups of people during peak trading periods;

The principal tasks of the licensed security guard employed, aside from greeting our guests and providing an explanation of the type of premises, is monitoring patron numbers inside the venue and noise levels outside the venue. On almost all of those “peak” nights, both managers are also present in a monitoring capacity. All aspects of the room are visible from behind the bar, and indeed anywhere in the room. Bottlenecks and unsafe crowd movements should be easily avoided. No furniture besides the bar itself is permanently fixed, allowing easy adjustments if need be to facilitate unexpected events by creating extra standing room in areas where required. Staffing levels are increased proportionately to days where there are higher patron numbers to ensure quick bar service is maintained. When capacity is reached by way of headcount from either manager or licensed security guard, entry is curtailed until enough patrons have left to facilitate new entries.

(h) Provide a copy of the house policy that describes the measures to minimise the harm associated with alcohol consumption to ensure the responsible service of alcohol;

- All employees will be required to have completed an OLGR accredited RSA course before commencing work.
- Management will maintain a register containing a copy of all RSA certificates, and a log of all refusal of service incidents.
- An appealing range of non-alcoholic options will be offered to patrons, including freshly squeezed to order juices, espresso coffee, and a selection of quirky home-brewed soft drinks. Easily visible iced water jugs will be available on the bar at all times.
- The option to convert any cocktail or glass of wine to a “one standard drink” version will allow drivers or irregular drinkers to keep track of their drinks, in addition to the usual low alcohol options. A lower price will be reflected in these options.
- A varied and good quality meal will always be available from the bar during operating hours.
- A culture of “early intervention” will form part of staff training, recognising that prevention of intoxication is a preferable option for both the business, other patrons and fellow staff than simply “refusal of service” after the fact.

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- No person under the age of 18 years will be admitted to the venue and production of photographic identification will be required before liquor is served to a person. The only acceptable proof of age identification will be:

- i. photo driver's licence
- ii. proof of age card (RTA)
- iii. current passport

- All staff will be knowledgeable in the many public transport options available to patrons from Oxford Street including taxis and regular buses, and close proximity of Museum train station near Hyde Park, ten minute walk towards the CBD

(i) State the maximum capacity of the premises and the maximum number of patrons that will be standing and/or sitting at any one time;

The maximum capacity is 115 patrons.

(j) State the operating and/or trading hours of the premises;

Operating hours are midday to 12 AM from Sunday-Thursday and midday to 1:30 AM on Friday and Saturday.

(k) Describe any measures to increase patron awareness of public transport availability in the locality;

The Oxford Street precinct is easily accessible and regularly accessed by public transport. Regular buses to the CBD, Eastern Suburbs, North Shore, Inner West, and other transport hubs service the locality late at night. Museum Train Station is approximately ten minutes from the premises towards Hyde Park. Staff are trained to inform patrons of public transport options and direct them towards such.

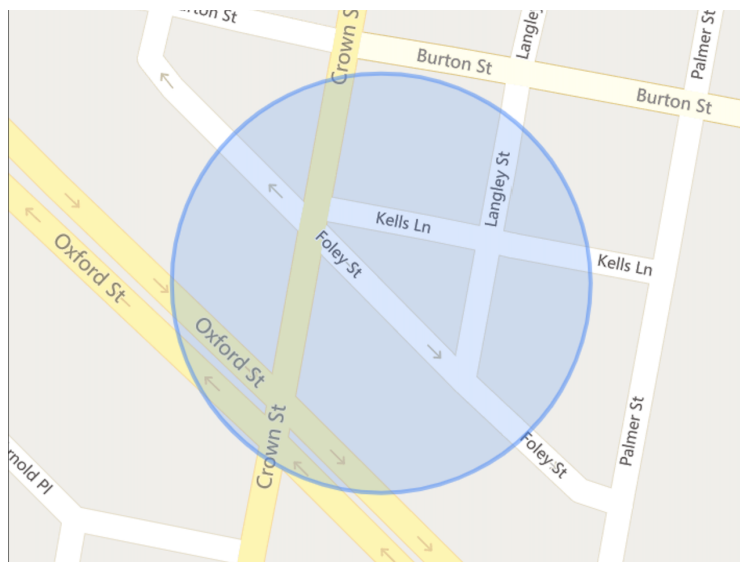
(l) Describe when and how the site will be cleaned and generally serviced;

In accordance with industry standards, cleaning of the bar will take place daily immediately following the close of trading. General cleaning of the remainder of the premises will take place between 9 am and midday each day by a contracted professional cleaning firm. Deliveries will mostly take place by small delivery vans with goods being contained in cardboard boxes. These can be readily transferred into the separate storeroom at the rear of the site. All deliveries and returns will be conducted within standard Sydney wholesaler delivery hours, Monday to Friday 10 am till 5 pm.

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(m) Provide details of the trading hours of other late-night trading premises currently operating within a 50-metre radius (ie. commercial premises that operate after 10 PM).



- Tandoori Palace: 86 Oxford St, Darlinghurst NSW 2010
- Undercard: 82 Oxford St, Darlinghurst NSW 2010
- The Colombian Hotel: 117/125 Oxford St, Darlinghurst NSW 2010
- Darlinghurst Theatre Company: 39 Burton St, Darlinghurst NSW 2010
- PUSH BAR: 46C8+J3 Darlinghurst, New South Wales
- Big Poppa's: 96 Oxford St, Darlinghurst NSW 2010
- Cork and Canvas Sydney: 106 Oxford St, Darlinghurst NSW 2010
- North Indian Cuisine: 131 Oxford St, Darlinghurst NSW 2010
- Ching-a-Lings: 46C8+36 Darlinghurst, New South Wales
- Bitter Phew: 1/137 Oxford St, Darlinghurst NSW 2010
- CTC: 133 Oxford St, Darlinghurst NSW 2010
- Mia Bari Indian Street Food: 139 Oxford St, Darlinghurst NSW 2010
- Thanks Tattoo: 143A Oxford St, Darlinghurst NSW 2010
- Don Don: 80 Oxford St, Darlinghurst NSW 2010

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SHADY PINES SALOON



Signature of Director

06/06/2022

Date

Anton Forte

Printed Name of Director

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APPENDIX 3 – SOHO HOUSE ORGANISATION CHART

Chief Operating Officer				
	- Regional Operational Managing Director			
	- General Manager			
		- Assistant General Manager		
			Bar Manager	
				- Bartenders - Barbacks - Barristas
			Floor Managers	
				- Hosts - Runners - Waitstaff/servers
			Executive Chef	
				- Chef de Partie(s) - Sous Chef - Commis Chef(s) - Demi Chef de Partie(s) - Breakfast Chefs - KP(s) - Other Kitchen staff
			Club Reception	
				- Head Receptionist - Receptionist - Cloakroom Attendees



Appendix 4: Statutory Liquor Signage

Plan of Management – 256 Crown Street | Darlinghurst



UNDER 18



**No alcohol can be
sold or supplied to
anyone under 18.
It's against the law.**

Important information about breath testing

**Readings given by this
instrument are not accepted
by Police or the Courts.**

**Your blood alcohol level can
rise for 1 hour or more after
your last drink.**

Appendix 5: Layout and use of areas within the premises

Plan of Management – 256 Crown Street | Darlinghurst



FUNCTIONAL AREA TYPES

- CIRCULATION
- SEATING / FOH
- BOH / SERVICE
- AMENITIES
- CORE
- LANDSCAPING
- TERRACE / ROOFTOP

- core reconfigured to facilitate height reduction.
- 2a.ii Building facade setbacks modified to the North and South as per discussions with council to improve amenity to adjoining residential properties.
- 2b Materiality and Form: Materiality of the addition amended to present as a simple addition with a single architectural language.
- 2c Amenity: Addressing visual privacy and acoustic impact on adjoining residential properties to North and East.
 - 2c.i Level 3: Terrace area reduced with extent of privacy/acoustic screening increased. Increased acoustic baffle system. Refer Privacy Diagrams in Architectural Design Statement.
 - 2c.ii Level 5:
 - Pool reoriented to protect Eastern neighbours.
 - Additional glazed screening for acoustics.
 - New lightweight freestanding acoustic baffle system.
- 2d Detailing:
 - 2d.i Ground Floor: Amenities along Kells Lane detailed to illustrate relationship with window.
 - 2d.ii Level 1: Internal planning reconfigured to address internal wall / heritage facade intersection.
 - 2d.iii Level 2: Bar joinery reduced to low height to mitigate obscuring of northern windows.
 - 2d.iv Kells Lane Facade: Windows further detailed to illustrate the integration of louvers within the originally detailed timber windows.

CROWNS

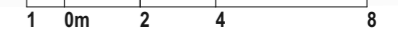
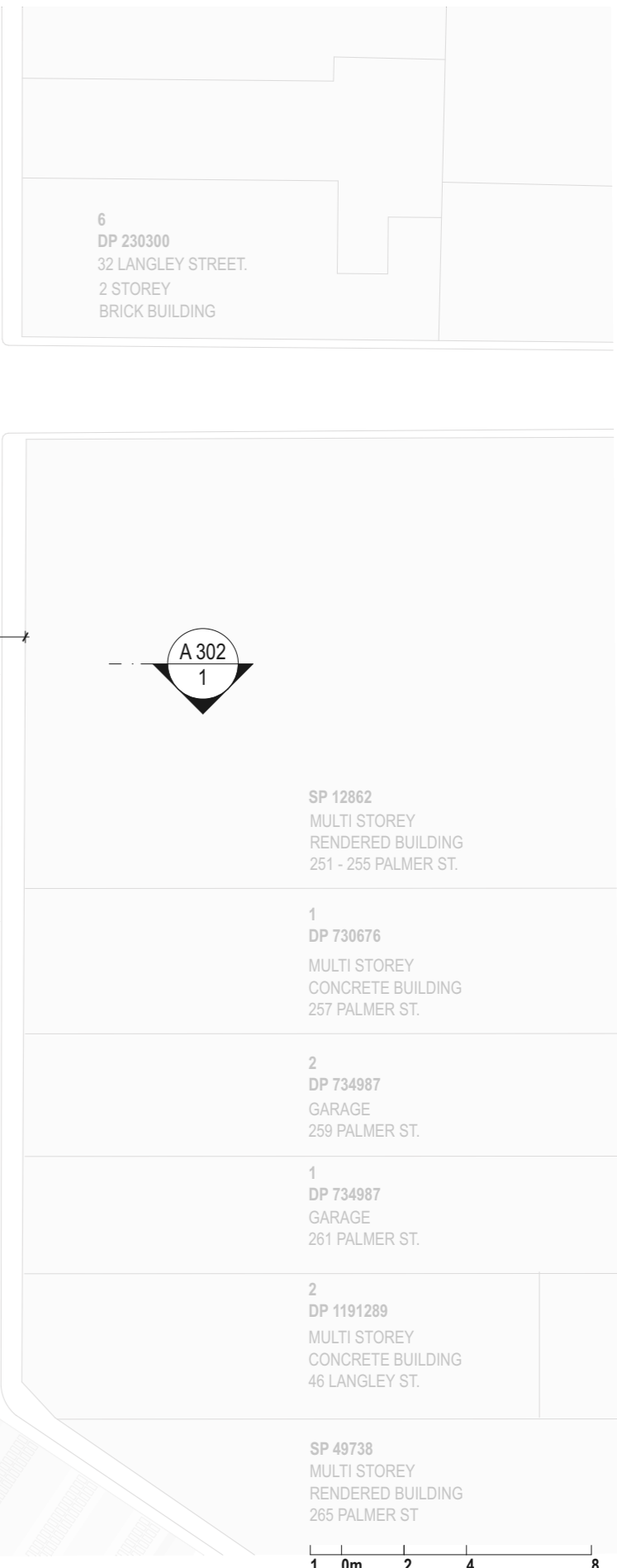
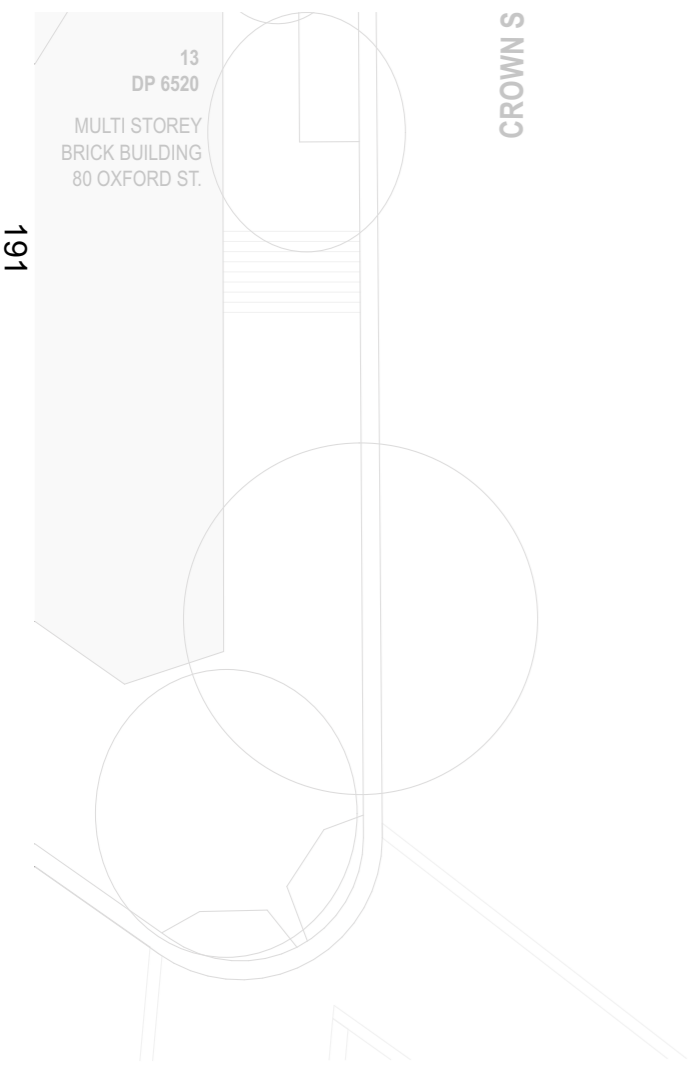


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FUNCTIONAL AREA TYPES

- CIRCULATION
- SEATING / FOH
- BOH / SERVICE
- AMENITIES
- CORE
- LANDSCAPING
- TERRACE / ROOFTOP
- ENTERTAINMENT

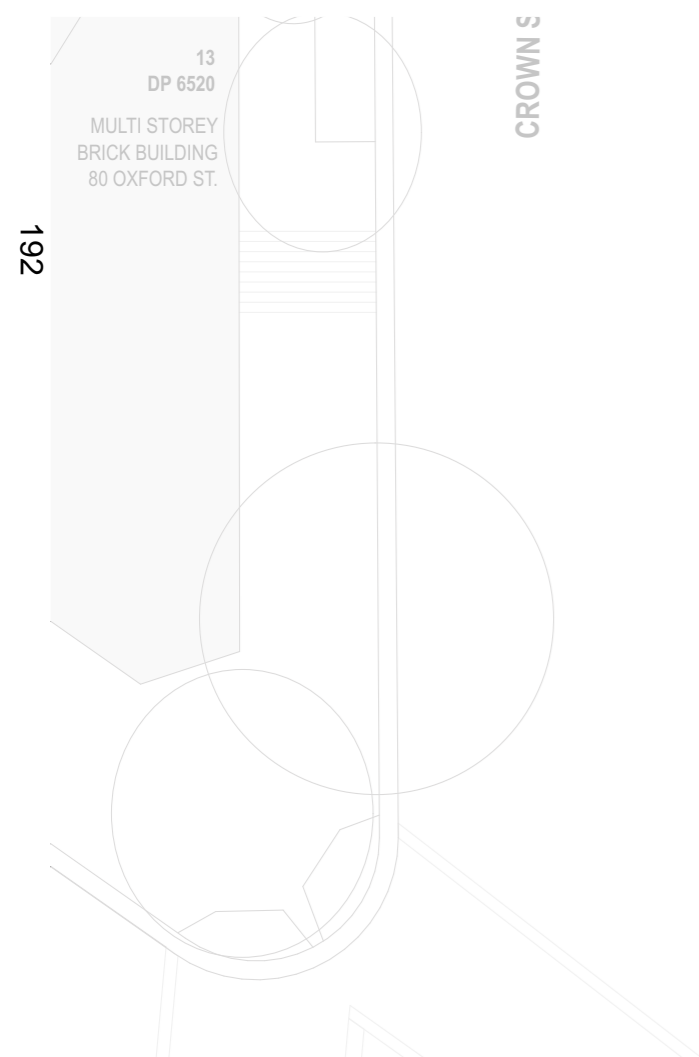
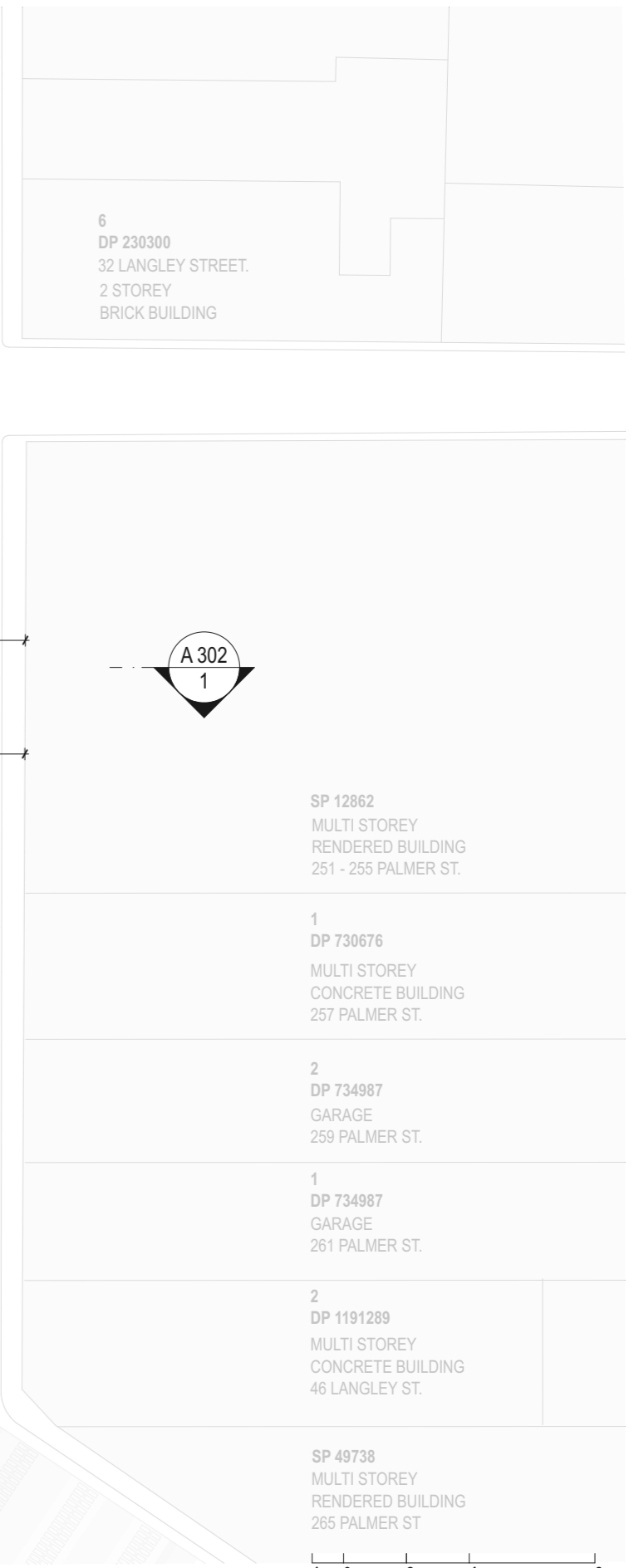


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FUNCTIONAL AREA TYPES

- CIRCULATION
- SEATING / FOH
- BOH / SERVICE
- AMENITIES
- CORE
- LANDSCAPING
- TERRACE / ROOFTOP
- COLLABORATION / MULTI PURPOSE



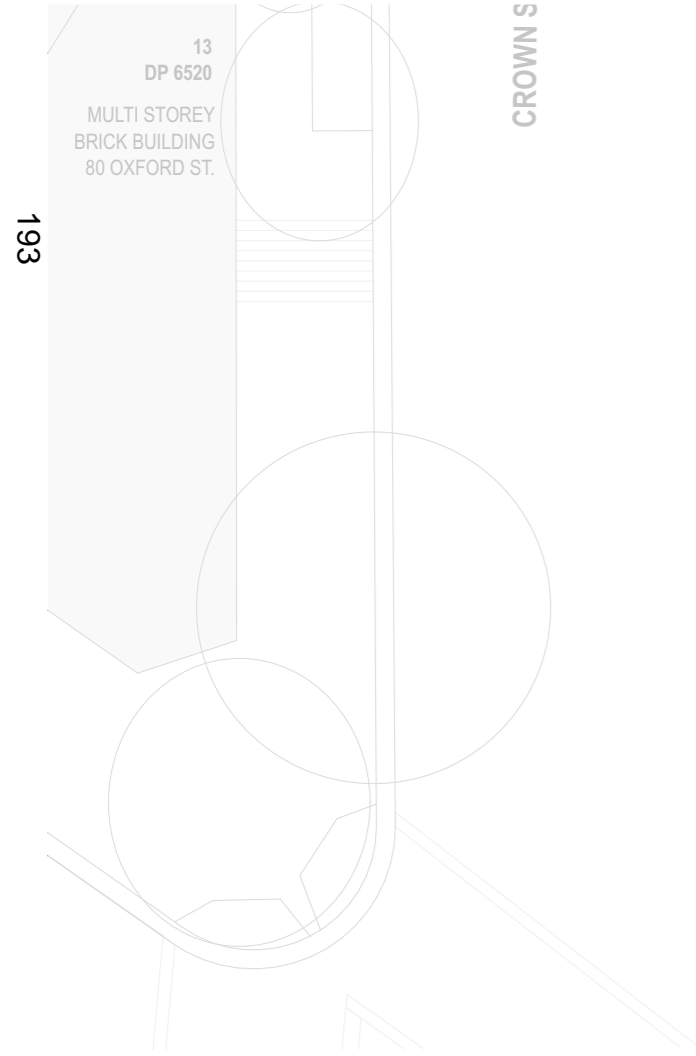
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FUNCTIONAL AREA TYPES

- CIRCULATION
- SEATING / FOH
- BOH / SERVICE
- AMENITIES
- CORE
- LANDSCAPING
- TERRACE / ROOFTOP



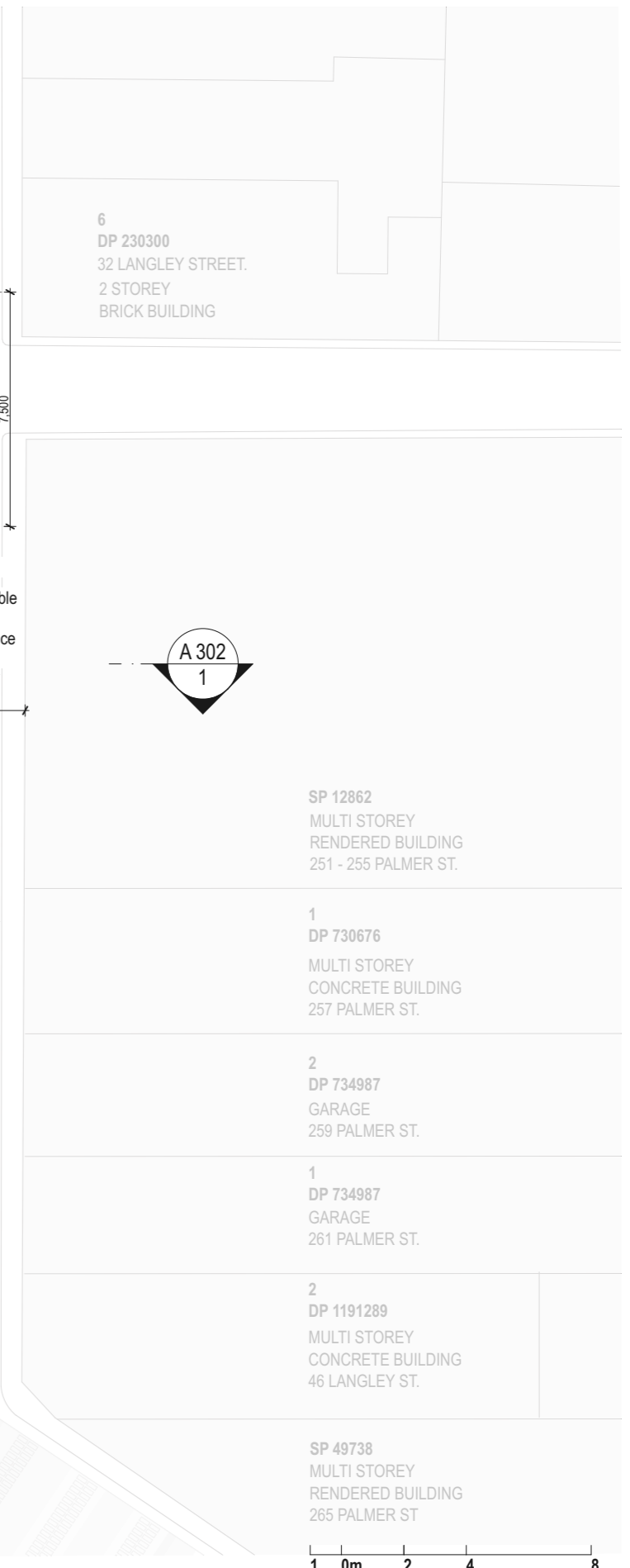
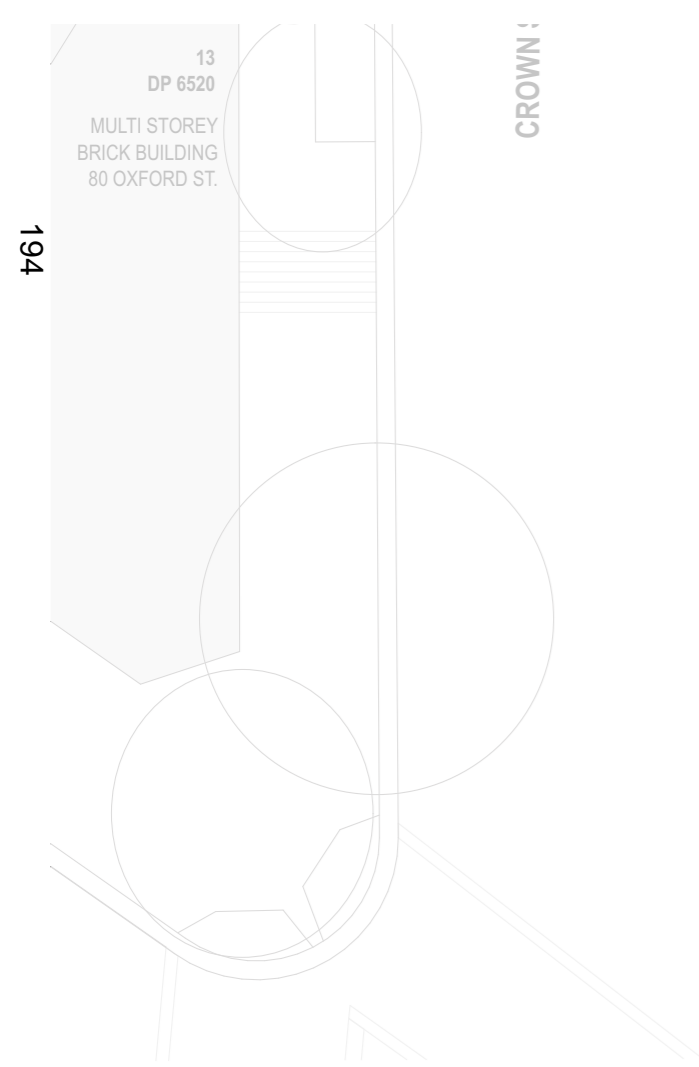
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												PHASE DEVELOPMENT APPLICATION	DRAWING NO A 105	REV 02 - WIP

FUNCTIONAL AREA TYPES

- CIRCULATION
- SEATING / FOH
- BOH / SERVICE
- AMENITIES
- CORE
- LANDSCAPING
- TERRACE / ROOFTOP



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Work in Progress

FUNCTIONAL AREA TYPES

- CIRCULATION
- SEATING / FOH
- BOH / SERVICE
- AMENITIES
- CORE
- LANDSCAPING
- TERRACE / ROOFTOP



195

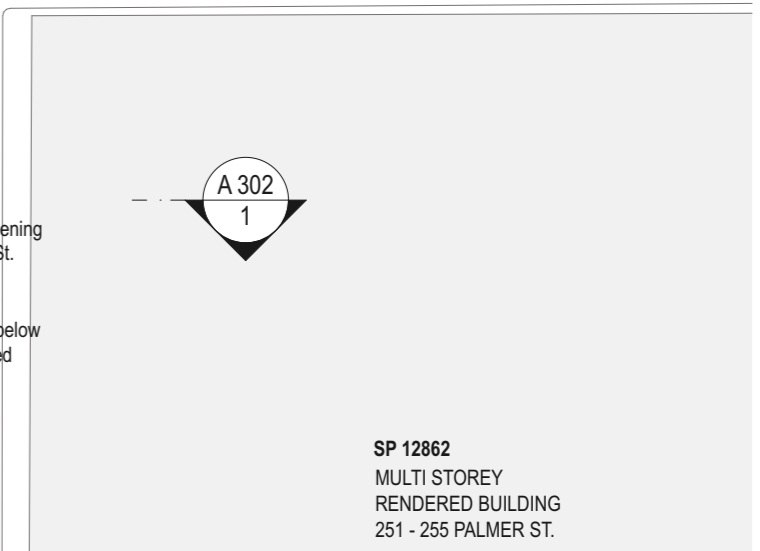
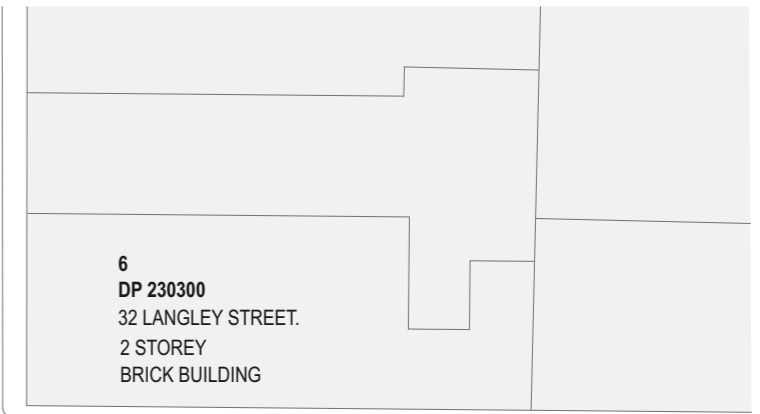
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FUNCTIONAL AREA TYPES

- CIRCULATION
- SEATING / FOH
- BOH / SERVICE
- AMENITIES
- CORE
- LANDSCAPING
- TERRACE / ROOFTOP

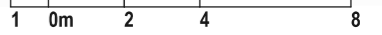
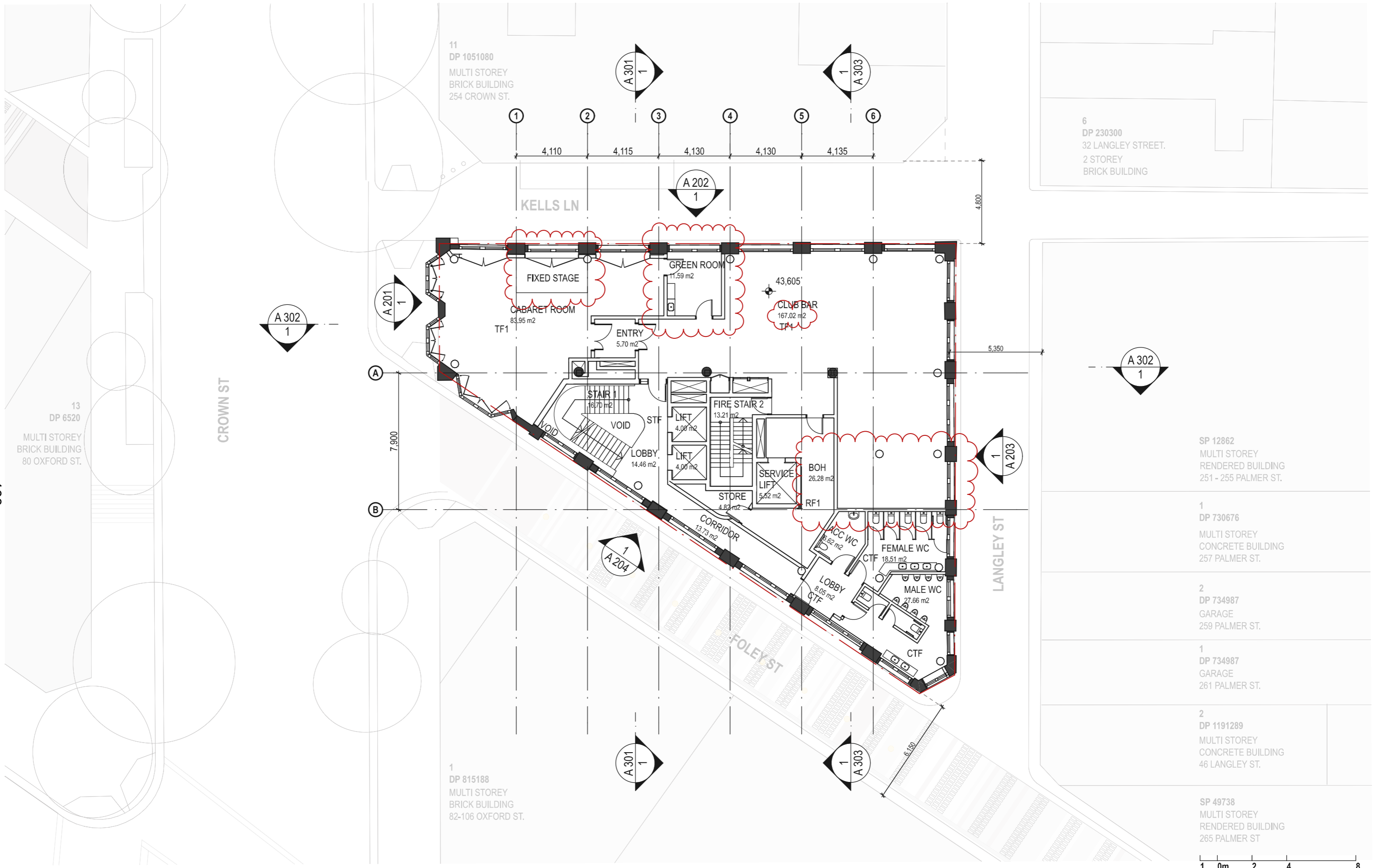
- core reconfigured to facilitate height reduction.
- 2a.ii Building facade setbacks modified to the North and South as per discussions with council to improve amenity to adjoining residential properties.
- 2b Materiality and Form: Materiality of the addition amended to present as a simple addition with a single architectural language.
- 2c Amenity: Addressing visual privacy and acoustic impact on adjoining residential properties to North and East.
 - 2c.i Level 3: Terrace area reduced with extent of privacy/acoustic screening increased. Increased acoustic baffle system. Refer Privacy Diagrams in Architectural Design Statement.
 - 2c.ii Level 5:
 - Pool reoriented to protect Eastern neighbours.
 - Additional glazed screening for acoustics.
 - New lightweight freestanding acoustic baffle system.
- 2d Detailing:
 - 2d.i Ground Floor: Amenities along Kells Lane detailed to illustrate relationship with window.
 - 2d.ii Level 1: Internal planning reconfigured to address internal wall / heritage facade intersection.
 - 2d.iii Level 2: Bar joinery reduced to low height to mitigate obscuring of northern windows.
 - 2d.iv Kells Lane Facade: Windows further detailed to illustrate the integration of louvers within the originally detailed timber windows.



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Appendix 6: Proximity to nearby sensitive receivers





DATE	REV	DESCRIPTION:
03/11/23	01	REVISED DEVELOPMENT APPLICATION
11/03/24	02	COUNCIL RPT2

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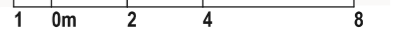
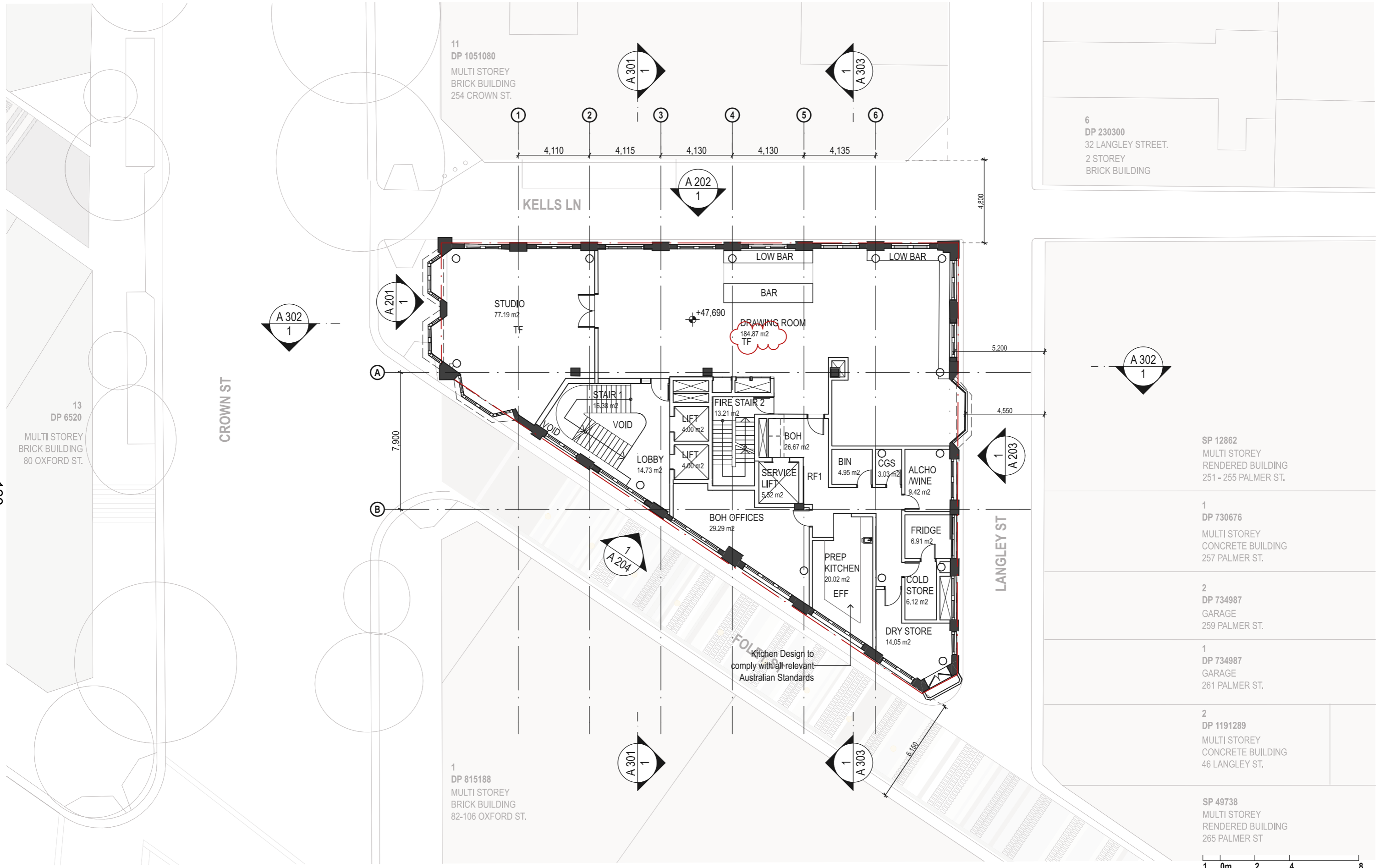
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DRAWING TITLE		DRAWN BY	
LEVEL 1 FLOOR PLAN		NK, FM	
CHECKED		TG	
DATE		11.03.24	
SCALES		1:200	
PHASE		DRAWING NO	
DEVELOPMENT APPLICATION	A 103	REV	
		02	



DATE	REV	DESCRIPTION
03/11/23	01	REVISED DEVELOPMENT APPLICATION
11/03/24	02	COUNCIL RF12

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DRAWING TITLE
LEVEL 2 FLOOR PLAN

SCALES
1:200

DRAWN BY
NK, FM
CHECKED
TG
DATE
11.03.24
PHASE
DEVELOPMENT APPLICATION
DRAWING NO
A 104
REV
02

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VOID
16.88 m²

LOBBY
14.73 m²

BOH OFFICES
29.29 m²

PREP KITCHEN
20.02 m²

FRIDGE
6.91 m²

DRY STORE
14.05 m²

STAIR 1
16.88 m²

STAIR 2
13.21 m²

BOH
26.67 m²

ALCHO WINE
9.42 m²

STUDIO
77.19 m²

DRAWING ROOM
184.87 m²

BAR

LOW BAR

LOW BAR

BIN
4.95 m²

CGS
3.03 m²

COLD STORE
6.12 m²

FRIDGE
6.91 m²

DRY STORE
14.05 m²

VOID
14.73 m²

VOID
13.21 m²

BOH
26.67 m²

BOH
26.67 m²

STAIR 1
16.88 m²

STAIR 2
13.21 m²

BOH
26.67 m²

BOH
26.67 m²

BOH
26.67 m²

BOH
26.67 m²

BOH
26.67 m²

BOH
26.67 m²

BOH
26.67 m²

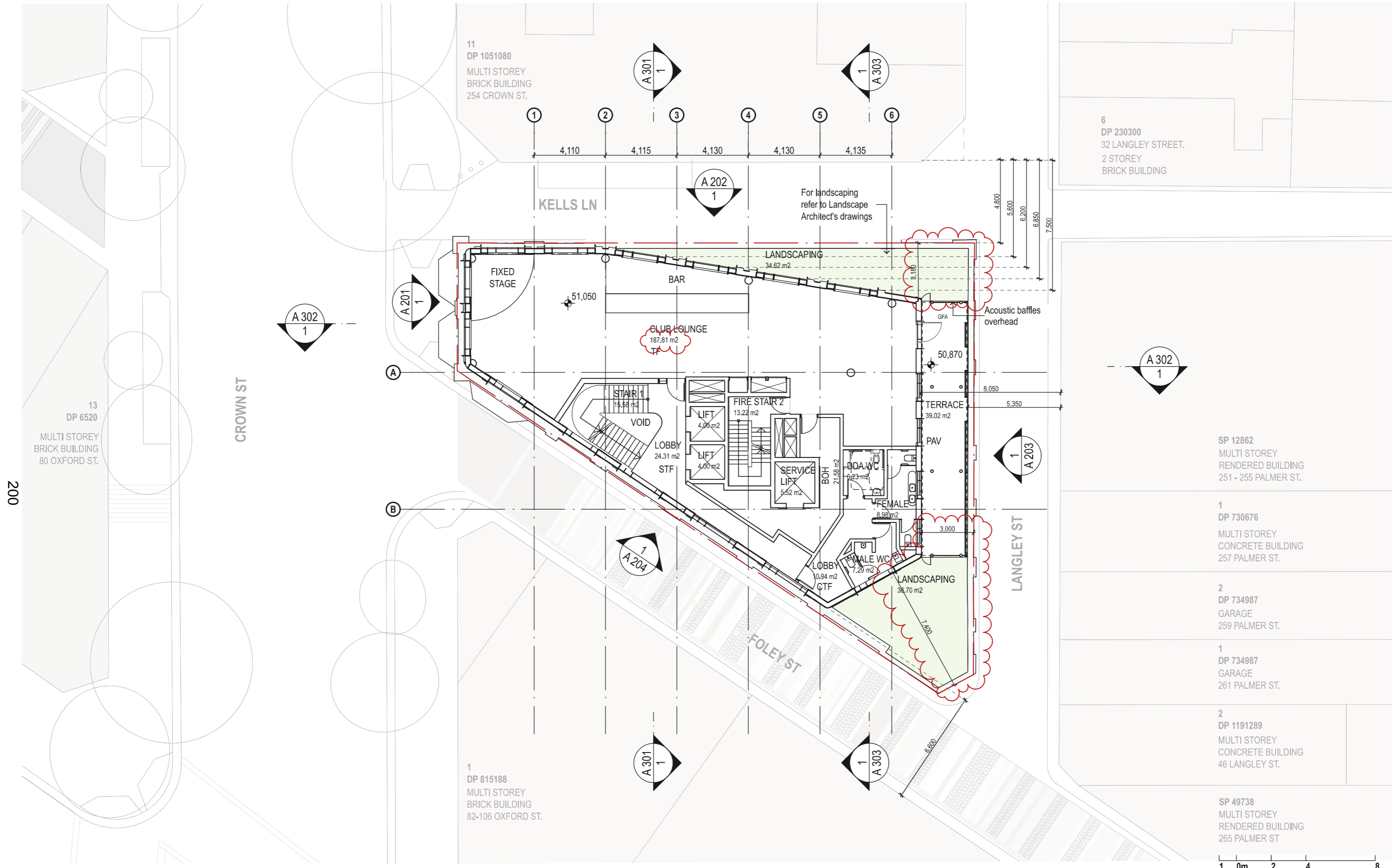
BOH
26.67 m²

BOH
26.67 m²

BOH
26.67 m²

BOH
26.67 m²

BOH
26.67 m²



DATE	REV	DESCRIPTION:
03/11/23	01	REVISED DEVELOPMENT APPLICATION
11/03/24	02	COUNCIL RPT2

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PROJECT NO : 22029

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DRAWING TITLE
LEVEL 3 FLOOR PLAN

SCALES
1:200

PHASE
DEVELOPMENT APPLICATION

DRAWING NO
A 105

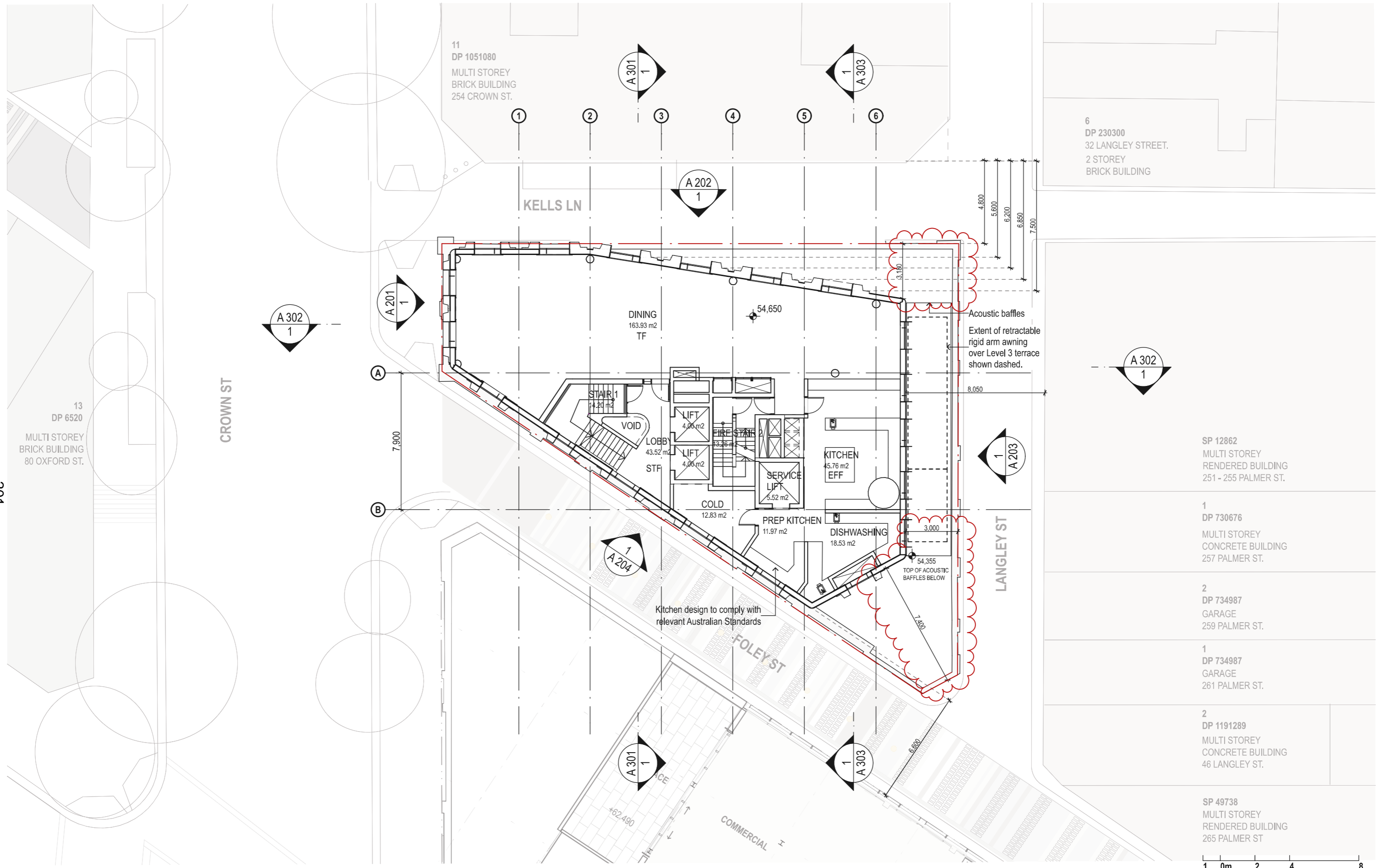
DRAWN BY
NK, FM

CHECKED
TG

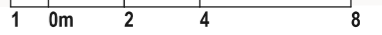
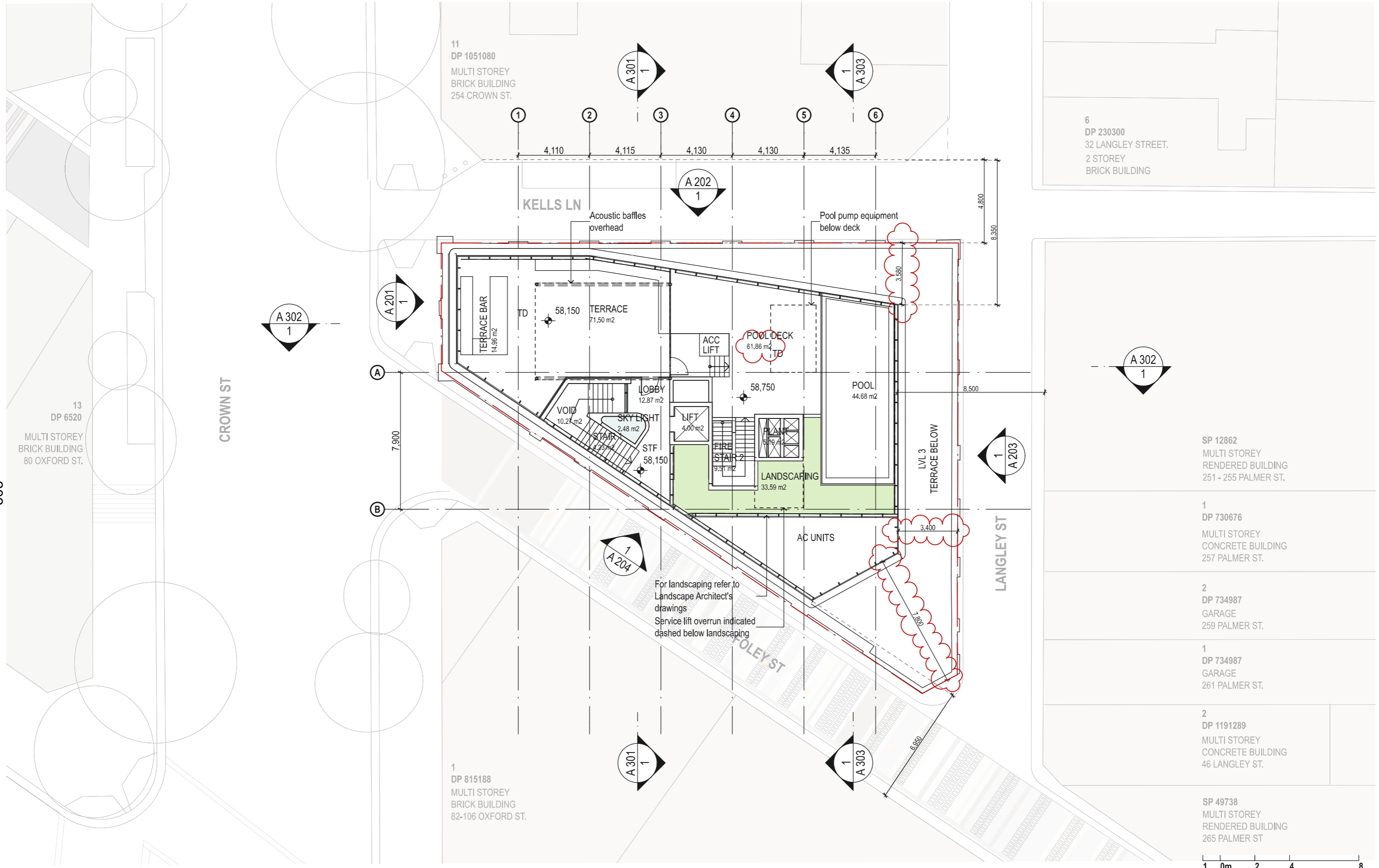
DATE
11.03.24

REV
02

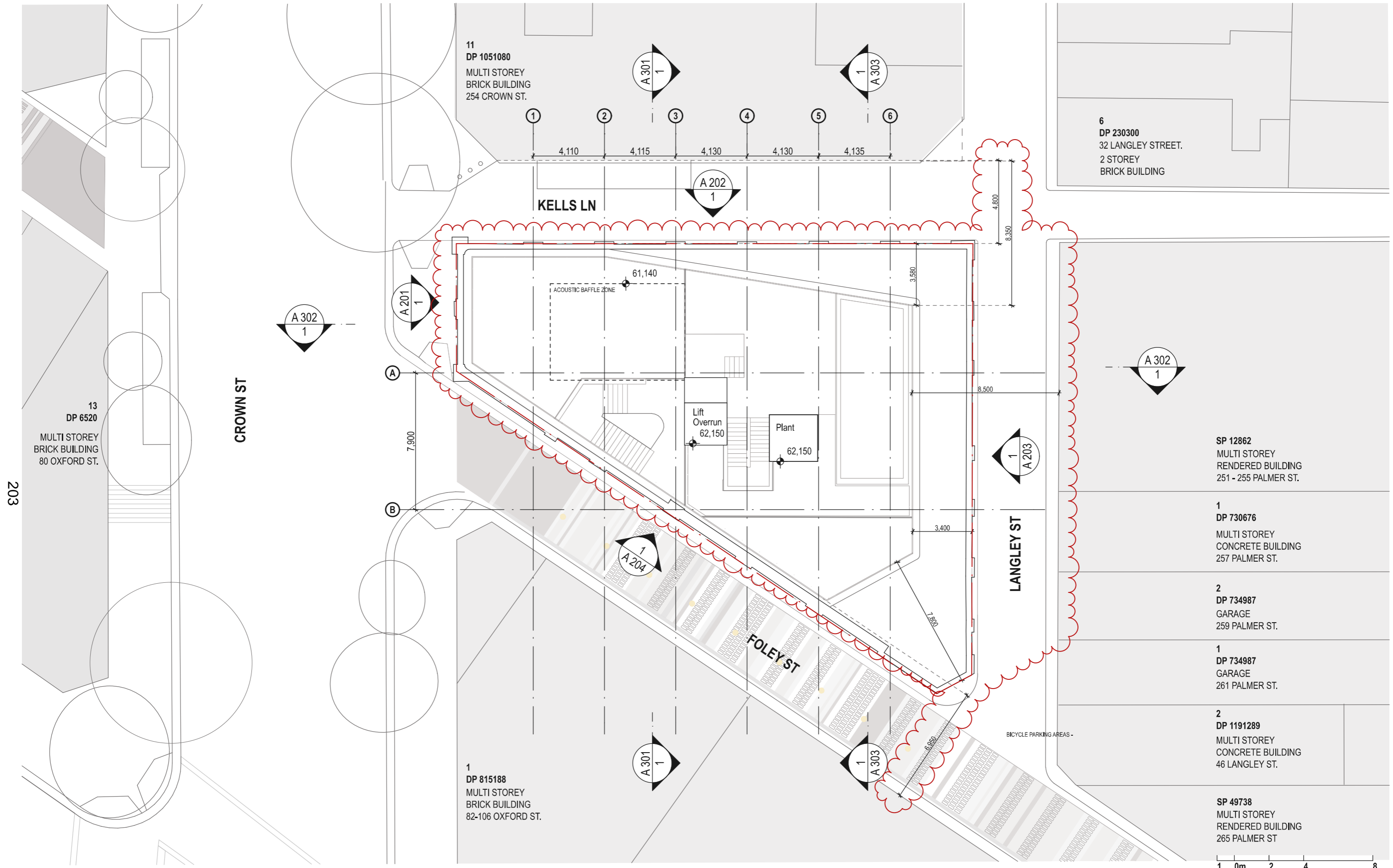




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				FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: A.Brien@northrop.com.au	GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9888 5000 Email: MPearce@jkgtechnics.com.au	HERITAGE ARCHITECT TZG Heritage Phone: 02 9215 4900 Email: Julie@tzg.com.au	LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: jw@siteimage.com.au	SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au	STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9590 2488 Email: michael@webberdesign.com.au	VICTORIA 3067 P: (03) 86691887	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: lory@urbandev.com.au	SCALES 1:200	DRAWING NO A 106	REV 02
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				SURVEYOR LTS Lockley Phone: 9499 7760 Email: scott@lockley.com.au	TOWN PLANNER Hamptons Property Services Phone: 02 9386 7000 Email: kris@hampsonspartservices.com.au	TRAFFIC CONSULTANT Traffic Phone: 02 8324 8700 Email: jason.pindar@traffic.com.au	WASTE CONSULTANT MRA Consulting Group Phone: +61 3 9647 9700 Email: info@mraconsulting.com.au	WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700 Email: rtd@vipac.com.au				PHASE DEVELOPMENT APPLICATION	DRAWING NO A 107	REV 02



DATE	REV	DESCRIPTION:
03/11/23	01	REVISED DEVELOPMENT APPLICATION
11/03/24	02	COUNCIL RPT2

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DRAWING TITLE
ROOF PLANT PLAN

SCALES
1:200

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CHECKED
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DATE
11.03.24
PHASE
DEVELOPMENT APPLICATION
DRAWING NO
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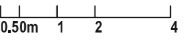
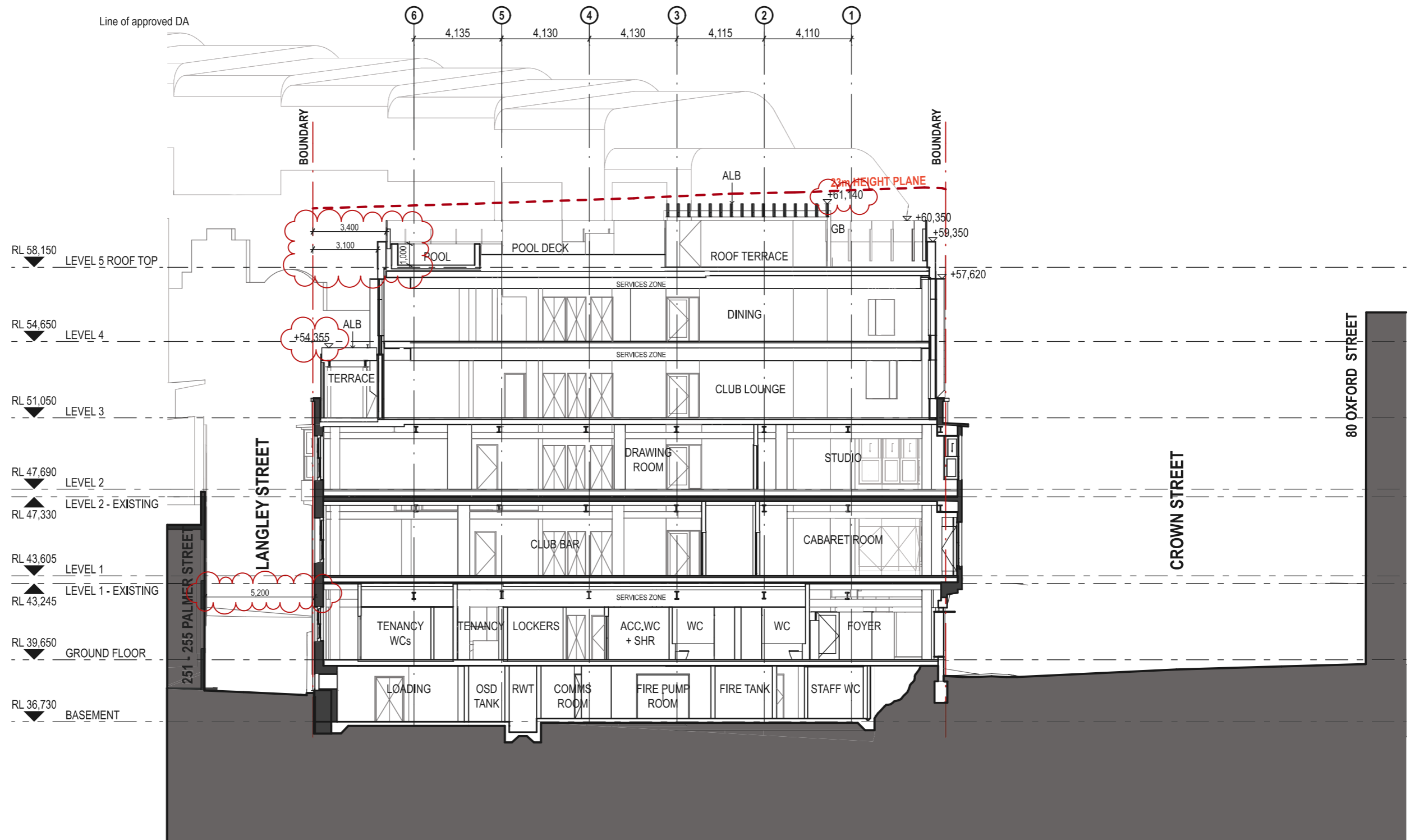
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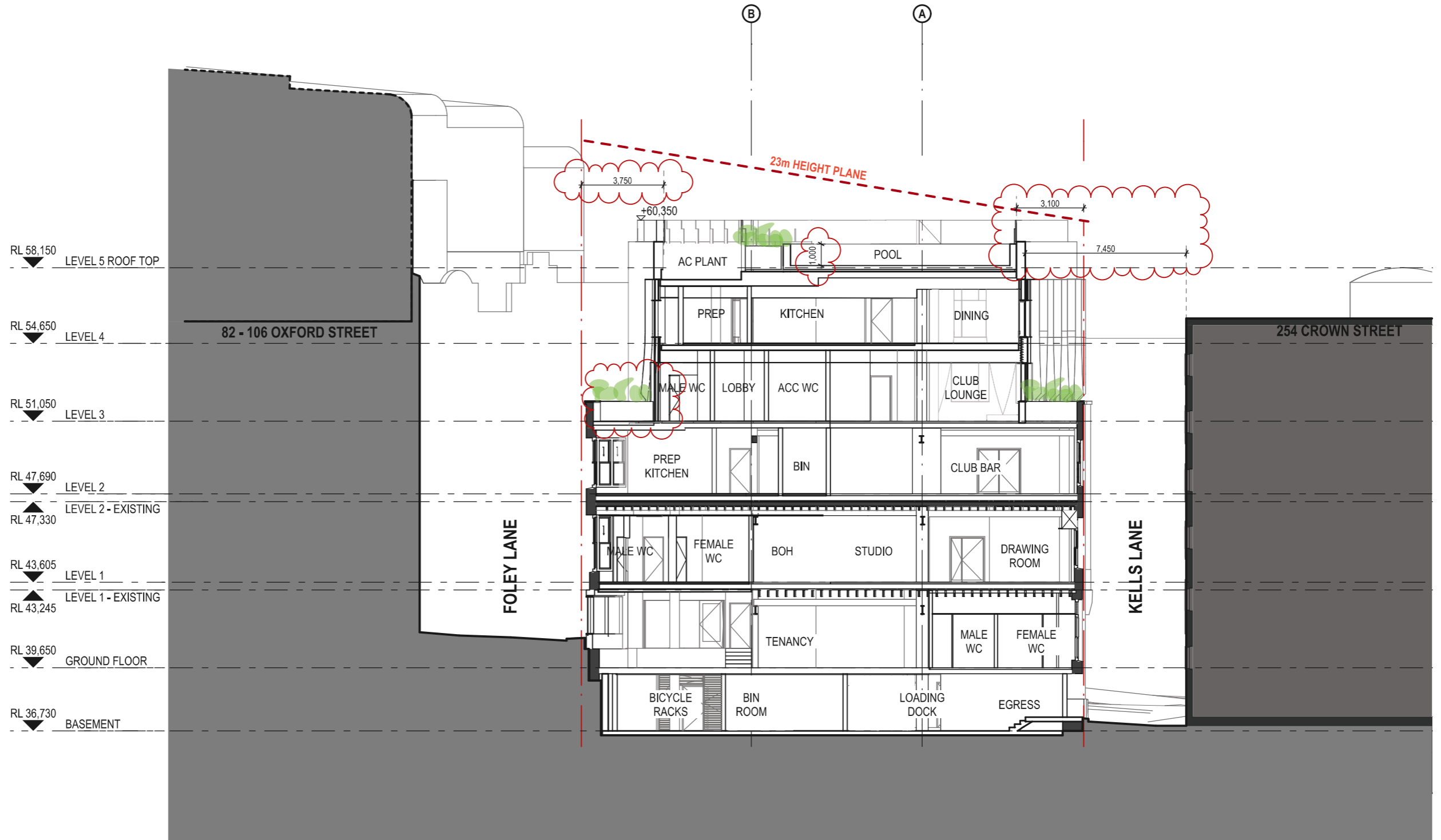
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11/03/24	02	COUNCIL RPT2		FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: A.Brien@northrop.com.au	GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9888 5000 Email: MPearce@jkgtechnics.com.au	HERITAGE ARCHITECT TZG Heritage Phone: 9215 4900 Email: Julie@tzg.com.au	LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: jwilson@siteimage.com.au	SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au	STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9590 2488 Email: michael@webberdesign.com	VICTORIA 3067 P: (03) 86691887	PROJECT NO : 22029	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbanidv.com.au	SCALES 1:200	CHECKED TG
				SURVEYOR LTS Lockley Phone: 9499 7760 Email: scott@lockley.com.au	TOWN PLANNER Hamptons Property Services Phone: 02 9386 7000 Email: Krasyn@hamptonspropertyservices.com.au	TRAFFIC CONSULTANT Traffix Phone: 02 8324 8700 Email: jash.pindar@traffix.com.au	WASTE CONSULTANT MRA Consulting Group Phone: +61 3 9647 9700 Email: info@mraconsulting.com.au	WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700 Email: rdbourne@vipac.com.au	ACCESS CONSULTANT Hontas Hatzl & Co Phone: 02 8000 3883 Email: Michael@hontas-hatzl.com.au			DATE 11.03.24	REV 02	



DATE 03.11.23	REV -	DESCRIPTION: REVISED DEVELOPMENT APPLICATION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACOUSTIC ENGINEER Renzo Tonin & Associates Phone: 02 8218 0500 Email: yvog@akuntia@renzotonin.com.au	BCA Blackett Maguire + Godsmith Phone: 02 9211 7777 Email: admin@brpltd.com.au	CIVIL ENGINEER Webber Design Phone: 03 8657 5636 Email: gracie@webberdesign.com	CONSULTING ENGINEER TTW Phone: 02 8986 5553 Email: martin.john@ttw.com.au	ESD CONSULTANT ADP Consulting Pty Ltd Phone: 02 9203 5447 Email: b.zoschman@adpconsulting.com.au	FIRE ENGINEERING Voss Grace + Partners Phone: 1300 075 975 Email: carlvoss@vossgrace.com.au	CLIENT: ROBERT DICINTIO 256 CROWN STREET PTY LTD A: 292 JOHNSTON STREET ABBOTSFORD VIC 3067 P: (03) 86691887	PROJECT: 256 CROWN STREET PROJECT NO : 22029	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE SECTION 3	DRAWN BY NK, FM
11.03.24	0	COUNCIL RPT2		FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: A.Brien@northrop.com.au	GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9688 5000 Email: MPearce@geotechnics.com.au	HERITAGE ARCHITECT TZG Heritage Phone: 9215 4900 Email: Julie@tzg.com.au	LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: jwilson@siteimage.com.au	SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au	STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9590 2488 Email: michael@webberdesign.com	ACCESS CONSULTANT Hontas Hatzl & Co Phone: 02 8000 3883 Email: Michael@hontas-hatzl.com.au	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbanandvlp.com.au	SCALES 1:200	DATE 11.03.24	
			SURVEYOR LTS Lockley Phone: 9499 7760 Email: scott@lockley.com.au	TOWN PLANNER Hamptons Property Services Phone: 02 9386 7000 Email: Krasyl@hamptonspropertyservices.com.au	TRAFFIC CONSULTANT Traflix Phone: 02 8324 8700 Email: jash.pindar@traflix.com.au	WASTE CONSULTANT MRA Consulting Group Phone: +61 3 9647 9700 Email: info@mraconsulting.com.au	WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700 Email: rdbourne@vipac.com.au	PHASE DEVELOPMENT APPLICATION	DRAWING NO A 303	REV -0				



1 KELLS LANE WINDOW SCHEDULE - 254 CROWN STREET



2 KELLS LANE WINDOW SCHEDULE - 256 CROWN STREET



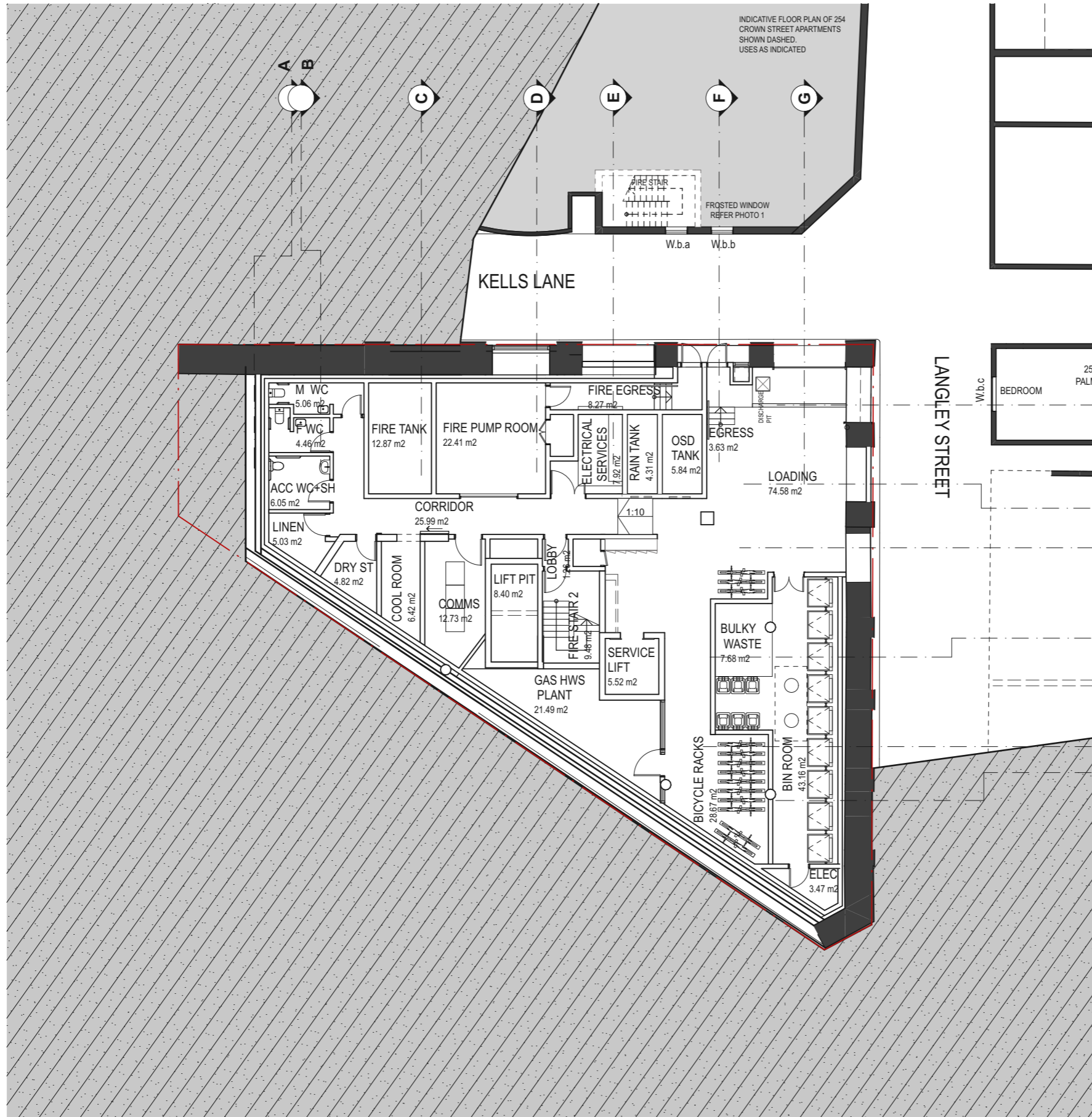
3 LANGLEY STREET WINDOW SCHEDULE - 256 CROWN STREET



4 LANGLEY STREET WINDOW SCHEDULE

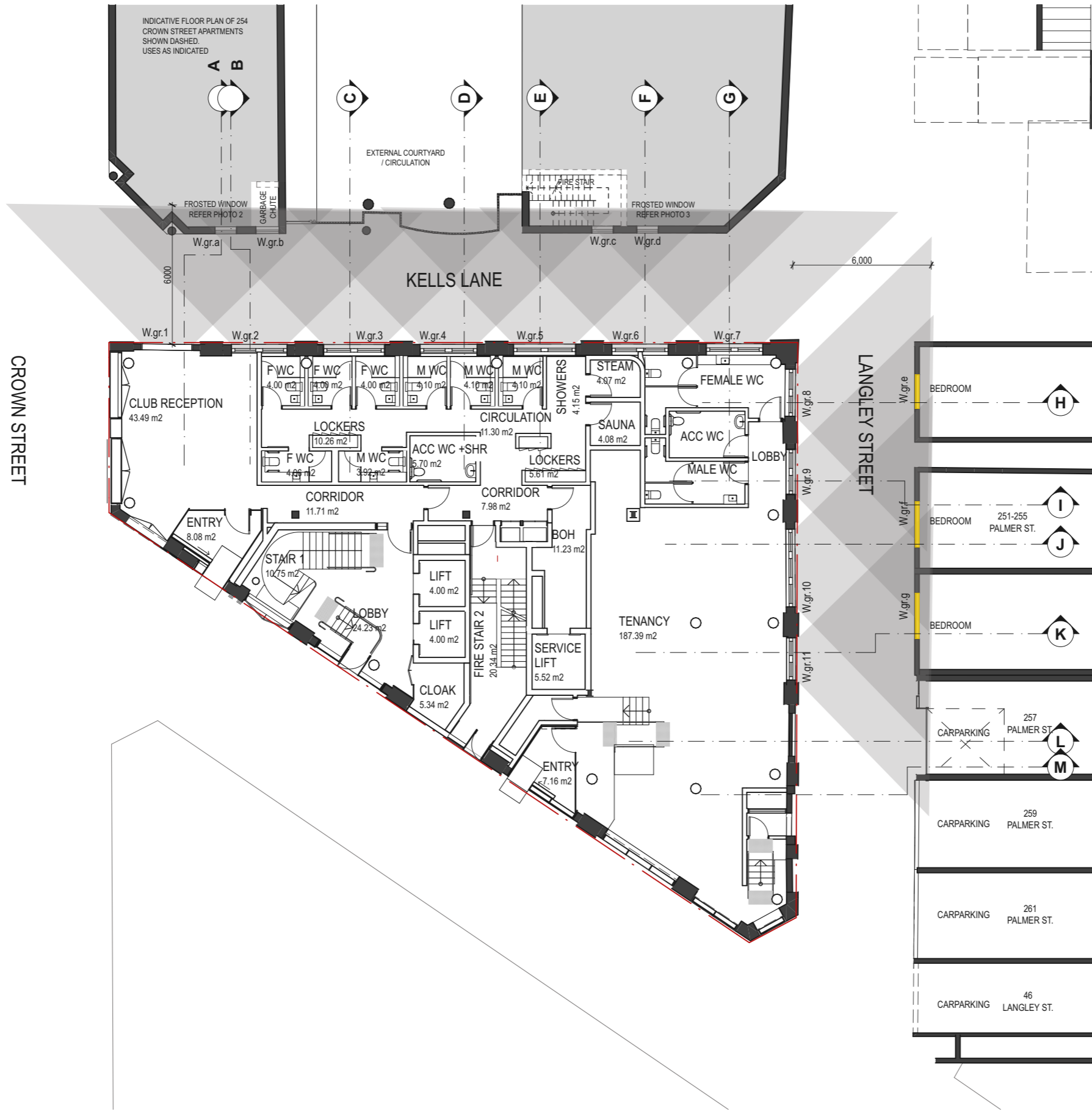
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DATE 30.04.24	REV -	DESCRIPTION: COUNCIL RFP13	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACOUSTIC ENGINEER Renzon Tonin & Associates Phone: 02 8218 0500 Email: yong.kakunte@renzontonin.com.au	BCA Blacklett Maguire + Goldsmith Phone: 02 9211 7777 Email: admin@bmplusg.com.au	CIVIL ENGINEER Webber Design Phone: 03 8657 5636 Email: admin@webberdesign.com	CONSULTING ENGINEER TTW Phone: 02 8986 5553 Email: martin.folan@ttw.com.au	ESD CONSULTANT ADP Consulting Pty Ltd Phone: 02 8203 5447 Email: b.boschman@adpconsulting.com.au	FIRE ENGINEERING Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au	CLIENT: ROBERT DICINTIO 256 CROWN STREET PTY LTD A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067 P: (03) 86691887	PROJECT: 256 CROWN STREET	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE Visual Privacy Analysis - Window Schedule	DRAWN BY NK, FM
				FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: ABrien@northrop.com.au	GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9688 9200 Email: MPearce@jkgtechnics.com.au	HERITAGE ARCHITECT TZG Heritage Phone: 9215 4900 Email: Julie@tzg.com.au	LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: julison@siteimage.com.au	SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au	STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9690 2488 Email: michael@webberdesign.com	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevlop.com.au	PROJECT NO : 22029	SCALE 1:250	DATE 30.04.24	CHECKED TG
				SURVEYOR LTS Lockley Phone: 9499 7760 Email: scott@lockley.com.au	TOWN PLANNER Hamptons Property Services Phone: +61 3 9846 7000 Email: Kristy@hamptonsproperty.com.au	TRAFFIC CONSULTANT Traffic Phone: 02 8324 8700 Email: justin.pindar@traffic.com.au	WASTE CONSULTANT MRA Consulting Group Phone: +61 3 9647 9700 Email: info@mraconsulting.com.au	WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700 Email: Michael@hontas-hatzi.com.au	ACCESS CONSULTANT Hontas Hatzi & Co Phone: 02 9000 3883 Email: Michael@hontas-hatzi.com.au			PHASE DEVELOPMENT APPLICATION	DRAWING NO A 760	REV -



- VIEW CONE FROM EXISTING COMMERCIAL / RESIDENTIAL INTERFACE - NO IMPACT
- 6M VIEW CONE WITHOUT IMPACT
- 6M VIEW CONE WITH IMPACT
- WINDOW TO HABITABLE ROOM

DATE 30.04.24	REV -	DESCRIPTION: COUNCIL RFP3	<p>NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.</p>	<p>ACOUSTIC ENGINEER Renzoni & Associates Phone: 02 9218 0500 Email: yugi.kakunze@renzonin.com.au</p> <p>FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: ABrien@northrop.com.au</p> <p>SURVEYOR LTS Lockley Phone: 9499 7760 Email: scott@lockley.com.au</p>	<p>BCA Blackett Maguire + Goldsmith Phone: 02 9211 7777 Email: admin@bmgplus.com.au</p> <p>GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9688 5000 Email: MPearce@jkgtechnics.com.au</p> <p>TOWN PLANNER Hamptons Property Services Phone: 9384 7000 Email: krisleyh@hamptonspropertyservices.com.au</p>	<p>CIVIL ENGINEER Webber Design Phone: 03 8657 5636 Email: gracie@webberdesign.com</p> <p>HERITAGE ARCHITECT TZG Heritage Phone: 02 9215 4900 Email: Julie@tzg.com.au</p> <p>TRAFFIC CONSULTANT Traffix Phone: 02 8324 8700 Email: justin.pindar@traffix.com.au</p>	<p>CONSULTING ENGINEER TTW Phone: 02 8986 5553 Email: martin.folan@ttw.com.au</p> <p>LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: jwilson@siteimage.com.au</p> <p>WASTE CONSULTANT MRA Consulting Group Phone: +61 3 9647 9700 Email: info@mraconsulting.com.au</p>	<p>ESD CONSULTANT ADP Consulting Pty Ltd Phone: 02 8203 5447 Email: b.boschman@adpconsulting.com.au</p> <p>SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au</p> <p>WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700 Email: melbourne@vipac.com.au</p>	<p>FIRE ENGINEERING Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au</p> <p>STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9690 3488 Email: michael@webberdesign.com</p> <p>ACCESS CONSULTANT Hontas Hatzl & Co Phone: 02 9000 3883 Email: Michael@hontas-hatzl.com.au</p>	<p>CLIENT: ROBERT DICINTIO 256 CROWN STREET PTY LTD A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067 P: (03) 86691887</p> <p>PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevlop.com.au</p>	<p>PROJECT: 256 CROWN STREET</p> <p>PROJECT NO: 22029</p>	<p>ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au</p>	<p>DRAWING TITLE Visual Privacy Analysis - Basement</p> <p>SCALES 1:200</p> <p>PHASE DEVELOPMENT APPLICATION</p> <p>DRAWING NO A 761</p>	<p>DRAWN BY NK, FM</p> <p>CHECKED TG</p> <p>DATE 30.04.24</p> <p>REV -</p>
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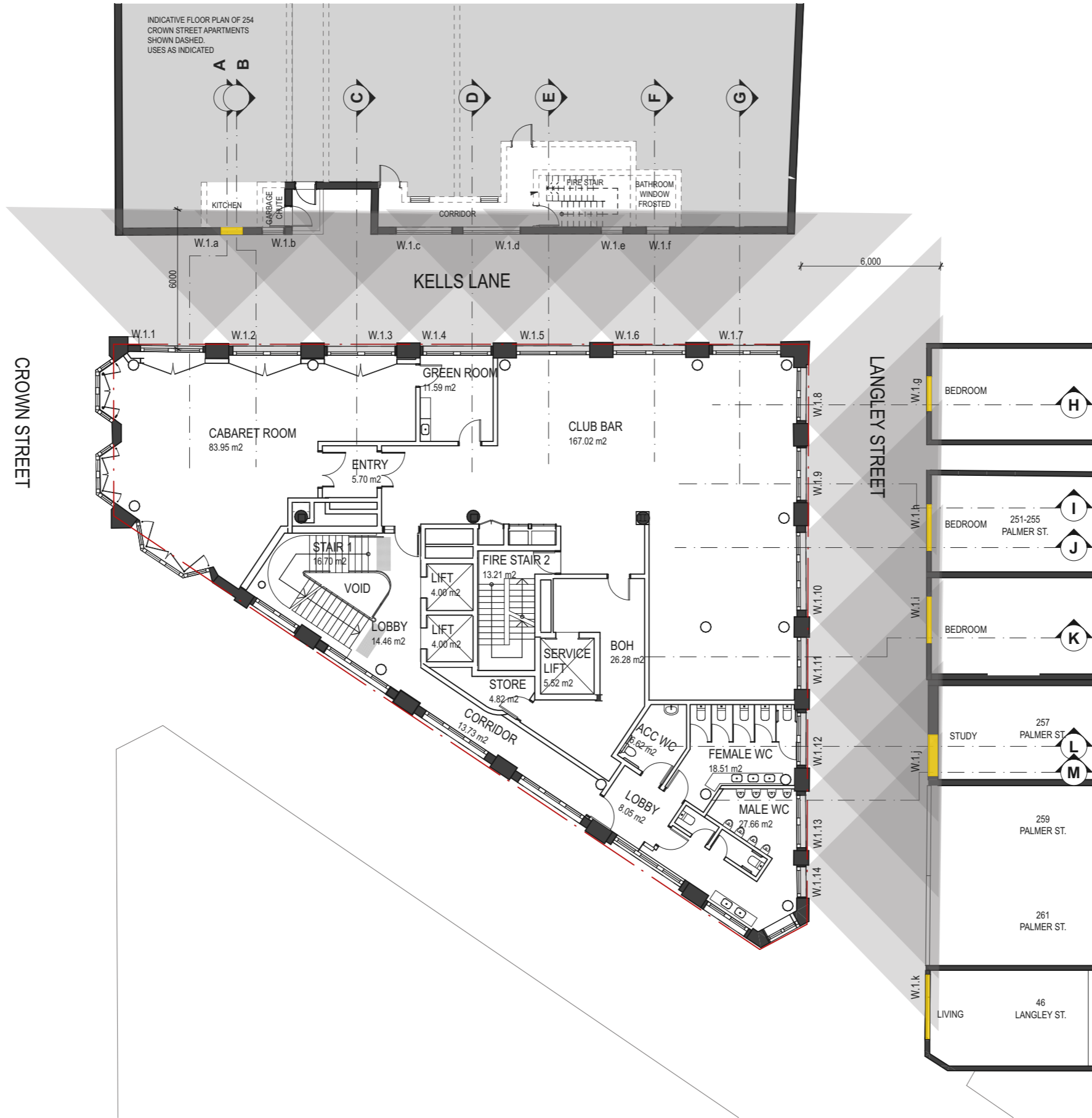


2



3

DATE 30.04.24	REV -	DESCRIPTION: COUNCIL RFP13	<p>NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.</p>	<p>ACOUSTIC ENGINEER Renoze Tonin & Associates Phone: 02 8218 0500 Email: yog.kakunte@renozetonin.com.au</p>	<p>BCA Blissett Maguire + Goldsmith Phone: 02 9211 7177 Email: admin@bmgplus.com.au</p>	<p>CIVIL ENGINEER Webber Design Phone: 03 8657 5636 Email: gracio@webberdesign.com</p>	<p>CONSULTING ENGINEER TTW Phone: 02 8986 5553 Email: martin.folan@ttw.com.au</p>	<p>ESD CONSULTANT ADP Consulting Pty Ltd Phone: 02 8203 5447 Email: b.boschman@adpconsulting.com.au</p>	<p>FIRE ENGINEERING Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au</p>	<p>CLIENT: ROBERT DICINTIO 256 CROWN STREET PTY LTD A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067 P: (03) 86691887</p>	<p>PROJECT: 256 CROWN STREET</p>	<p>ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au</p>	<p>DRAWING TITLE Visual Privacy Analysis - Ground Floor</p>	<p>DRAWN BY NK, FM</p>		
														<p>SCALES 1:200</p>	<p>CHECKED TG</p>	
														<p>DATE 30.04.24</p>		
														<p>PHASE DEVELOPMENT APPLICATION</p>	<p>DRAWING NO A 762</p>	<p>REV -</p>



DATE	REV	DESCRIPTION:
30.04.24	-	COUNCIL RF13

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Email: Michael@hontas-hatzl.com.au

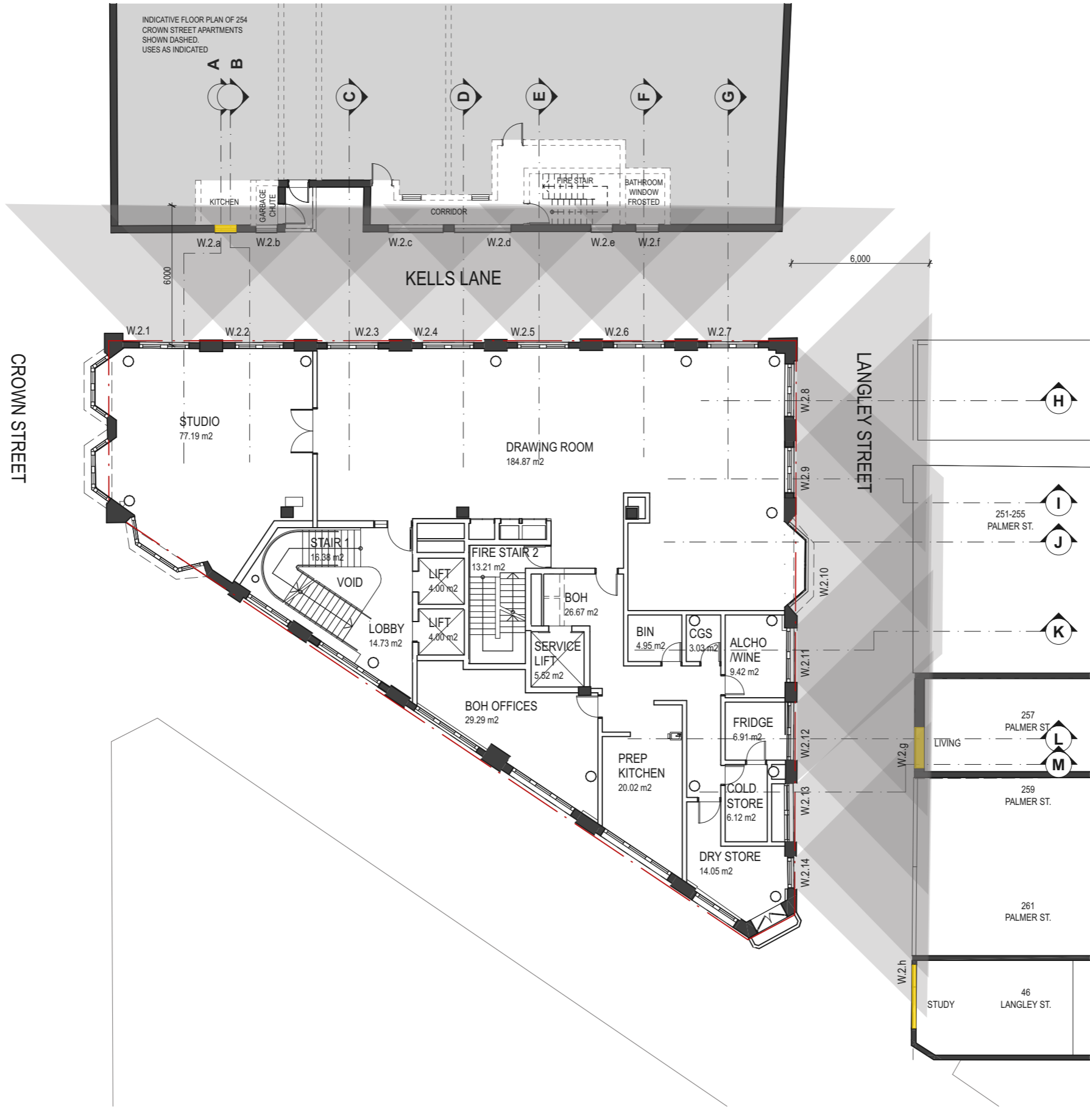
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Phone: 03 9654 6220
Email: tony@urbandevlop.com.au

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NSW 2010 Australia
ABN: 4600272349
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EMAIL: info@tzg.com.au
WEB: www.tzg.com.au

DRAWING TITLE		DRAWN BY
Visual Privacy Analysis - Level 1		NK, FM
CHECKED		TG
SCALES	1:200	DATE
		30.04.24
PHASE	DRAWING NO	REV
DEVELOPMENT APPLICATION	A 763	-

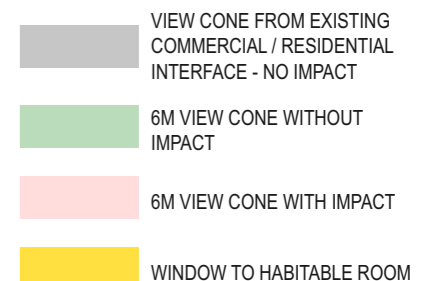
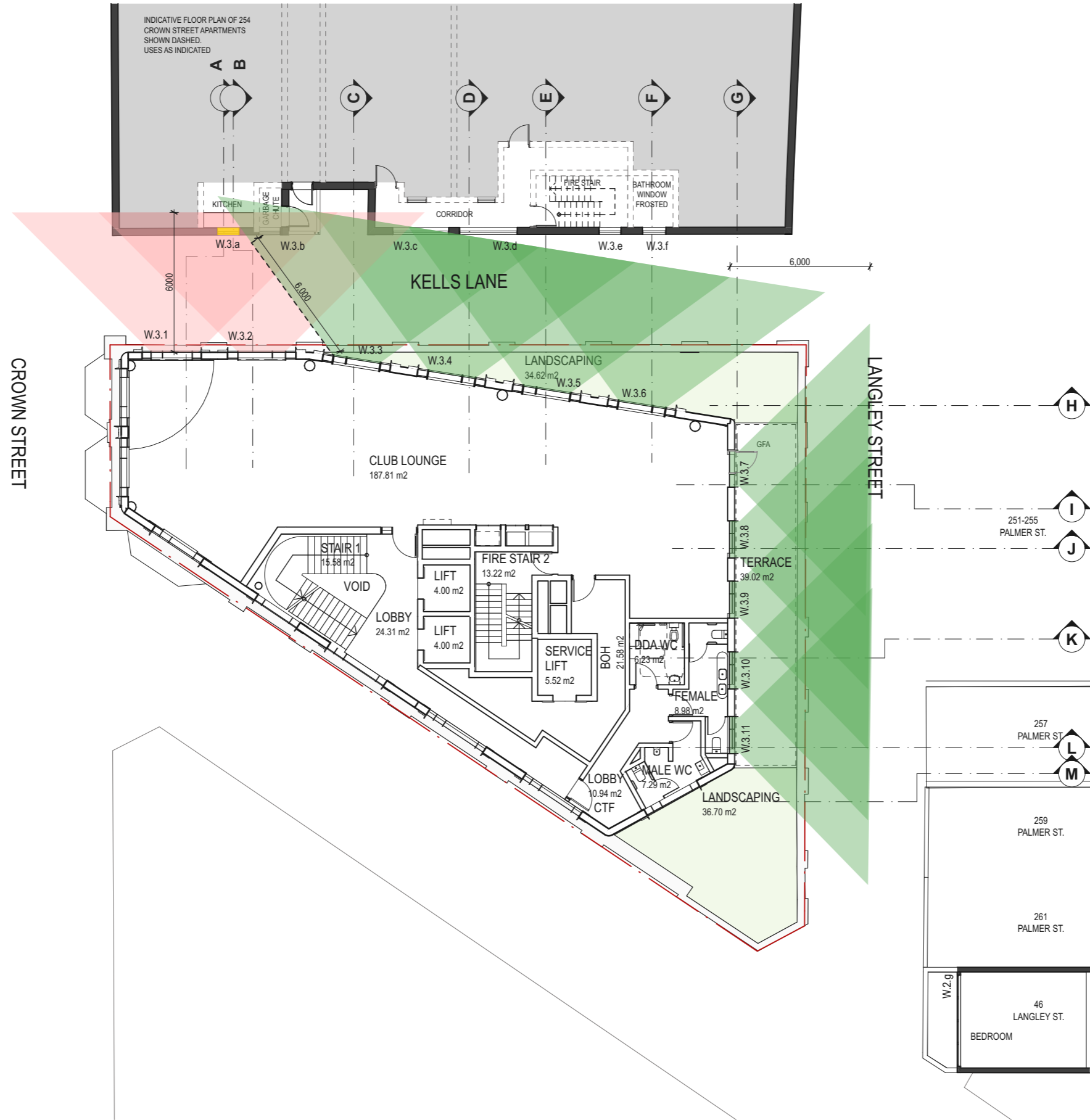
PROJECT :
256 CROWN STREET

PROJECT NO : 22029

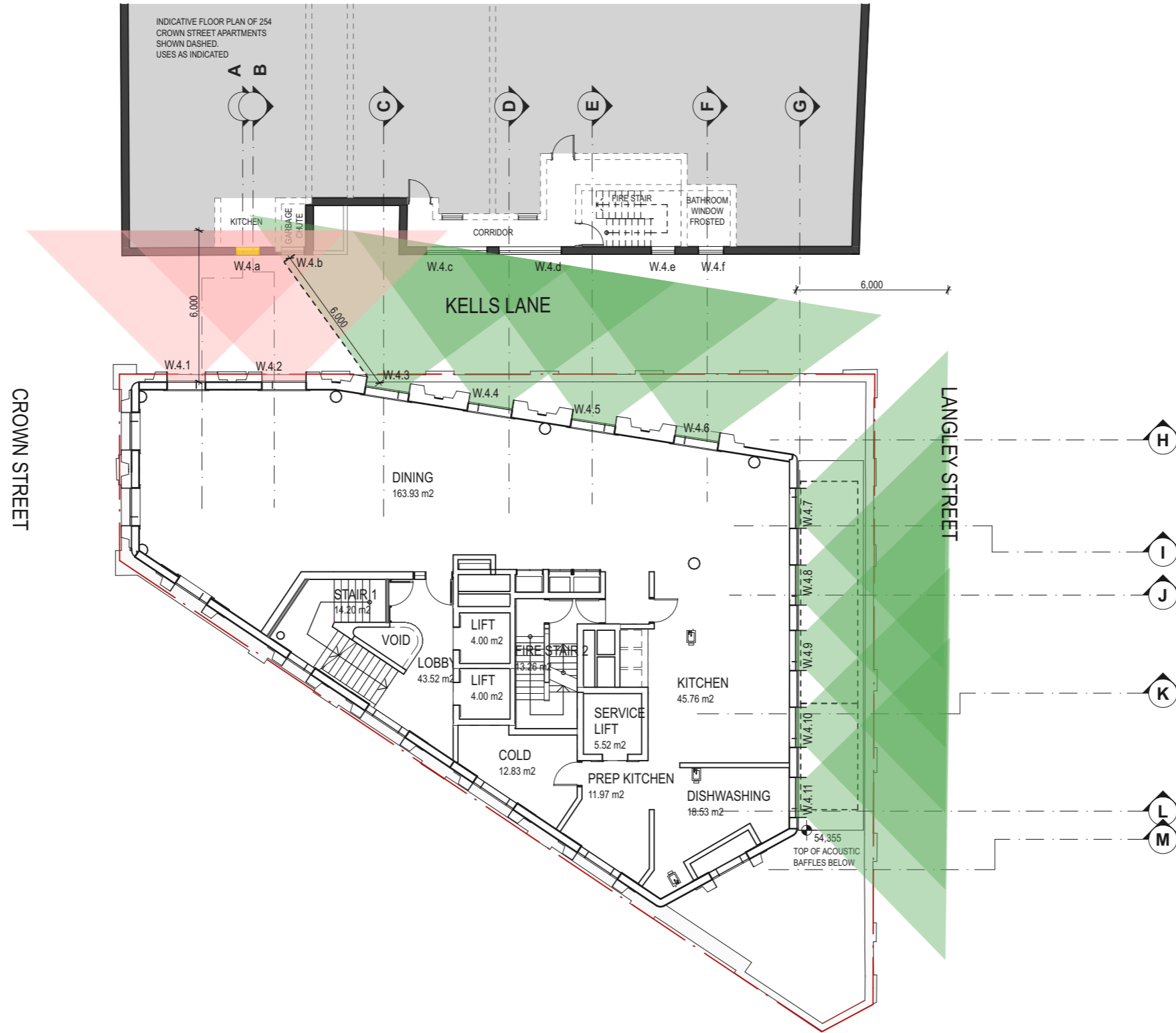


- VIEW CONE FROM EXISTING COMMERCIAL / RESIDENTIAL INTERFACE - NO IMPACT
- 6M VIEW CONE WITHOUT IMPACT
- 6M VIEW CONE WITH IMPACT
- WINDOW TO HABITABLE ROOM

DATE 30.04.24	REV -	DESCRIPTION: COUNCIL RF13	<p>NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.</p>	<p>ACOUSTIC ENGINEER Renoze Tonin & Associates Phone: 02 8218 0500 Email: yogr.kakunte@renozetonin.com.au</p>	<p>BCA Blackett Maguire + Goldsmith Phone: 02 9211 7177 Email: admin@bmgplus.com.au</p>	<p>CIVIL ENGINEER Webber Design Phone: 02 8957 5636 Email: gracio@webberdesign.com</p>	<p>CONSULTING ENGINEER TTW Phone: 02 8986 5553 Email: martin.folan@ttw.com.au</p>	<p>ESD CONSULTANT ADP Consulting Pty Ltd Phone: 02 8203 5447 Email: b.boschman@adpconsulting.com.au</p>	<p>FIRE ENGINEERING Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au</p>	<p>CLIENT: ROBERT DICINTIO 256 CROWN STREET PTY LTD A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067 P: (03) 86691887</p>	<p>PROJECT: 256 CROWN STREET</p>	<p>ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au</p>	<p>DRAWING TITLE Visual Privacy Analysis - Level 2</p>	<p>DRAWN BY NK, FM</p>
				<p>FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: ABrien@northrop.com.au</p>	<p>GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9688 5000 Email: MPearce@jkgtechnics.com.au</p>	<p>HERITAGE ARCHITECT TZG Heritage Phone: 9215 4900 Email: Julie@tzg.com.au</p>	<p>LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: jwilson@siteimage.com.au</p>	<p>SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au</p>	<p>STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9690 3488 Email: michael@webberdesign.com</p>	<p>PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevlop.com.au</p>	<p>PROJECT NO : 22029</p>	<p>SCALES 1:200</p>	<p>DATE 30.04.24</p>	
				<p>SURVEYOR LTS Lockley Phone: 02 9386 7760 Email: scott@lockley.com.au</p>	<p>TOWN PLANNER Hamptons Property Services Phone: 02 8324 8700 Email: KristyH@hamptonspropertyservices.com.au</p>	<p>TRAFFIC CONSULTANT Traffix Phone: 02 8324 8700 Email: justin.pindar@traffix.com.au</p>	<p>WASTE CONSULTANT MRA Consulting Group Phone: +61 3 9647 9700 Email: info@mraconsulting.com.au</p>	<p>WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700 Email: melbourne@vipac.com.au</p>	<p>ACCESS CONSULTANT Hontas Hatzl & Co Phone: 02 8000 3883 Email: Michael@hontas-hatzl.com.au</p>		<p>PHASE DEVELOPMENT APPLICATION</p>	<p>DRAWING NO A 764</p>	<p>REV -</p>	

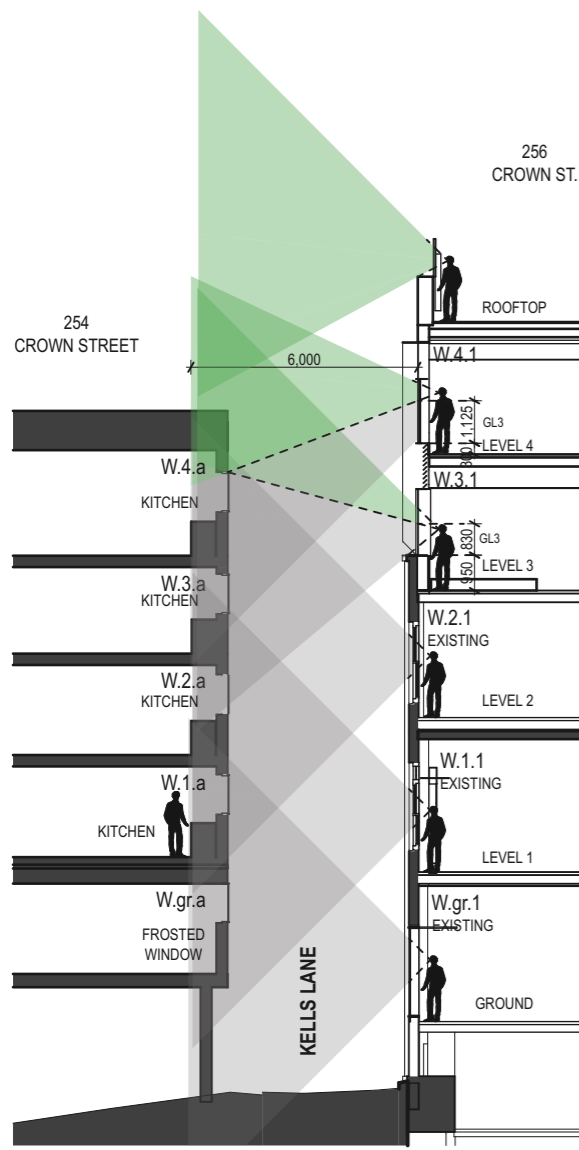


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				<p>FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: ABrien@northrop.com.au</p>	<p>GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9688 5200 Email: MPearce@jkgtechnics.com.au</p>	<p>HERITAGE ARCHITECT TZG Heritage Phone: 0215 4900 Email: Julie@tzg.com.au</p>	<p>LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: jwilson@siteimage.com.au</p>	<p>SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au</p>	<p>STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9690 3488 Email: michael@webberdesign.com</p>	<p>PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevlop.com.au</p>	<p>251-255 PALMER ST. 257 PALMER ST. 259 PALMER ST. 261 PALMER ST. 46 LANGLEY ST. BEDROOM</p>	<p>SCALES 1:200</p>	<p>DATE 30.04.24</p>	
				<p>SURVEYOR LTS Lockley Phone: 02 9386 7760 Email: scott@lockley.com.au</p>	<p>TOWN PLANNER Hamptons Property Services Phone: 02 9386 7000 Email: KristyH@hamptonspropertyservices.com.au</p>	<p>TRAFFIC CONSULTANT Traffix Phone: 02 8324 8700 Email: justin.pindar@traffix.com.au</p>	<p>WASTE CONSULTANT MRA Consulting Group Phone: +61 2 8541 6169 Email: info@mraconsulting.com.au</p>	<p>WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700 Email: melbourne@vipac.com.au</p>	<p>ACCESS CONSULTANT Hontas Hatzl & Co Phone: 02 9000 3883 Email: Michael@hontas-hatzl.com.au</p>	<p>PHASE DEVELOPMENT APPLICATION</p>	<p>DRAWING NO A 765</p>	<p>REV -</p>		

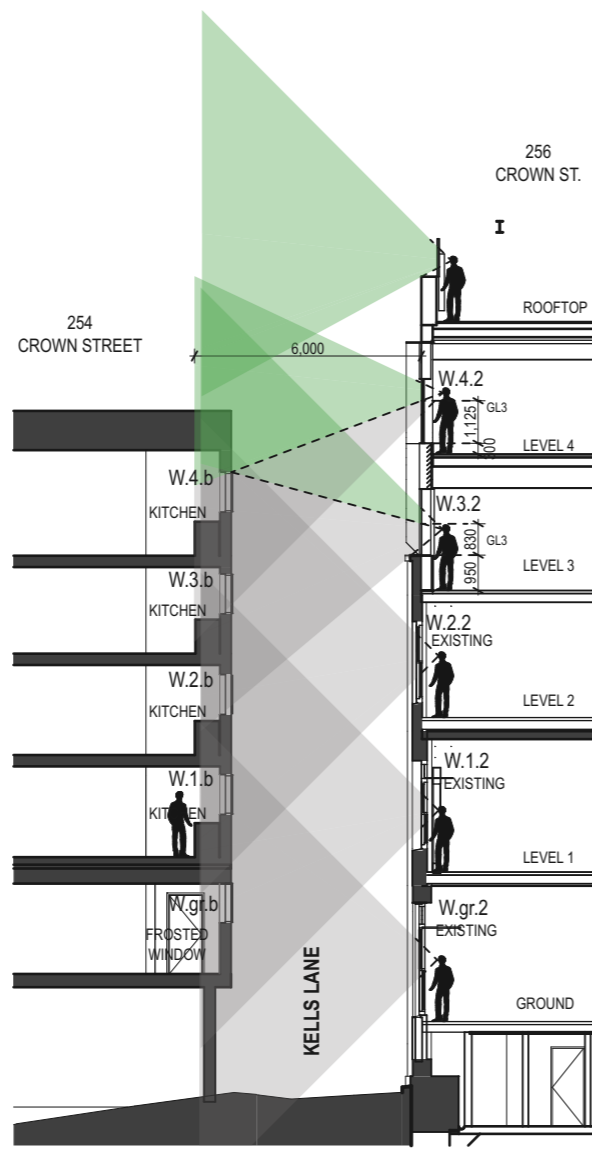


- VIEW CONE FROM EXISTING COMMERCIAL / RESIDENTIAL INTERFACE - NO IMPACT
- 6M VIEW CONE WITHOUT IMPACT
- 6M VIEW CONE WITH IMPACT
- WINDOW TO HABITABLE ROOM

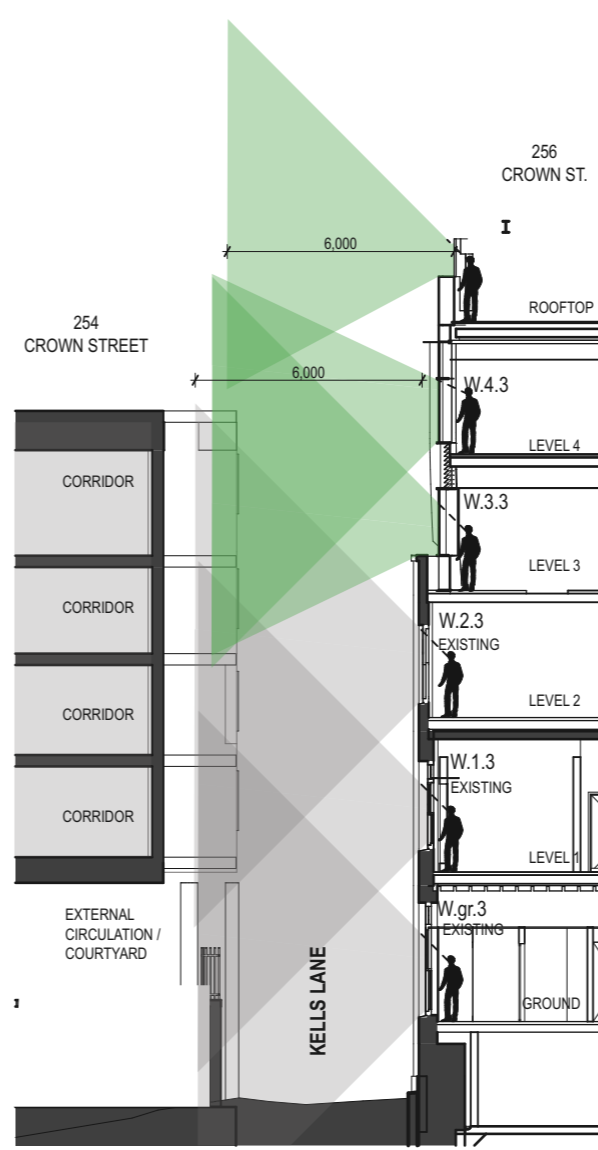
DATE 30.04.24	REV -	DESCRIPTION: COUNCIL RFI 3	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACOUSTIC ENGINEER Renzoni Tonkin & Associates Phone: 02 9218 0500 Email: yog.kalkunte@renzontonin.com.au	BCA Blackett Maguire + Goldsmith Phone: 02 9211 7177 Email: admin@bmgplus.com.au	CIVIL ENGINEER Webber Design Phone: 02 8967 5636 Email: gracio@webberdesign.com	CONSULTING ENGINEER TTW Phone: 02 8966 5553 Email: martin.folan@ttw.com.au	ESD CONSULTANT ADP Consulting Pty Ltd Phone: 02 9203 5447 Email: b.boschman@adpconsulting.com.au	FIRE ENGINEERING Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au	CLIENT: ROBERT DICINTIO 256 CROWN STREET PTY LTD A: 262 JOHNSTON STREET ABBOTSFORD VIC 3067 P: (03) 86691887	PROJECT: 256 CROWN STREET	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE Visual Privacy Analysis - Level 4	DRAWN BY NK, FM
				FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: ABrien@northrop.com.au	GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9688 5200 Email: MPearce@jkgotechnics.com.au	HERITAGE ARCHITECT TZG Heritage Phone: 0215 4900 Email: Julie@tzg.com.au	LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: julison@siteimage.com.au	SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au	STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9590 2488 Email: michael@webberdesign.com	VICTORIA 3067 P: (03) 86691887	PROJECT NO : 22029	SCALE 1:200	DATE 30.04.24	
				SURVEYOR LTS Lockley Phone: 9499 7760 Email: scott@lockley.com.au	TOWN PLANNER Hamptons Property Services Phone: 02 9386 7000 Email: KristyH@hamptonspropertyservices.com.au	TRAFFIC CONSULTANT Traffix Phone: 02 8324 8700 Email: justin.pindar@traffix.com.au	WASTE CONSULTANT MRA Consulting Group Phone: +61 3 9647 9700 Email: info@mraconsulting.com.au	WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700 Email: melbourne@vipac.com.au	ACCESS CONSULTANT Hontas Hatzl & Co Phone: 02 9000 3883 Email: Michael@hontas-hatzl.com.au	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevelop.com.au		PHASE DEVELOPMENT APPLICATION	DRAWING NO A 766	REV -



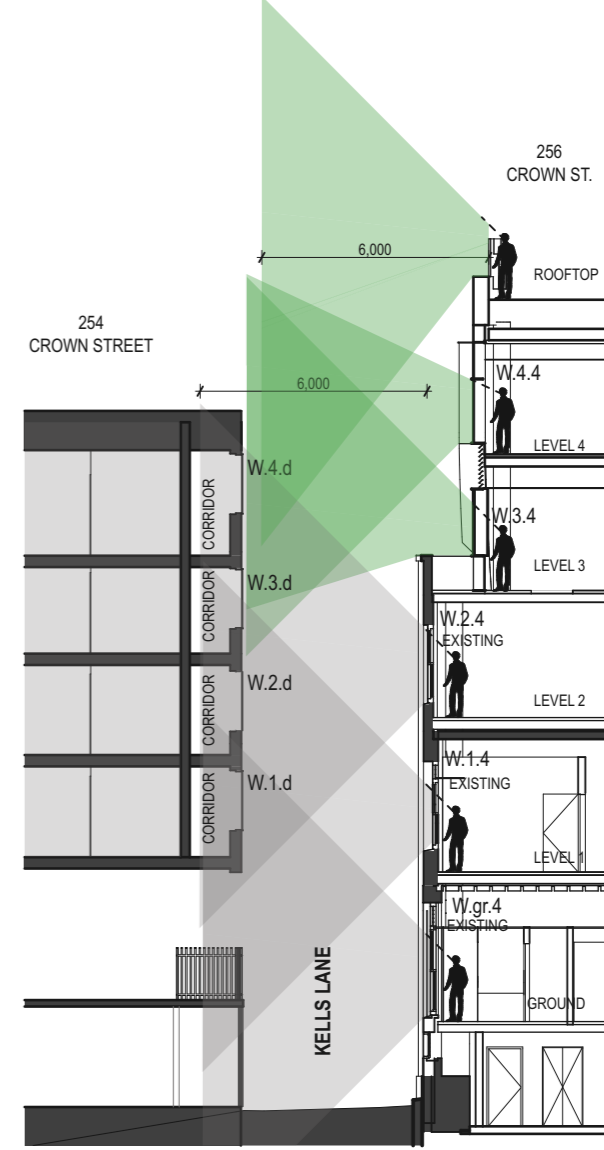
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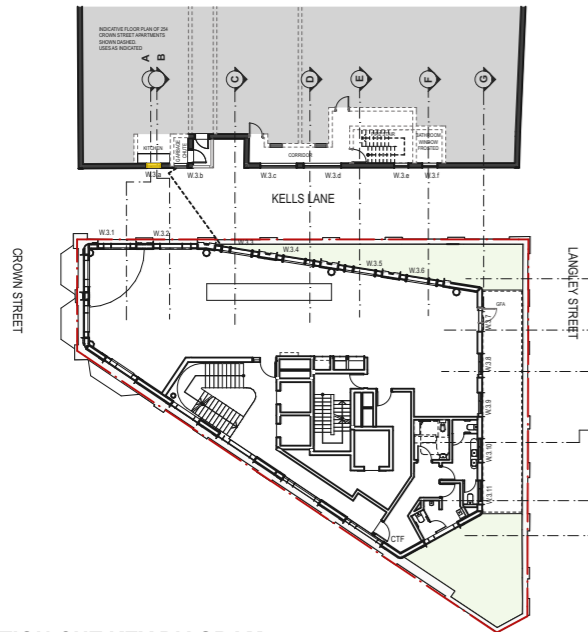
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SECTION C

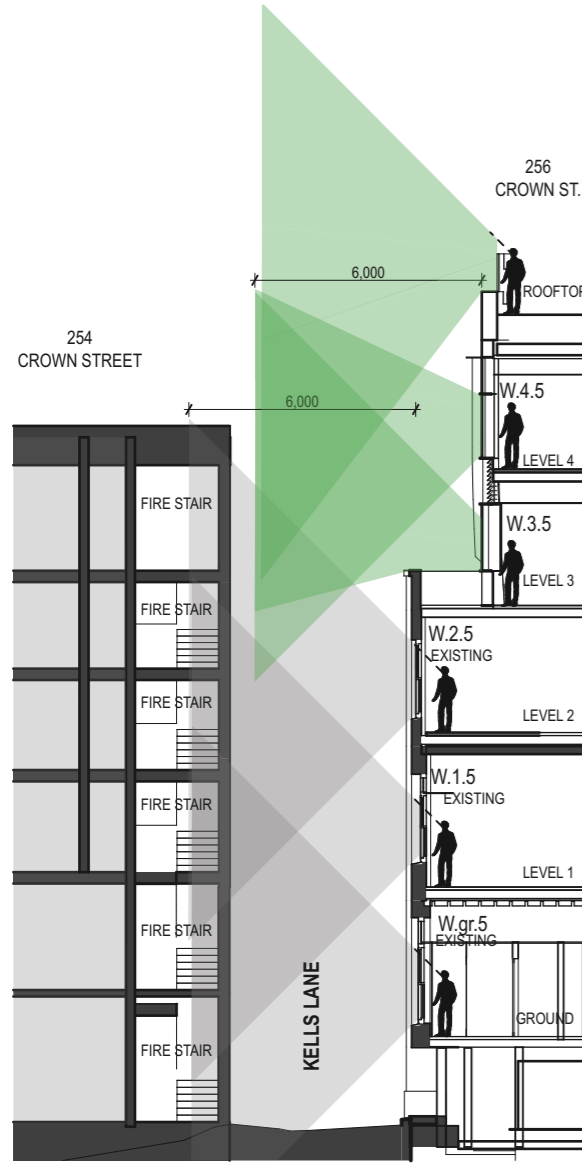


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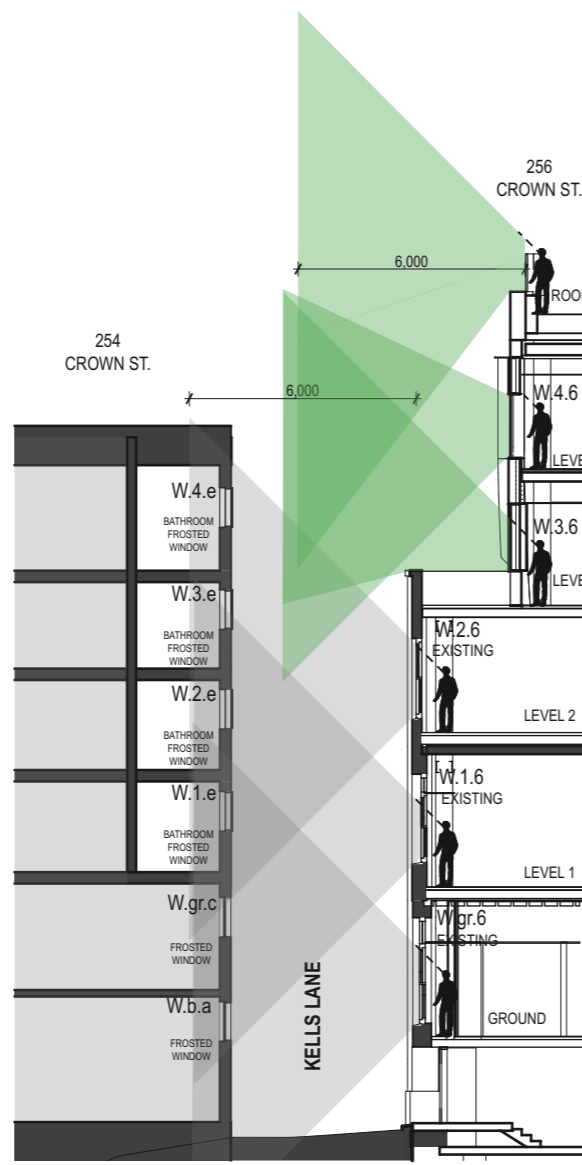


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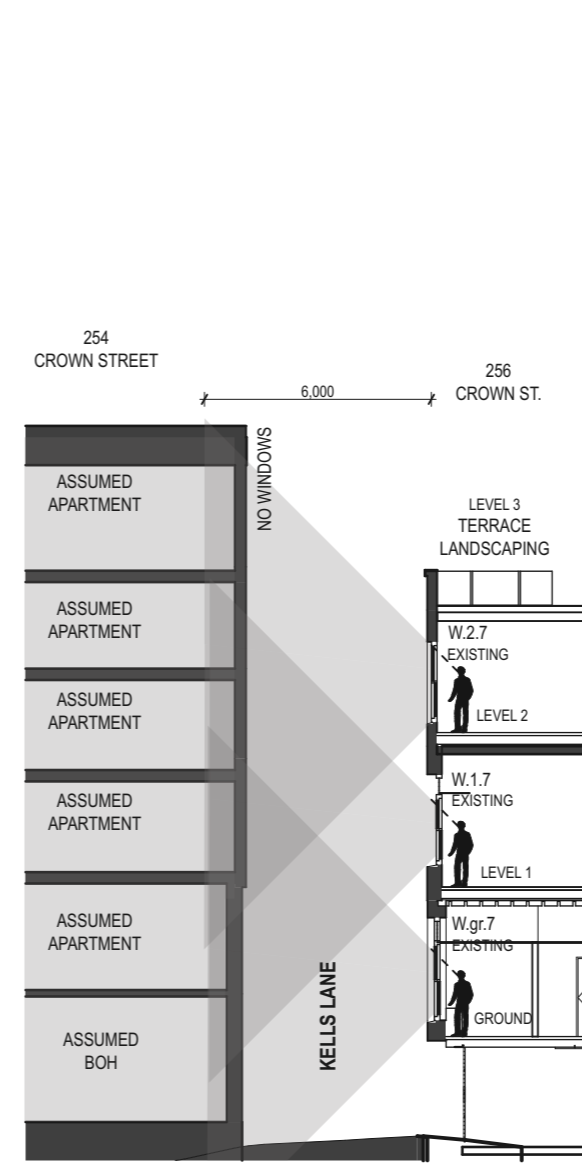
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				FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 6943 1777 Email: ABrien@northrop.com.au	GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9688 5000 Email: MPearce@jkgtechnics.com.au	HERITAGE ARCHITECT TZG Heritage Phone: 0215 4900 Email: Julie@tzg.com.au	LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: jwilson@siteimage.com.au	SERVICES ENGINEER ADP Consulting Pty Ltd Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au	STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: 02 8332 5600 Email: michael@webberdesign.com	VICTORIA 3067 P: (03) 86691887		PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevlop.com.au		SCALES 1:500, 1:200	CHECKED TG
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													PHASE DEVELOPMENT APPLICATION	DRAWING NO A 767	REV -



SECTION E



SECTION F

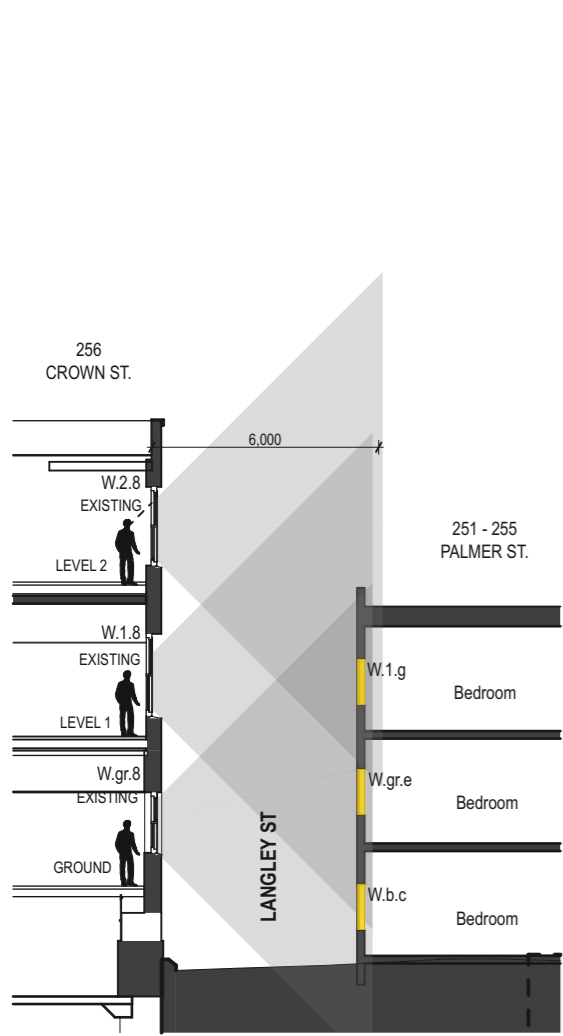


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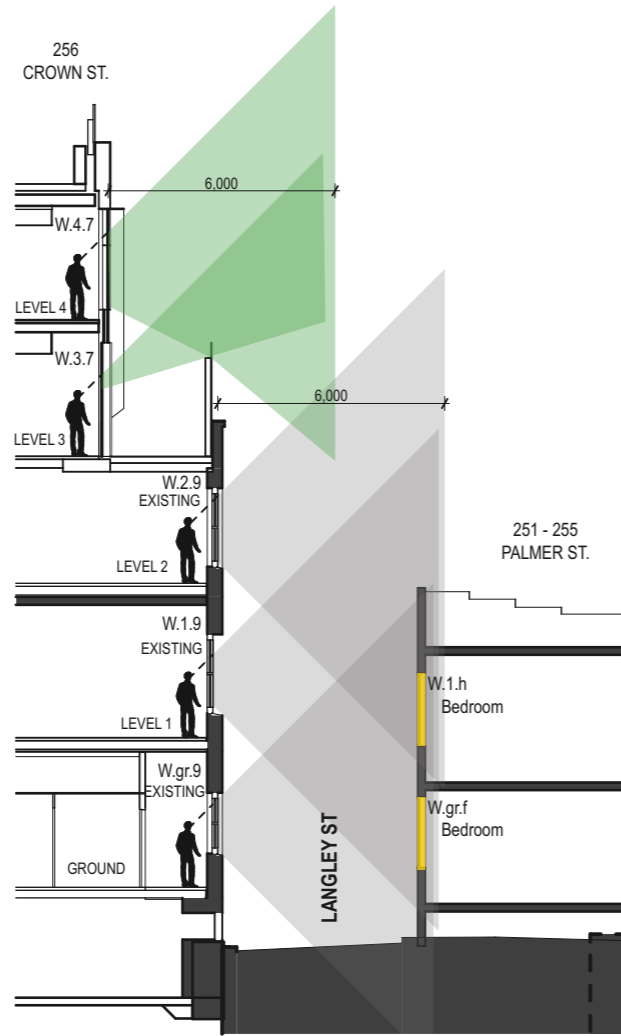


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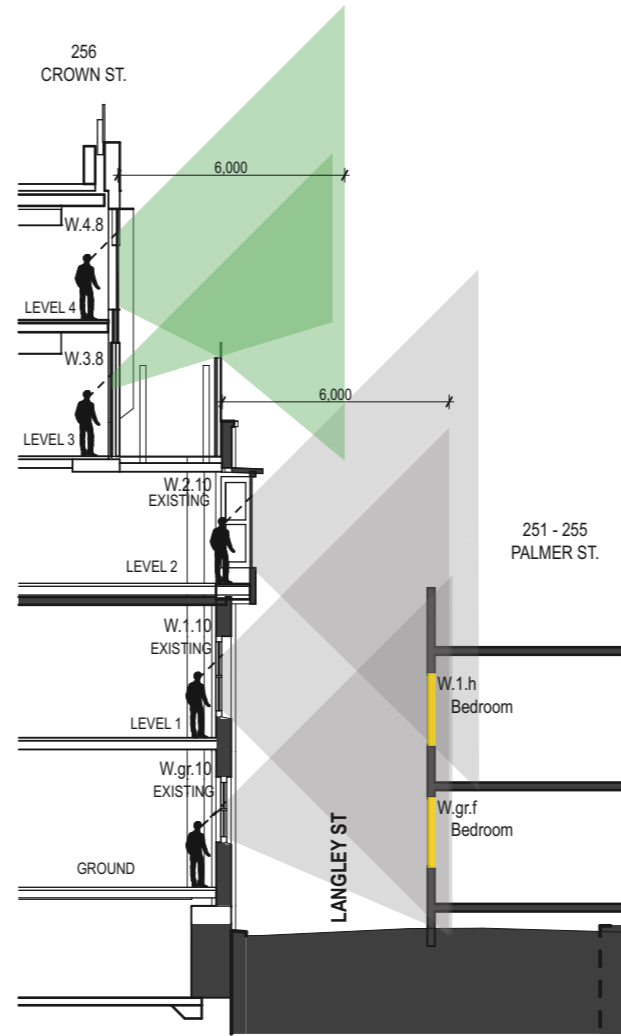
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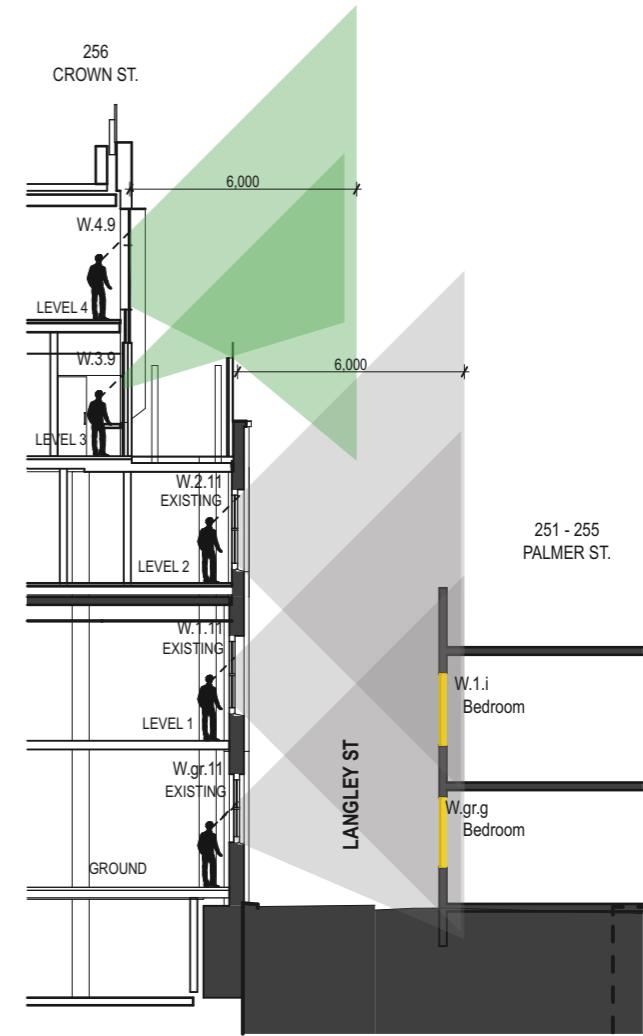
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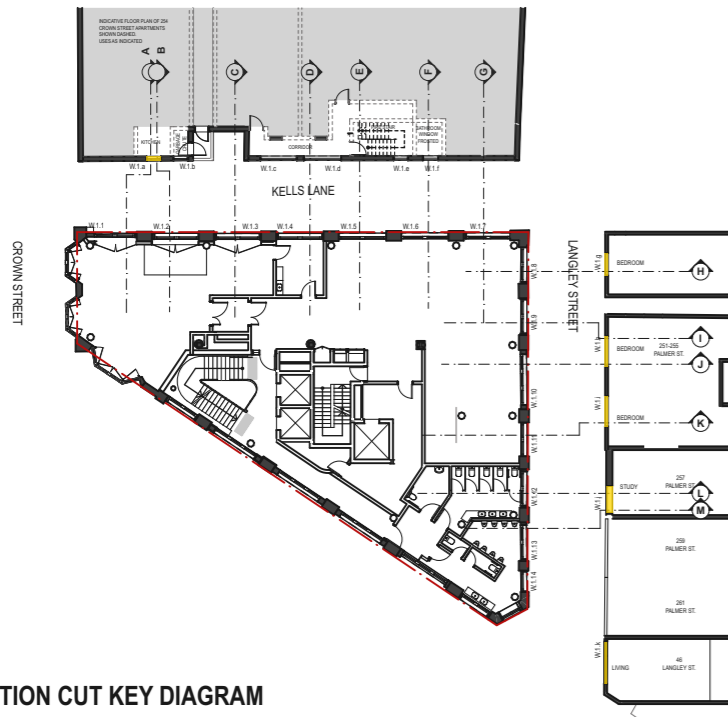
SECTION I



SECTION J

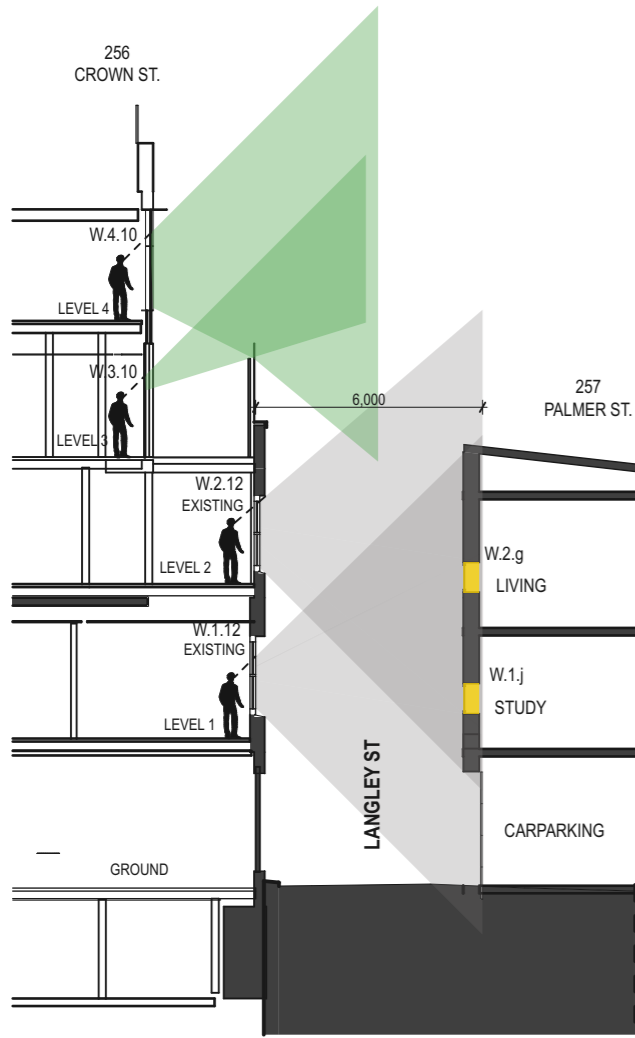


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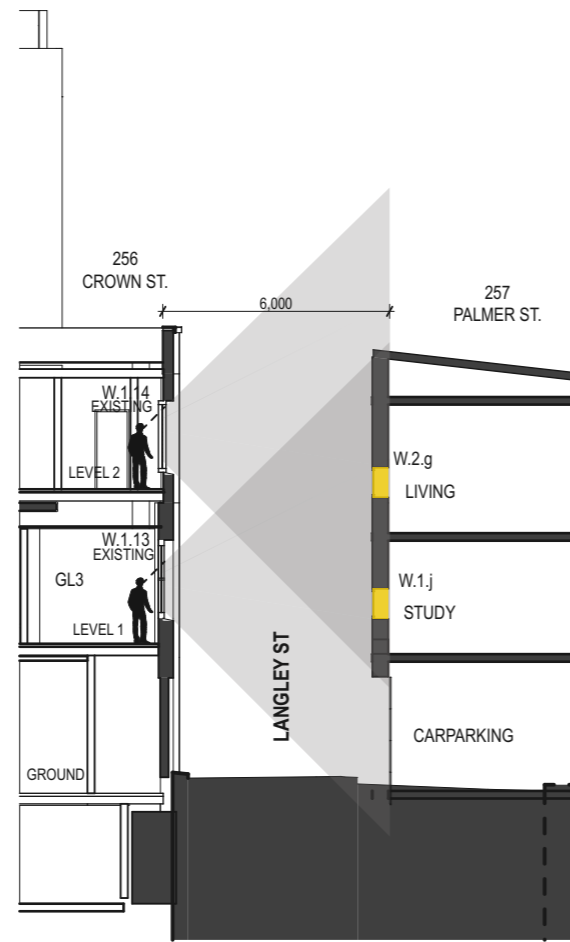


SECTION CUT KEY DIAGRAM

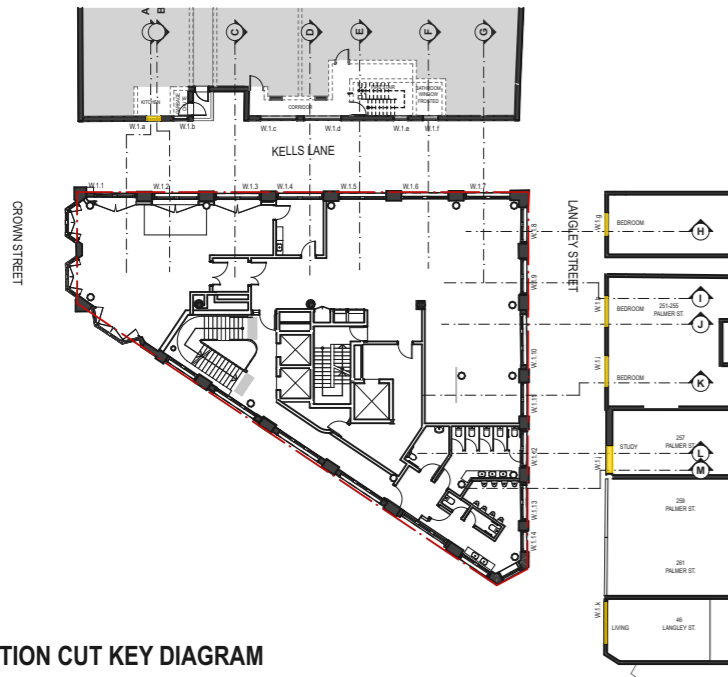
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SECTION L



SECTION M



SECTION CUT KEY DIAGRAM

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