# **Attachment B**

Plan of Management

# Plan of Management for SoHo House 256 Crown Street, Darlinghurst

# 26 March 2025



# **PREPARED BY**

# **HAMPTONS PROPERTY SERVICES Pty Ltd**

Head Office: Suite 404 | Level 4 | 203-233 New South Head Road | Edgecliff NSW 2027

Tel (02) 9386 7000 | Fax (02) 9386 7001

www.hamptonspropertyservices.com.au

#### **COPYRIGHT**

Hamptons Property Services is the owner of the copyright contained in this publication. Other than as permitted by the Copyright Act and as outlined in our terms of engagement, this report may not be reprinted, reproduced or used in any other form, transmitted or copied, by electronic, material or other means, without the prior written permission of Hamptons. Legal action will be taken against breach of copyright.

This report may only be used for the purpose commissioned and unauthorised use is prohibited. Hamptons assumes no responsibility if the document is used for purposes other than those directly associated with its commission.

#### PROJECT PARTICULARS

**Project No.** 2022075

Client 256 Crown Street Pty Ltd

Site Address 256 Crown Street, Darlinghurst

**Document Name** Plan of Management

# Prepared by

Date	Document Name	Authorisation		
Date	Document Name	Name/Position	Signature	
30 April 2024	Plan of Management_V7	Kristy Hodgkinson  Director	KH00gk10	
30 January 2025	Plan of Management _S.4.55 Modification Application	Kristy Hodgkinson  Director	KHOOGESO	
24 March 2025	Plan of Management _S.4.55 Modification Application (V2)	Kristy Hodgkinson  Director	KHoograso	
26 March 2025	Plan of Management _S.4.55 Modification Application (V3)	Kristy Hodgkinson  Director	KHoogaso	

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.



# **CONTENTS**

Purpose of PoM	6
The Premises	6
Use of the Premises	7
Inclusion of Aboriginal and Torres Strait Island people and LGBTIQA+ people	8
Approvals	8
Licences	8
Liquor Licence Accord	g
Categorisation of the Premises	9
Operational Matters	g
Organisational chart	g
Staff communication	g
Patron capacity	g
Hours of operation	10
Doors	10
Signage	11
Mechanical Plant and Equipment	11
Patron Management	12
Staff Responsibilities regarding Patron Management	12
Patron Entry	12
Patron Conduct	13
Patron Conduct in the Premises	13
Signage	13
Patron Safety	13
Responsible Service of Alcohol	13
Illegal drug use	14
Concern for patron welfare	15
Noise Management	15
Permitted noise levels	15
Security	16
Duties of security staff	16
General security measures	16
Closed Circuit Television & Security Alarms	17
Operational Site Management	18
Layout and use of the premises	18
Waste management	18
Loading and unloading	18
Cleaning of the premises	18
General Amenity	19
Complaints Handling	19





Incident Action	20
Emergency and Evacuation Procedures	20
Appendix 1: Liquor Licence (SOHO House)	22
Appendix 2: Liquor Licence and Plan of Management (Shady Pines)	23
APPENDIX 3 – SOHO HOUSE ORGANISATION CHART	24
Appendix 4: Statutory Liquor Signage	25
Appendix 5: Layout and use of areas within the premises	26
Appendix 6: Proximity to nearby sensitive receivers	27





# **TABLES**

Table 1 : Operational approvals and licences	8
Table 2: Operational hours	10
FIGURES	
Figure 1: Site location, 256 Crown Street, Darlinghurst (Source: Archistar)	7
Figure 2: Aerial view of the site (Source: Archistar)	7







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
- o 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 LGBTIQA+ 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 LGBTIQA+ 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

Туре	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 851 persons including staff, patrons and performers.

The patron capacity throughout the following areas of the building (excluding the Shady Pines tenancy) is as follows:

- Maximum capacity of the roof terrace is:
  - o 40 patrons between 8:00am and 6:00pm, Monday to Sunday
  - o 60 patrons between 6:00pm and 10:00pm, Monday to Sunday
- Maximum capacity of the pool and pool deck is:
  - o 16 patrons between 8:00am and 6:00pm, Monday to Sunday, and
  - o 20 patrons between 6:00pm and 10:00pm, Monday to Sunday.

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.

To ensure that use of the roof terrace, pool and pool deck has ceased by 10:00pm

- o 30 minutes prior to closure the sale of liquor will cease on these areas, and
- o 15 minutes prior to closure of these areas, 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 depart quietly and safely
  from the terrace areas into the enclosed area of the venue.

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.

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 2: Operational hours** 

Day of the Week	Proposed Hours of Operation	Proposed Hours of Operation Rooftop
	(Internal)	
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
Sunday	7am – 12am	7am – 10pm

# 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 the movement of people 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:

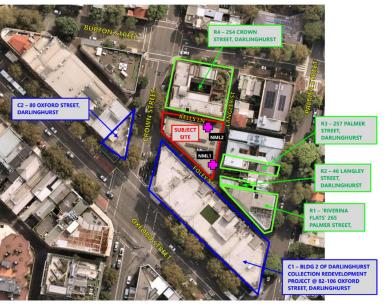
- o The name of the premises.
- o The type of liquor licence held.
- o The business activity carried out on the premises.
- o The name of the licensee.

# 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 <sub>eq(15min)</sub>		
Receiver	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:



	0	R1	_	265	Palmer	Street,
	Da	arlingh	nurst			
	0	R2	_	46	Langley	Street,
	Da	arlingh	nurst			
	0	R3	-	257	Palmer	Street,
Darlinghurst						
	0	R4	-	254	Crown	Street,
	Da	arlingh	nurst			
	0	C1 -	Buil	ding 2	at 82-106	Oxford
	St	reet, [	Darlir	ghurst	<u>.</u>	





# **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:

- 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.
- $\circ\quad$  The colours, club patch, insignia, or logo of any such organisation, or
- The "1%" or "1%er" symbol, or
- 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.
- o 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:

- o amplified music is to be limited as follows:
  - within the studio a sound power level (SPL) of 80dB(A) L<sub>10</sub>
  - on Level 2 SPLs of 105dB(A) L<sub>10</sub> and 90dB(A) L<sub>10</sub>





- on Level 4 SPL's of 75dB(A) L<sub>10</sub> up to 6pm and 90dB(A) L<sub>10</sub> between 6pm and midnight
- background music internally on Level 3 is limited to 65dB(A)L<sub>10</sub> SPL
- external background music on the terraces is permitted as follows:
  - Level 5 63dB(A)L<sub>10</sub> 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
- o 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.
- o 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.
- o 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.
- o In the event of any incident, a security member much 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.
- o 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

- o Date and time of the incident
- Nature of the complaint
- o Address and contact details of the complainant
- Any actions proposed to deal with the complaint
- o 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;
- o inform the NSW Police Force of the incident.
- o 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:

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



- o testing of emergency procedures, including frequency of testing
- o 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)
- o contact details for local emergency services
- o the mechanism for alerting people to an emergency (e.g. siren, bell alarm)
- o evacuation procedures, including special needs assistance
- map of the premises with the location of fire protection equipment, emergency exits, assembly points
- o processes for advising adjoining neighbours of an emergency
- o 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)





# 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.

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:  $\rightarrow$  END 5/05/2022 N/A

Extended trading authorisation Whole of the licensed premises.

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: >>> END: 5/05/2022 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

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.

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.

The premises is to be operated at all times in accordance with the Plan of Management dated 9anuary 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.

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.

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

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

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

Printed on: 28/11/2023

# **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

#### 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) Stall 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.

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.

ci) 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.

Shop 4, 256 Crown Street

Darlinghurst

- 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.

- 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

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.

- (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

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.

• 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.

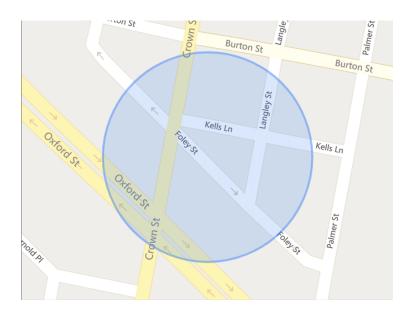
(k) Describe any measures to increase patron awareness of public transport availability in the locality;

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.

(I) 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.

(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

# **SHADY PINES SALOON**

-Collection	06/06/2022
Signature of Director	Date
Anton Forte	
Printed Name of Director	

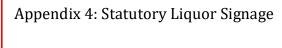
Shop 4, 256 Crown Street Darlinghurst

# APPENDIX 3 – SOHO HOUSE ORGANISATION CHART

ef Operating Officer	- Regional Operational			
	Managing Director			
	- General Manager			
		- Assistant General Manager	1	
			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	
			Cido Ficospiloti	- Head Receptionist
				- Receptionist
				- Cloakroom Attendees











# **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



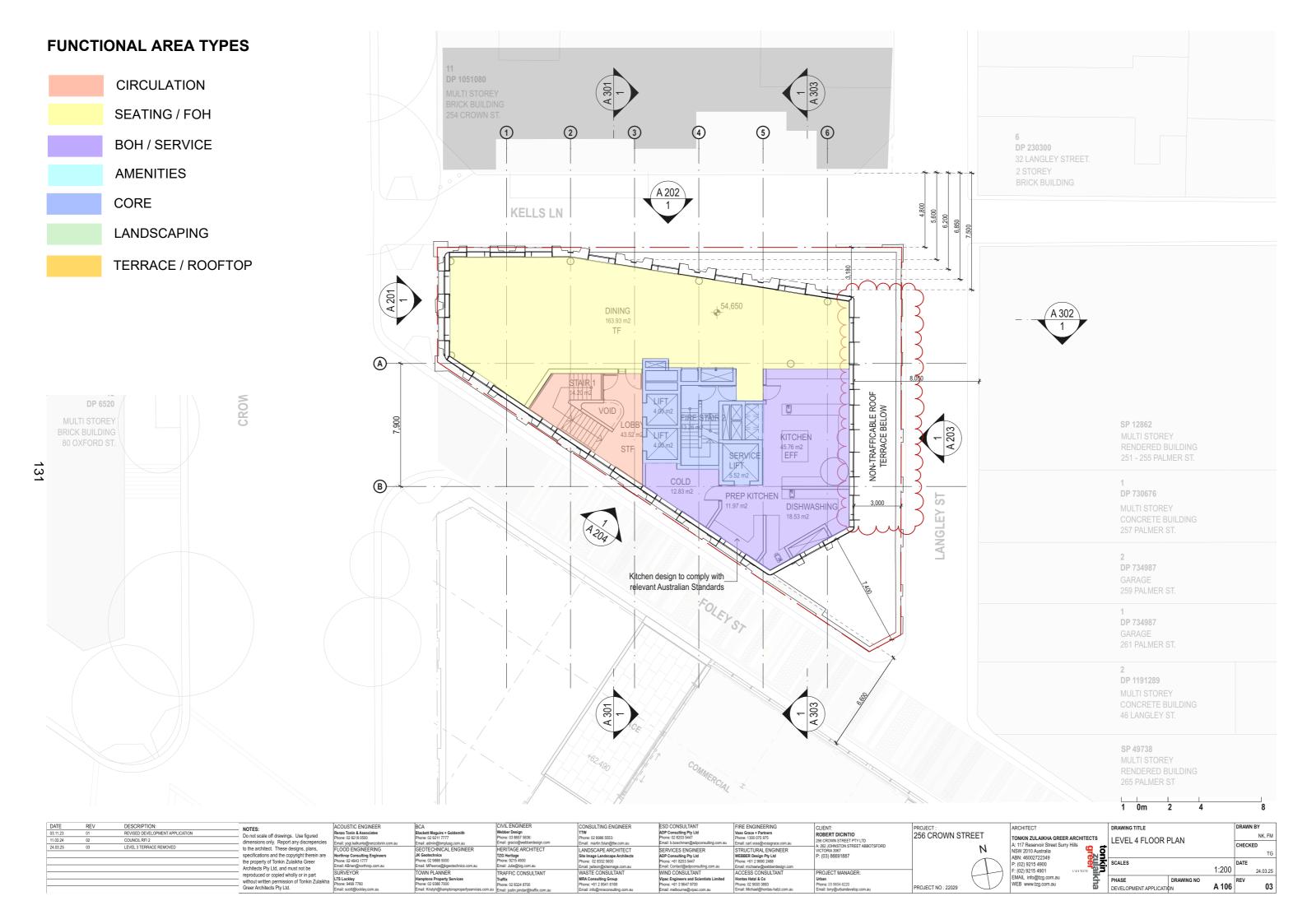


DEVELOPMENT APPLICATION











**CORE** 

reduction.

2b Materiality and Form:

North and East.

2c.ii Level 5:

2d Detailing:

neighbours.

acoustics.

windows.

timber windows

baffle system.

architectural language.

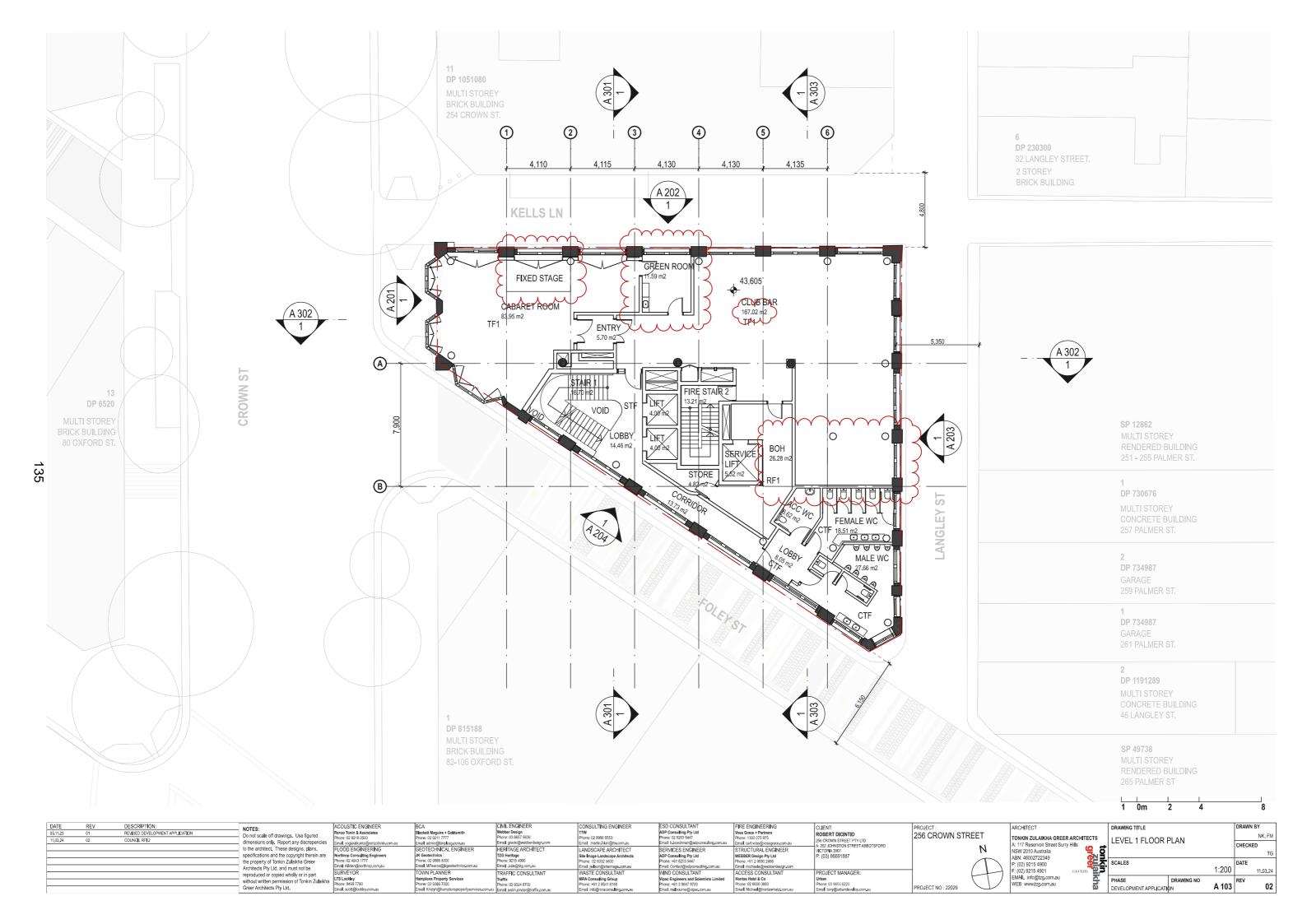
residential properties.

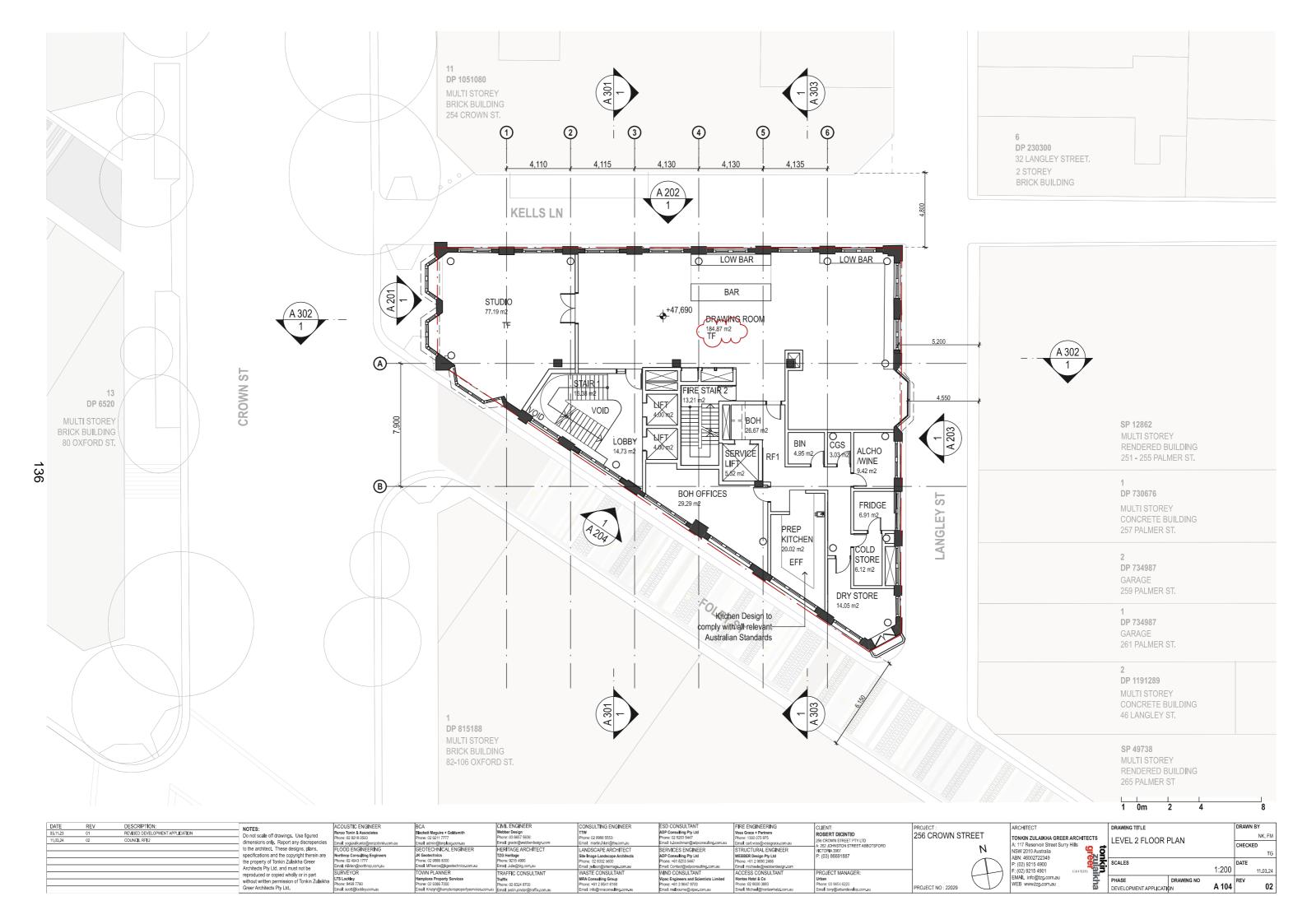
### **FUNCTIONAL AREA TYPES CIRCULATION** (5) (3) 4 6 DP 230300 SEATING / FOH 32 LANGLEY STREET. 4,130 4,130 4,135 2 STOREY BOH / SERVICE BRICK BUILDING All electrical infrastructure to be A 202 located above RL37.200. Refer **KELLS LANE** 1 to Flood Impact Statement **AMENITIES** Recess for Sprinkler STREET 37,055 36,965 Booster **LANDSCAPING** LANGLEY FIRE EGRESS EGRESS 736,730 FGE PWC TERRACE / ROOFTOP FIRE PUMP ROOM FIRE TANK 4.46 m2 OSD 12.87 m2 22 41 mb TANK For extent of infill 5.84 m2 within existing opening LOADING ACC WC+SH 74.58 m2 refer to Langley St. CORRIDOR CFS Elevations. LINEN LOCKERS (5)x 3) 36,730 Grease Arrestor below core reconfigured to facilitate height -floor slab indicated DRY ST 2a.ii Building facade setbacks modified to the dotted North and South as per discussions with council to improve amenity to adjoining COMMS SP 12862 12.73 m2 MULTI STOREY BULKY O WASTE RENDERED BUILDING SERVICE Materiality of the addition amended to 251 - 255 PALMER ST. 7.68 m2 present as a simple addition with a single LIFT GAS HWS 5,52 m2 PLANT Addressing visual privacy and acoustic impact on adjoining residential properties to Level 3: Terrace area reduced with extent of privacy/acoustic screening increased. Increased acoustic baffle system. Refer Privacy Diagrams in Architectural Design Incoming underground power mains from - Pool reoriented to protect Eastern power authority located 500mm below - Additional glazed screening for ceiling level. All electrical infrastructure - New lightweight freestanding acoustic to be located above RL37.200. Refer to Flood Impact 2d.i Ground Floor: Amenities along Kells Statement Lane detailed to illustrate relationship Level 1: Internal planning reconfigured to address internal wall / heritage facade Level 2: Bar joinery reduced to low height to mitigate obscuring of northern 2d.iv Kells Lane Facade: Windows further detailed to illustrate the integration of louvers within the originally detailed 1 0m

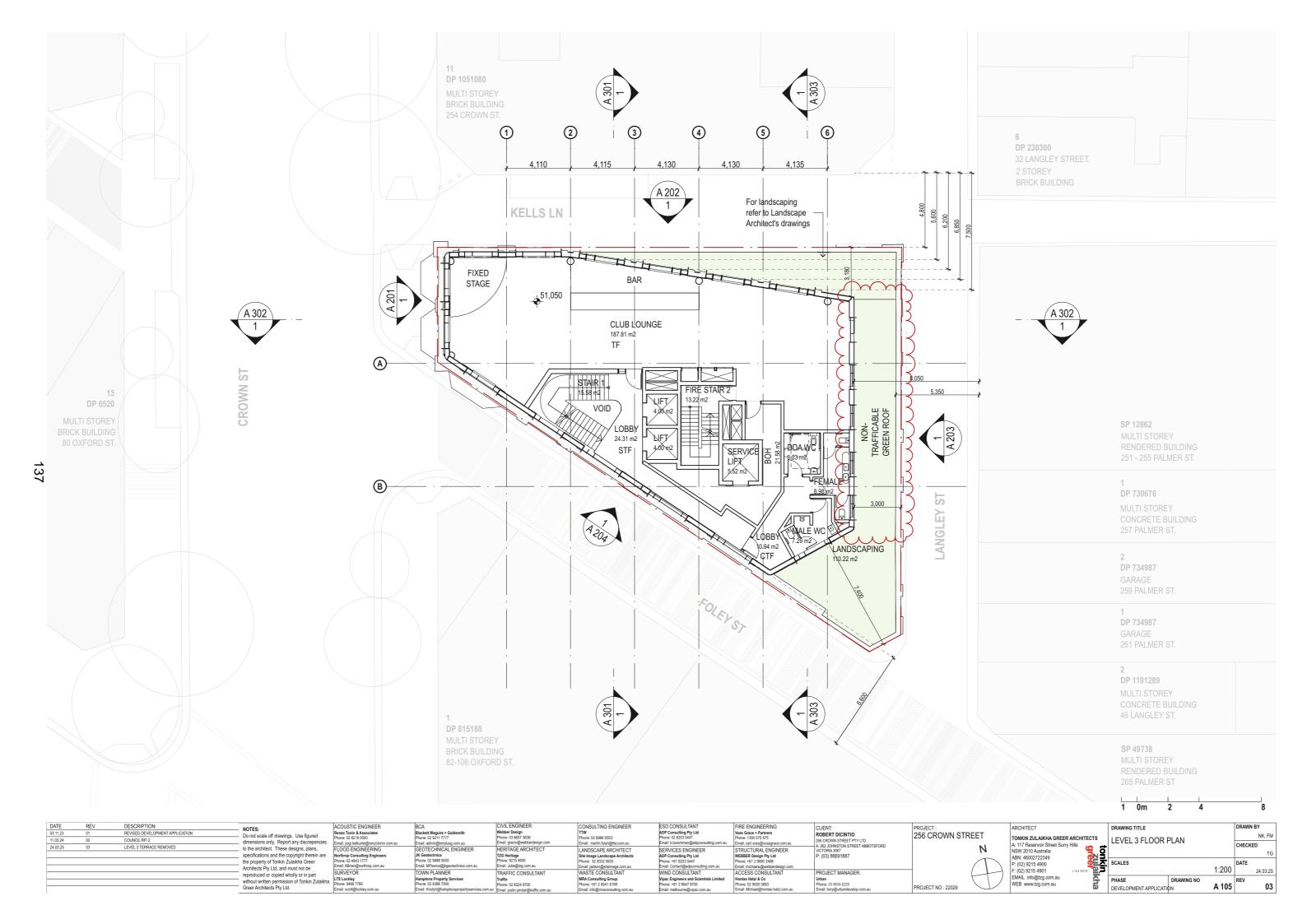
DATE	REV	DESCRIPTION:	NOTES:	ACOUSTIC ENGINEER	BCA	CIVIL ENGINEER	CONSULTING ENGINEER	ESD CONSULTANT	FIRE ENGINEERING	CLIENT:	PROJECT:	ARCHITECT	DRAWING TITLE	DRAWN BY
03.11.23	01		Do not scale off drawings. Use figured dimensions only. Report any discrepencies	Renzo Tonin & Associates Phone: 02 8218 0500 Email: yogi.kalkunte@renzotonin.com.au	Phone: 02 9211 7777	Webber Design Phone: 03 8657 5636: Email: gracio@webberdesign.com	Phone: 02 8986 5553: Email: martin.folan@ttw.com.au	ADP Consulting Pty Ltd Phone: 02 8203 5447 Email: b.boschman@adpconsulting.com.au	Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au	ROBERT DICINTIO 256 CROWN STREET PTY LTD	256 CROWN STREET	TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills	BASEMENT FLOOR PLAN	NK, FM
			the property of Tonkin Zulaikha Greer	FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 4943 1777 Email: ABrien@northrop.com.au	JK Geotechnics	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 9690 2488 Email: michaelw@webberdesign.com	A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067 P: (03) 86691887	1	NSW 2010 Australia ABN: 46002722349	SCALES	DATE TG
			Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	SURVEYOR LTS Lockley Phone: 9499 7760 Email: scott@lockley.com.au	TOWN PLANNER Hamptons Property Services	TRAFFIC CONSULTANT Traffix Phone: 02 8324 8700 [Email: justin.pindar@traffix.com.au	WASTE CONSULTANT MRA Consulting Group Phone: +61 2 8541 6169	WIND CONSULTANT	ACCESS CONSULTANT Hontas Hatzi & Co	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevelop.com.au	PROJECT NO : 22029	F: (02) 9215 4901  EMAIL info@tzg.com.au  WEB www.tzg.com.au	PHASE DRAWING NO DEVELOPMENT APPLICATION	1:200 03.11.23 A 101 REV 01

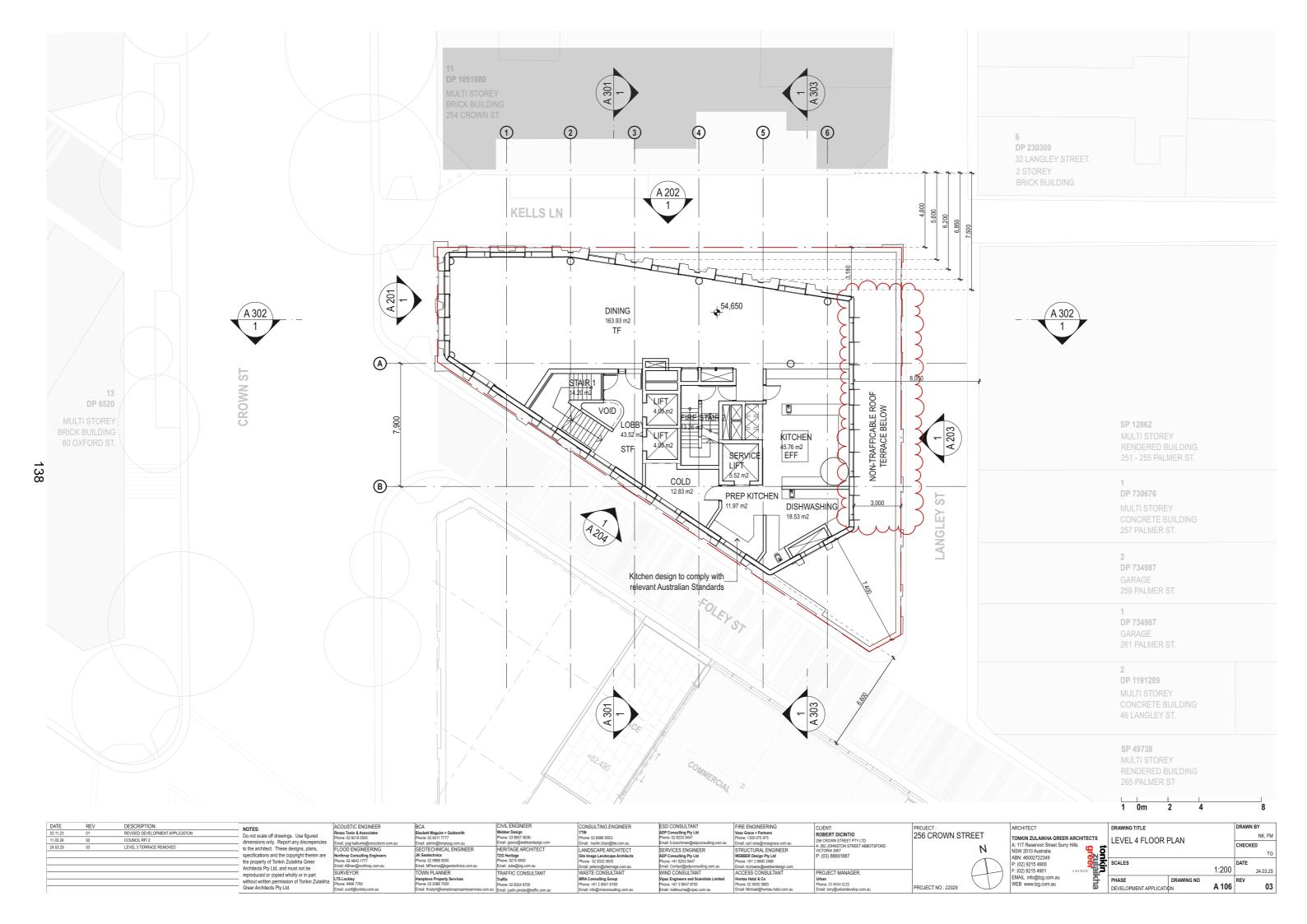
Appendix 6: Proximity to nearby sensitive receivers

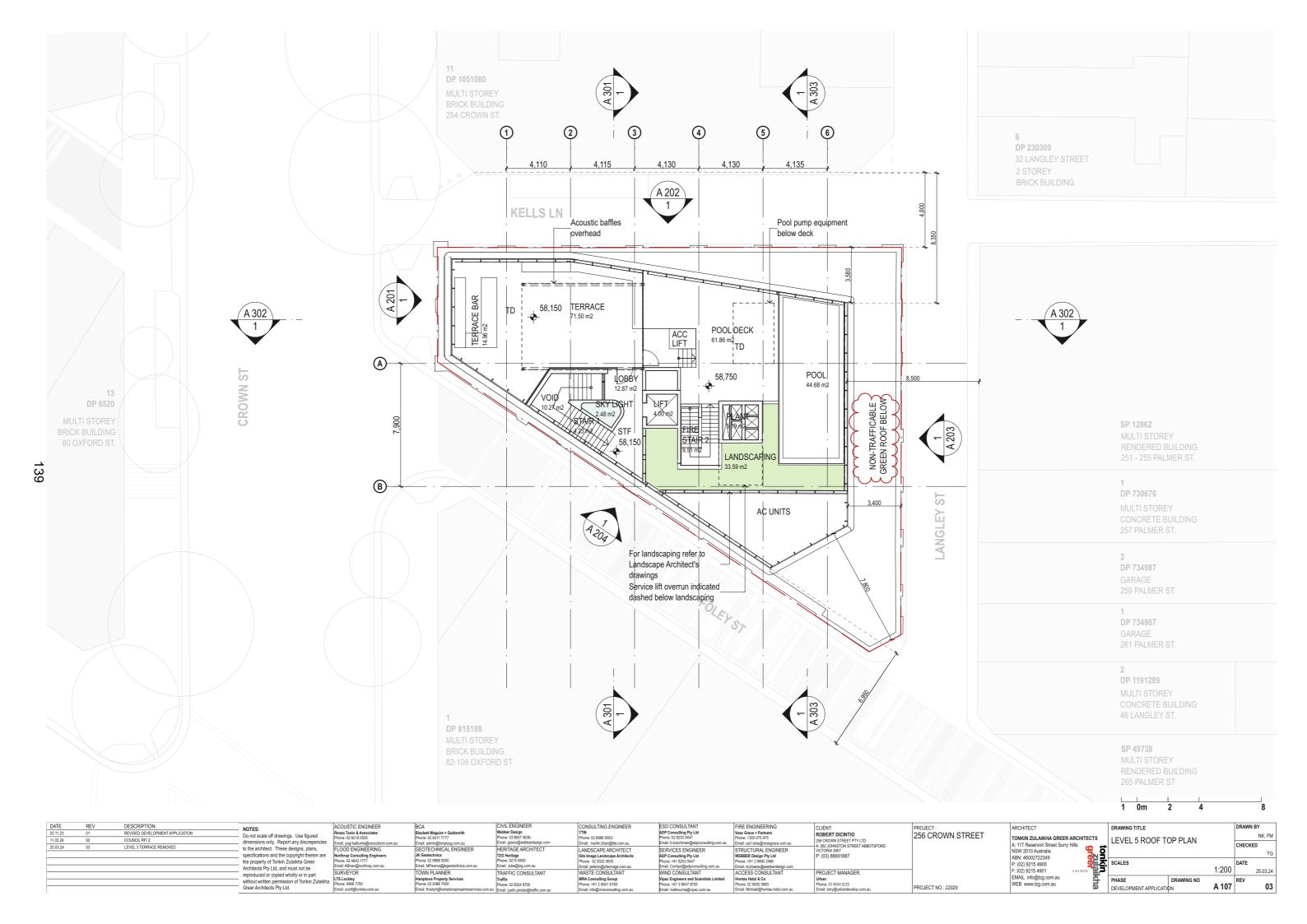


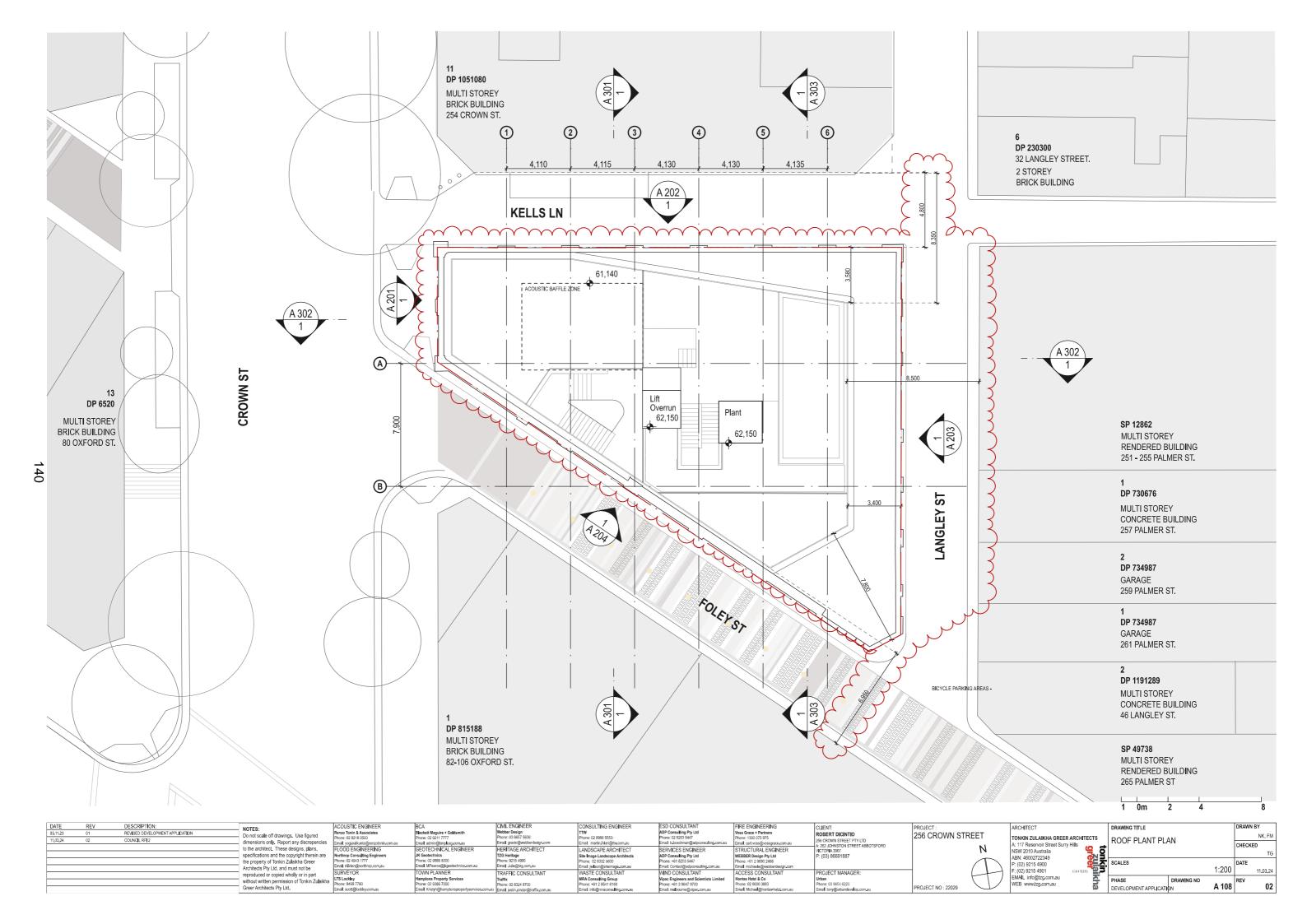


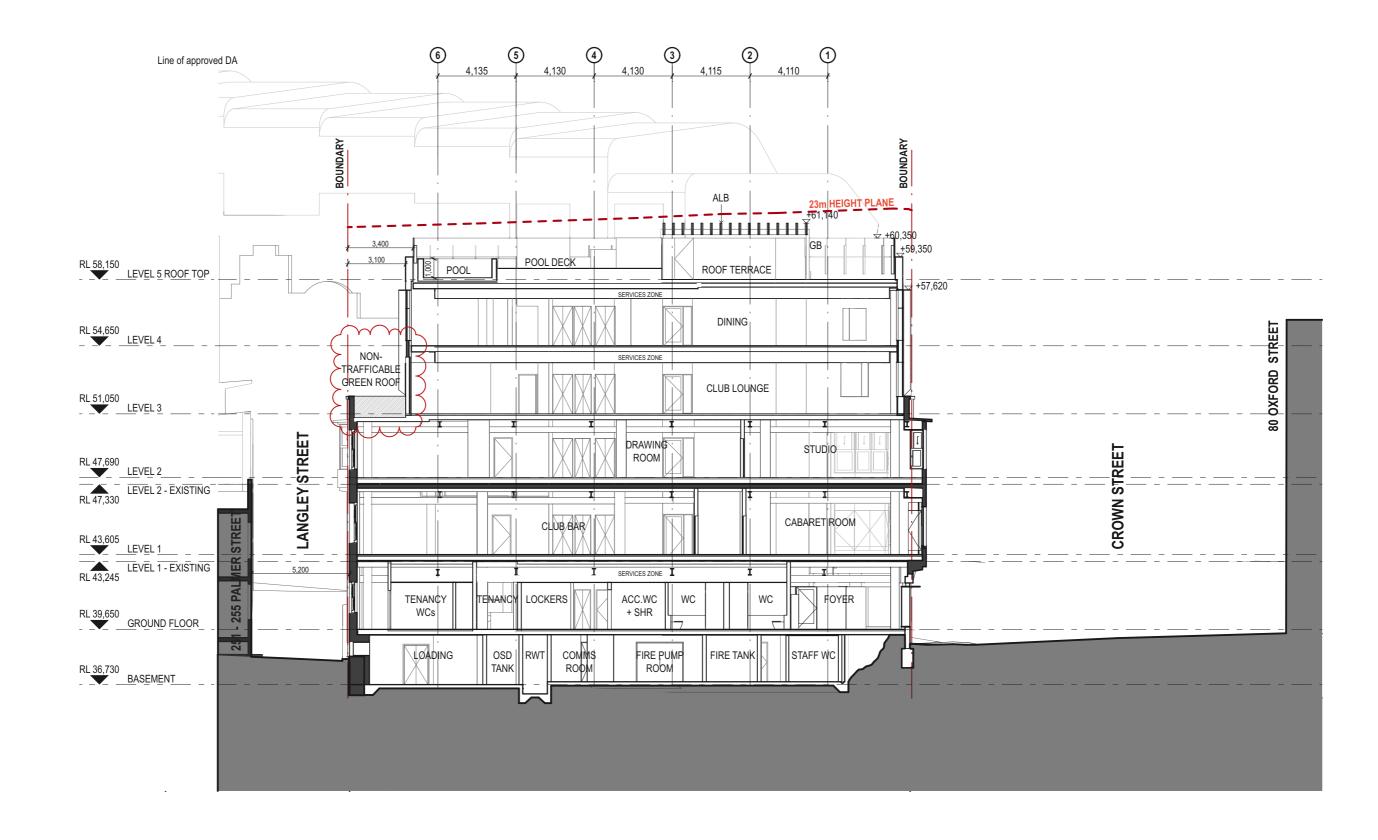






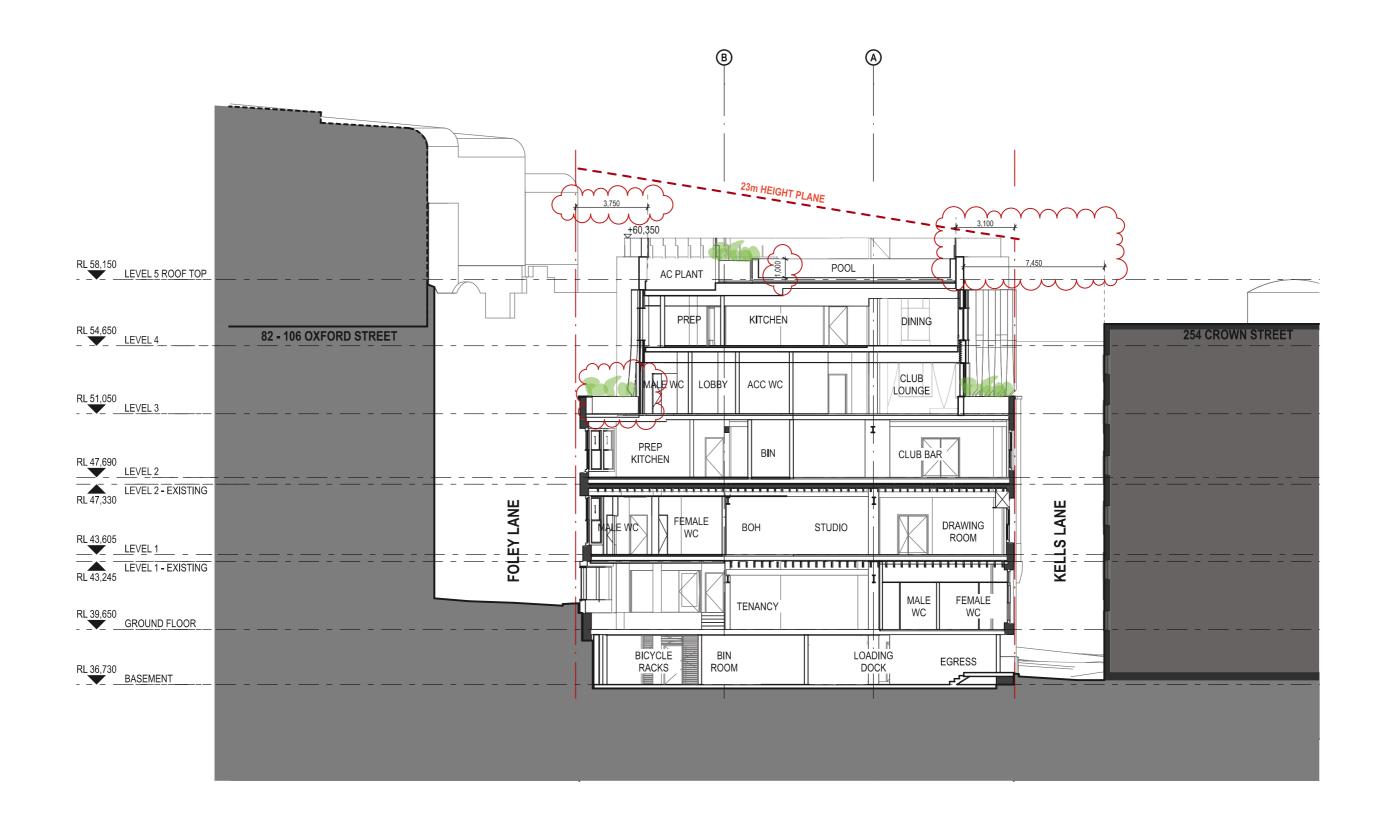






0.50m 1 2 4

NOTES:  Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are	FLOOD ENGINEERING Northrop Consulting Engineers	GEOTECHNICAL ENGINEER JK Geotechnics	Webber Design Phone: 03 8657 5636: Email: gracio@webberdesign.com HERITAGE ARCHITECT TZG Heritage	Phone: 02 8986 5553: Email: martin.folan@ttw.com.au  LANDSCAPE ARCHITECT Site Image Landscape Architects	SERVICES ENGINEER	Voss Grace + Partners Phone: 1300 075 975 Email: carl voss@vossgrace.com.au STRUCTURAL ENGINEER	ROBERT DICINTIO 256 CROWN STREET PTY LTD A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067	256 CROWN STREET	TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills NSW 2010 Australia	SECTION 2		CHECKE	NK, FM
dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are	Email: yogi.kalkunte@renzotonin.com.au FLOOD ENGINEERING Northrop Consulting Engineers	GEOTECHNICAL ENGINEER JK Geotechnics	Email: gracio@webberdesign.com HERITAGE ARCHITECT	Email: martin.folan@ttw.com.au  LANDSCAPE ARCHITECT	Email: b.boschman@adpconsulting.com.au SERVICES ENGINEER	Email: carl.voss@vossgrace.com.au STRUCTURAL ENGINEER	A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067	200 OROWN OTREET	A: 117 Reservoir Street Surry Hills	SECTION 2		CHECKE	
specifications and the copyright therein are	FLOOD ENGINEERING Northrop Consulting Engineers	GEOTECHNICAL ENGINEER JK Geotechnics	HERITAGE ARCHITECT	LANDSCAPE ARCHITECT	SERVICES ENGINEER	STRUCTURAL ENGINEER	A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067			ਰ		CHECKE	)
			TZG Heritage				- ()	1					
					ADP Consulting Pty Ltd	WEBBER Design Pty Ltd	P: (03) 86691887		ABN: 46002722349	3			TG
the property of Tonkin Zulaikha Greer	Phone: 02 4943 1777	Phone: 02 9888 5000	Phone: 9215 4900	Phone: 02 8332 5600	Phone: +61 8203 5447	Phone: +61 2 9690 2488			P: (02) 9215 4900	SCALES		DATE	
Architects Pty Ltd, and must not be		0,0						_		<u>5</u> 1		1.200	24.03.25
reproduced or copied wholly or in part	SURVEYOR	TOWN PLANNER	TRAFFIC CONSULTANT	WASTE CONSULTANT	WIND CONSULTANT	ACCESS CONSULTANT	PROJECT MANAGER:			· <b>-</b>		1.200	24.03.25
	LTS Lockley	Hamptons Property Services	Traffix	MRA Consulting Group		Hontas Hatzi & Co	Urban			PHASE	DRAWING NO	REV	
	Phone: 9499 7760	Phone: 02 9386 7000	Phone: 02 8324 8700	Phone: +61 2 8541 6169	Phone: +61 3 9647 9700	Phone: 02 9000 3883	Phone: 03 9654 6220		WEB www.tzg.com.au			V 3U3	03
Greer Architects Pty Ltd.	Email: scott@lockley.com.au	Email: Kristyh@hamptonspropertyservices.com.a	au Email: justin.pindar@traffix.com.au	Email: info@mraconsulting.com.au	Email: melbourne@vipac.com.au	Email: Michael@hontas-hatzi.com.au	Email: tony@urbandevelop.com.au	PROJECT NO: 22029	- 20	DEVELOPMENT APPLICAT	TION	A 302	03
	Architects Ply Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	reproduced or copied wholly or in part SURVEYOR without written permission of Tonkin Zulaikha blones 4969 7860	Architects Hy Ltd, and must not be reproduced or copied wholly or in part SURVEYOR TOWN PLANNIER UTS Lockley Hamptons Property Services Physics (App 77 no Physics 17 0 998) 7700 Physics 17 0 998 7700 Physics (App 77 no Physics 17 0 998 7700 P	Architects Pry Ltd, and must not be reproduced or copied wholly or in part SURVEYOR TOWN PLANNER TRAFFIC CONSULTANT Traffix without written permission of Tonkin Zulaikha Without written permission of Tonkin Zulaikha	reproduced or copied wholly or in part  SURVEYOR  TOWN PLANNER  TRAFFIC CONSULTANT  WASTE Consultant	reproduced or opied wholly or in part without written permission of Tonkin Zulaikhe horse-19497780 Phone: 02 9398 7000 Phone: 02 9304 8700 Phone: 02 9348 700 Phone:	Figure 1 (1) and the control of the	Accreases by Ltd., aird units for De grant stort De	Acclinates Fy Ltd, and institute or a produced or opied wholly or in part without written permission of Tonkin Zulaikha Phone: 12 5806 7000 Phone: 12 5814 6700 Phone: 12 5814 6700 Phone: 12 5814 6700 Phone: 13 5814 700 Pho	Architects Pty Ltd, and must not be remain. International graphing community and produced or copied wholly or in part of produced or copied wholly or in part without written permission of Tonkin Zulakha without written permission of Tonkin Zulakha without written permission of Tonkin Zulakha Phone: 02 3938 7000 Phone: 02 3938 7000 Phone: 02 3938 4700 Phone: 03 3934 7000 Phone: 03 393	Architects Pty Ltd, and must not be remait. Performing communiary command produced or conjugation and produced or	Architects Pty Ltd, and must not be remain undergrapeoman as email personal email contracting expension of the part of the produced or copied wholly or in part expension of Tonkin Zulalikha without written permission of Tonkin Zulalikha without written permission of Tonkin Zulalikha expension of Tonkin Zu	Architects Pty Ltd, and must not be email: prefixed personage and an



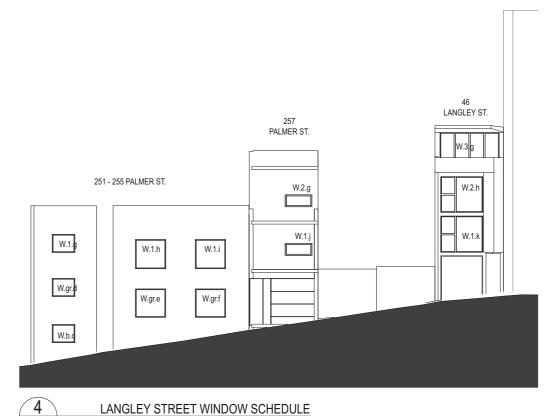
DATE	REV	DESCRIPTION:	NOTES:	ACOUSTIC ENGINEER	BCA	CIVIL ENGINEER	CONSULTING ENGINEER	ESD CONSULTANT	FIRE ENGINEERING	CLIENT:	PROJECT:	ARCHITECT	DRAWING TITLE		DRAWN	N BY
03.11.23	-	REVISED DEVELOPMENT APPLICATION	Do not scale off drawings. Use figured	Renzo Tonin & Associates Phone: 02 8218 0500	Blackett Maguire + Goldsmith Phone: 02 9211 7777	Webber Design Phone: 03 8657 5636:	TTW Phone: 02 8986 5553:	ADP Consulting Pty Ltd Phone: 02 8203 5447	Voss Grace + Partners Phone: 1300 075 975	ROBERT DICINTIO	256 CROWN STREET	TONKIN ZULAIKHA GREER ARCHITEC	те			NK, FM
11,03,24	-0	COUNCIL RFI 2		Email: yogi kalkunte@renzotonin.com.au	Email: admin@bmplusg.com.au	Email: gracio@webberdesign.com				256 CROWN STREET PTY LTD  A: 262 JOHNSTON STREET ABBOTSFORD		A: 117 Reservoir Street Surry Hills	TS SECTION 3		CHECKE	KED
			to the architect. These designs, plans,	FLOOD ENGINEERING		HERITAGE ARCHITECT	LANDSCAPE ARCHITECT	SERVICES ENGINEER	STRUCTURAL ENGINEER	VICTORIA 3067		NSW 2010 Australia	8		J.I.E.G.II.E	TC
				Northrop Consulting Engineers	JK Geotechnics	TZG Heritage	Site Image Landscape Architects		WEBBER Design Pty Ltd	P: (03) 86691887		ABN: 46002722349	N3			16
			the property of Tonkin Zullaikha Greer	Phone: 02 4943 1777	Phone: 02 9888 5000	Phone: 9215 4900	Phone: 02 8332 5600		Phone: +61 2 9690 2488			P: (02) 9215 4900	SCALES		DATE	
			Architects Pty Ltd, and must not be		Email: MPearce@jkgeotechnics.com.au	Email: Julie@tzg.com.au	Email: jwilson@siteimage.com.au	Email: Contact@adpconsulting.com.au	Email: michaelw@webberdesign.com		_		<u>∞</u> =		1:200	44 00 04
			reproduced or copied wholly or in part	SURVEYOR	TOWN PLANNER	TRAFFIC CONSULTANT	WASTE CONSULTANT	WIND CONSULTANT	ACCESS CONSULTANT	PROJECT MANAGER:		F: (02) 9215 4901	<u> </u>		1.200	11.03.24
			without written permission of Tonkin Zulaikha	LTS Lockley	Hamptons Property Services	Traffix	MRA Consulting Group	Vipac Engineers and Scientists Limited	Hontas Hatzi & Co	Urban		EMAIL info@tzg.com.au	PHASE	DRAWING NO	REV	
				P11011e. 9489 7 700	Phone: 02 9386 7000	Phone: 02 8324 8700	Phone: +61 2 8541 6169	Phone: +61 3 9647 9700	Phone: 02 9000 3883	Phone: 03 9654 6220	PROJECT NO : 22029	WEB www.tzg.com.au	=	I	A 303	-0
			Greer Architects Pty Ltd.	Email: scott@lockley.com.au	Email: Kristyh@hamptonspropertyservices.com.a	□ Emait justin pindar@traffix.com.au	Email: info@mraconsulting.com.au	Email: melbourne@vipac.com.au	Email: Michael@hontas-hatzi.com.au	Email: tony@urbandevelop.com.au	PROJECT NO . 22029		DEVELOPMENT A	PPLICATION	A 303	-0





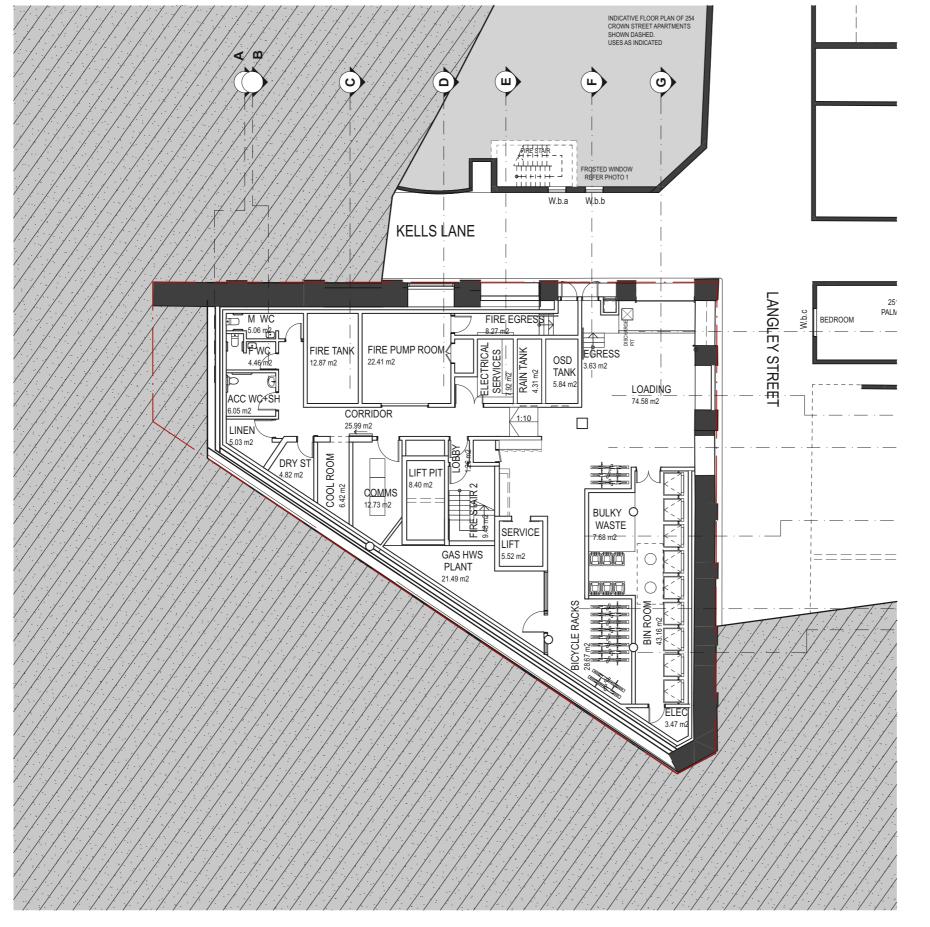
KELLS LANE WINDOW SCHEDULE - 256 CROWN STREET





DATE	REV	DESCRIPTION:	NOTES:	ACOUSTIC ENGINEER	BCA	CIVIL ENGINEER
30.04.24	-	COUNCIL RFI 3	Do not scale off drawings. Use figured	Renzo Tonin & Associates		Webber Design
				Phone: 02 8218 0500		Phone: 03 8657 5636:
				Email: yogi.kalkunte@renzotonin.com.au	Email: admin@bmplusg.com.au	Email: gracio@webberdesign.com
				FLOOD ENGINEERING	GEOTECHNICAL ENGINEER	HERITAGE ARCHITECT
			specifications and the copyright therein are	Northrop Consulting Engineers	JK Geotechnics	TZG Heritage
			the property of Tonkin Zulaikha Greer	Phone: 02 4943 1777	Phone: 02 9888 5000	Phone: 9215 4900
			Architects Ptv Ltd. and must not be	Email: ABrien@northrop.com.au	Email: MPearce@jkgeotechnics.com.au	Email: Julie@tzg.com.au
			reproduced or copied wholly or in part	SURVEYOR	TOWN PLANNER	TRAFFIC CONSULTANT
			without written permission of Tonkin Zulaikha	LTS Lockley	Hamptons Property Services	Traffix
				Phone: 9499 7760		Phone: 02 8324 8700
		Greer Architects Pty Ltd. Email: scott@		Email: scott@lockley.com.au	Email: Kristyh@hamptonspropertyservices.com.au	Email: justin.pindar@traffix.com.au

	ACOUSTIC ENGINEER		CIVIL ENGINEER	CONSULTING ENGINEER	ESD CONSULTANT	FIRE ENGINEERING	CLIENT:	PROJECT:	ARCHITECT	DRAWING TITLE	DRAWN BY
cies	Renzo Tonin & Associates Phone: 02 8218 0500 Email: yogi.kalkunte@renzotonin.com.au	Phone: 02 9211 7777 Email: admin@bmplusg.com.au	Webber Design Phone: 03 8657 5636: Email: gracio@webberdesign.com	TTW Phone: 02 8986 5553: Email: martin.folan@ttw.com.au	ADP Consulting Pty Ltd Phone: 02 8203 5447 Email: b.boschman@adpconsulting.com.au	Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au		256 CROWN STREET	TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills	Visual Privacy Analysis - Window	NK, FM
are	FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 4943 1777 Email: ABrien@northrop.com.au	JK Geotechnics Phone: 02 9888 5000	HERITAGE ARCHITECT TZG Heritage Phone: 9215 4900 Email: Julie@tzg.com.au	LANDSCAPE ARCHITECT Site Image Landscape Architects Phone: 02 8332 5600 Email: jwllson@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: michaelw@webberdesign.com	P: (03) 86691887		NSW 2010 Australia ABN: 46002722349	Schedule scales 1:250	DATE TG
aikha	SURVEYOR LTS Lockley Phone: 9499 7760	Phone: 02 9386 7000	TRAFFIC CONSULTANT Traffix Phone: 02 8324 8700	WASTE CONSULTANT MRA Consulting Group Phone: +61 2 8541 6169	WIND CONSULTANT Vipac Engineers and Scientists Limited Phone: +61 3 9647 9700		PROJECT MANAGER: Urban Phone: 03 9654 6220		F: (02) 9215 4901  EMAIL info@tzg.com.au  WEB www.tzg.com.au	PHASE DRAWING NO	REV
	Email: scott@lockley.com.au	Email: Kristyh@hamptonspropertyservices.com.au	Email: justin.pindar@traffix.com.au	Email: info@mraconsulting.com.au	Email: melbourne@vipac.com.au	Email: Michael@hontas-hatzi.com.au	Email: tony@urbandevelop.com.au	PROJECT NO : 22029	- 20	DEVELOPMENT APPLICATION A 760	<u>'                                    </u>





VIEW CONE FROM EXISTING COMMERCIAL / RESIDENTIAL INTERFACE - NO IMPACT

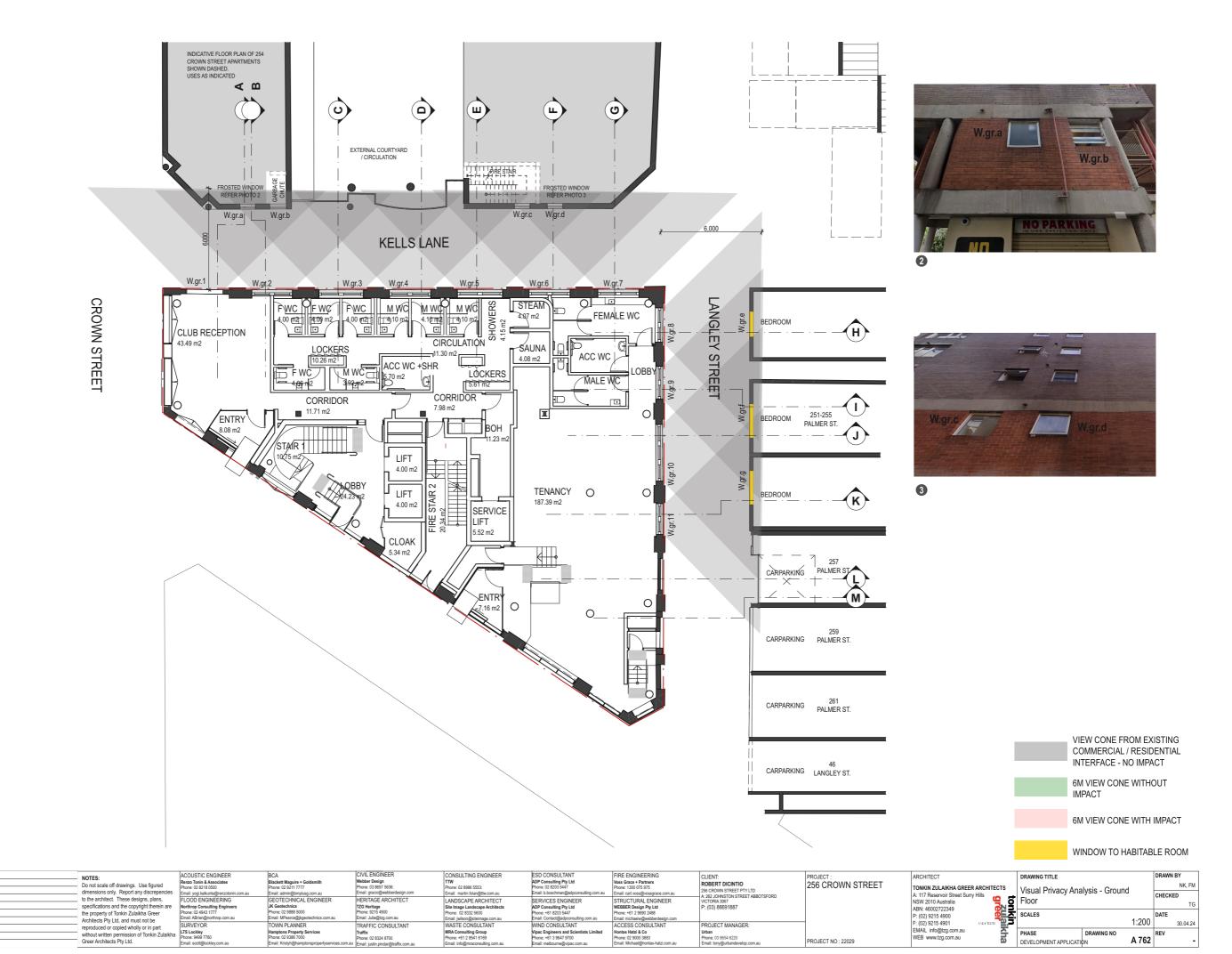
6M VIEW CONE WITHOUT IMPACT

6M VIEW CONE WITH IMPACT

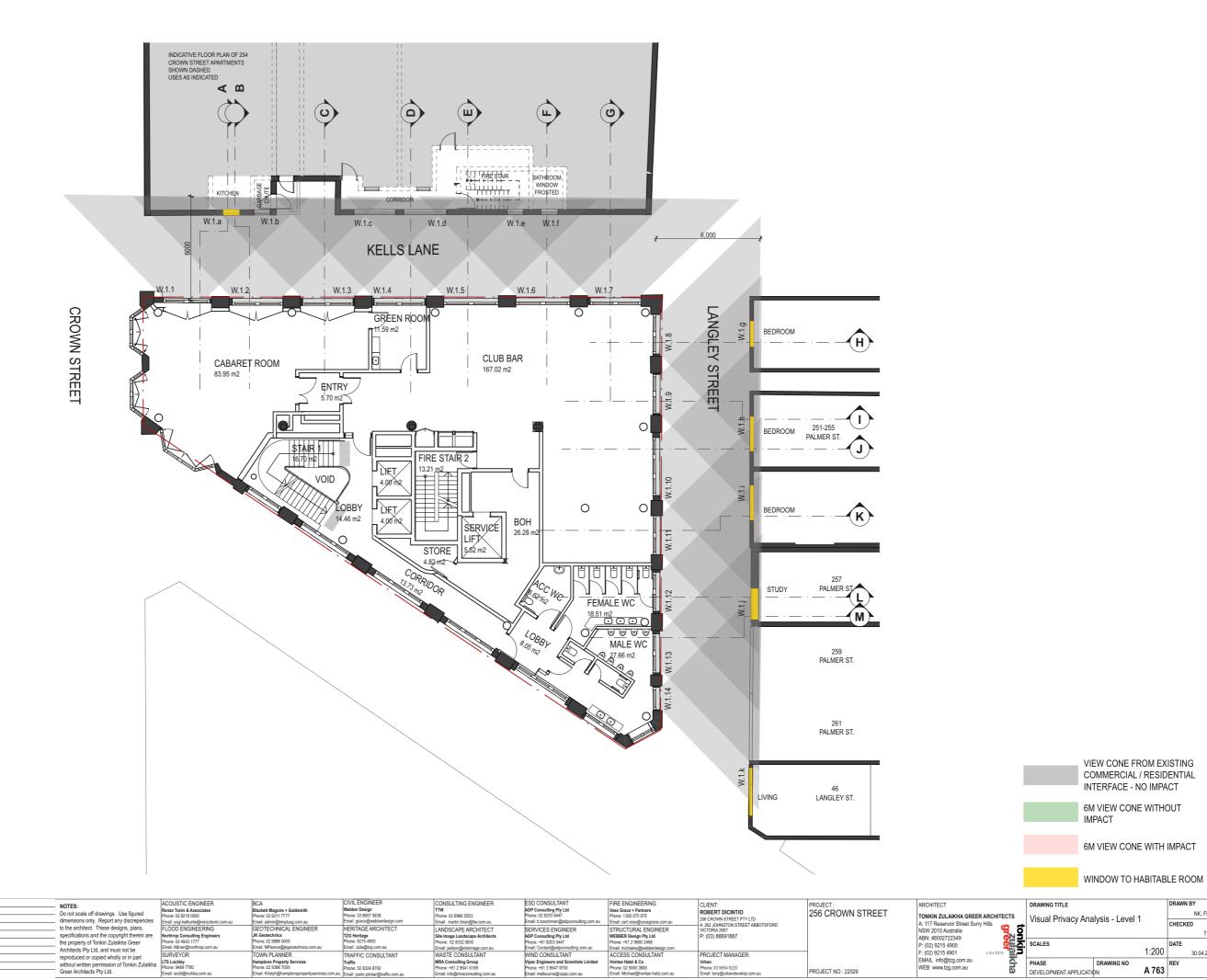
WINDOW TO HABITABLE ROOM

DATE	REV	DESCRIPTION:	NOTES:	ACOUSTIC ENGINEER	BCA	CIVIL ENGINEER	CONSULTING ENGINEER	ESD CONSULTANT	FIRE ENGINEERING	CLIENT:	PRO IECT :	ARCHITECT	DRAWING TITLE	DRAWN BY
30.04.24	-	COUNCIL RFI 3	Do not scale off drawings. Use figured		Blackett Maguire + Goldsmith Phone: 02 9211 7777 Email: admin@bmplusg.com.au	Webber Design Phone: 03 8657 5636: Email: gracio@webberdesign.com	Phone: 02 8986 5553: Email: martin.folan@ttw.com.au	Phone: 02 8203 5447	Voss Grace + Partners	ROBERT DICINTIO 256 CROWN STREET PTY LTD -A: 262 JOHNSTON STREET ABBOTSFORD	256 CROWN STREET	TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills	Visual Privacy Analysis - Basement	NK, FM
			the property of Tonkin Zulaikha Greer	FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 4943 1777 Email: ABrien@northrop.com.au	GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9888 5000	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	STRUCTURAL ENGINEER WEBBER Design Pty Ltd Phone: +61 2 9690 2488 Email: michaelw@webberdesign.com	P: (03) 86691887		NSW 2010 Australia ABN: 46002722349 P: (02) 9215 4900		DATE TG
			reproduced or copied wholly or in part	SURVEYOR LTS Lockley Phone: 9499 7760 Email: scott@lockley.com.au	TOWN PLANNER Hamptons Property Services	TRAFFIC CONSULTANT Traffix Phone: 02 8324 8700	WASTE CONSULTANT MRA Consulting Group Phone: +61 2 8541 6169 Email: info@mraconsulting.com.au		ACCESS CONSULTANT Hontas Hatzi & Co Phone: 02 9000 3883 Email: Michael@hontas-hatzi.com.au	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevelop.com.au	PROJECT NO : 22029	F: (02) 9215 4901  EMAIL info@izg.com.au  WEB www.tzg.com.au	1:200 PHASE DRAWING NO DEVELOPMENT APPLICATION A 761	REV

DESCRIPTION:



DESCRIPTION:



NK, FM

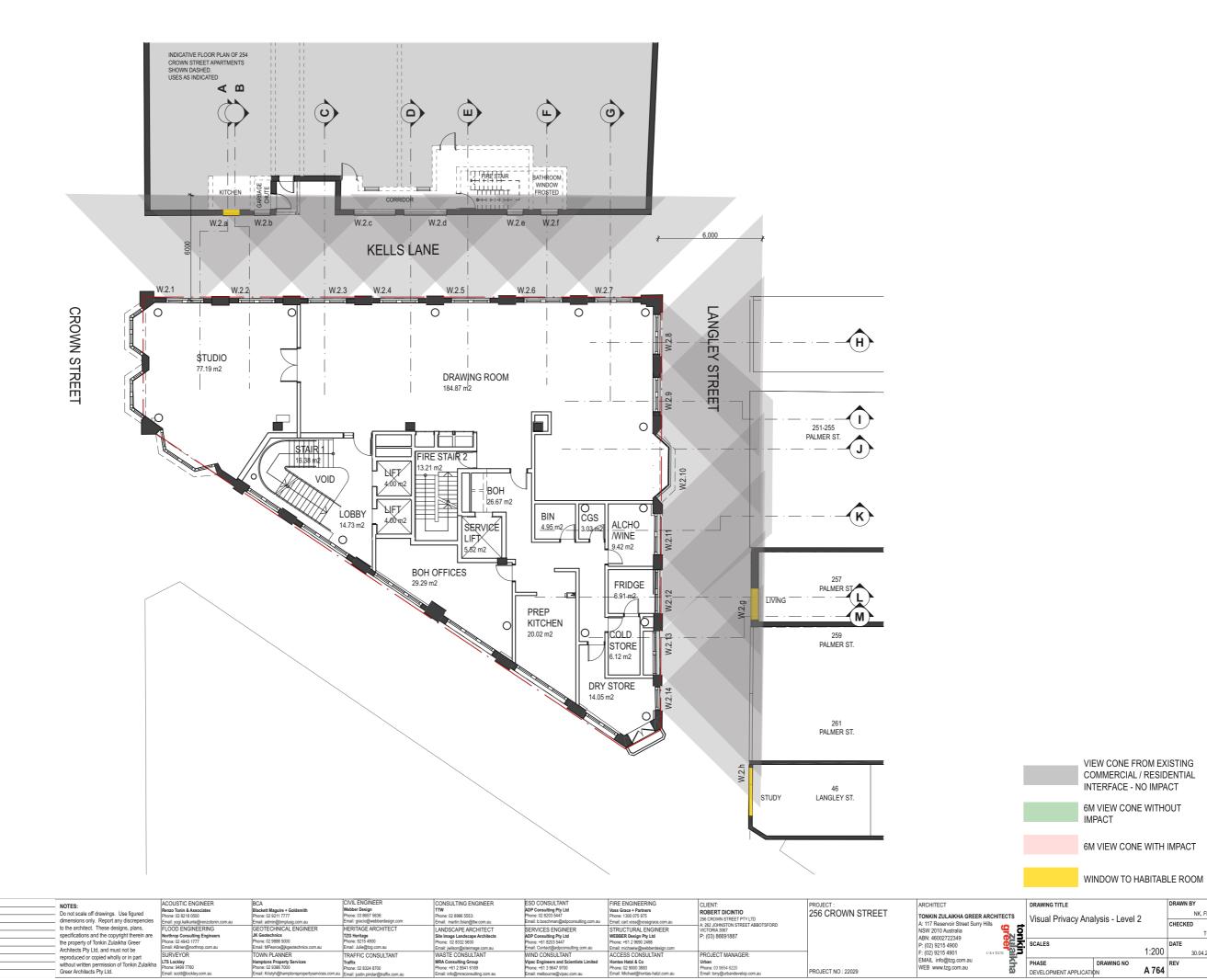
30.04.24

CHECKED

DATE

1:200

A 763



NK, FM

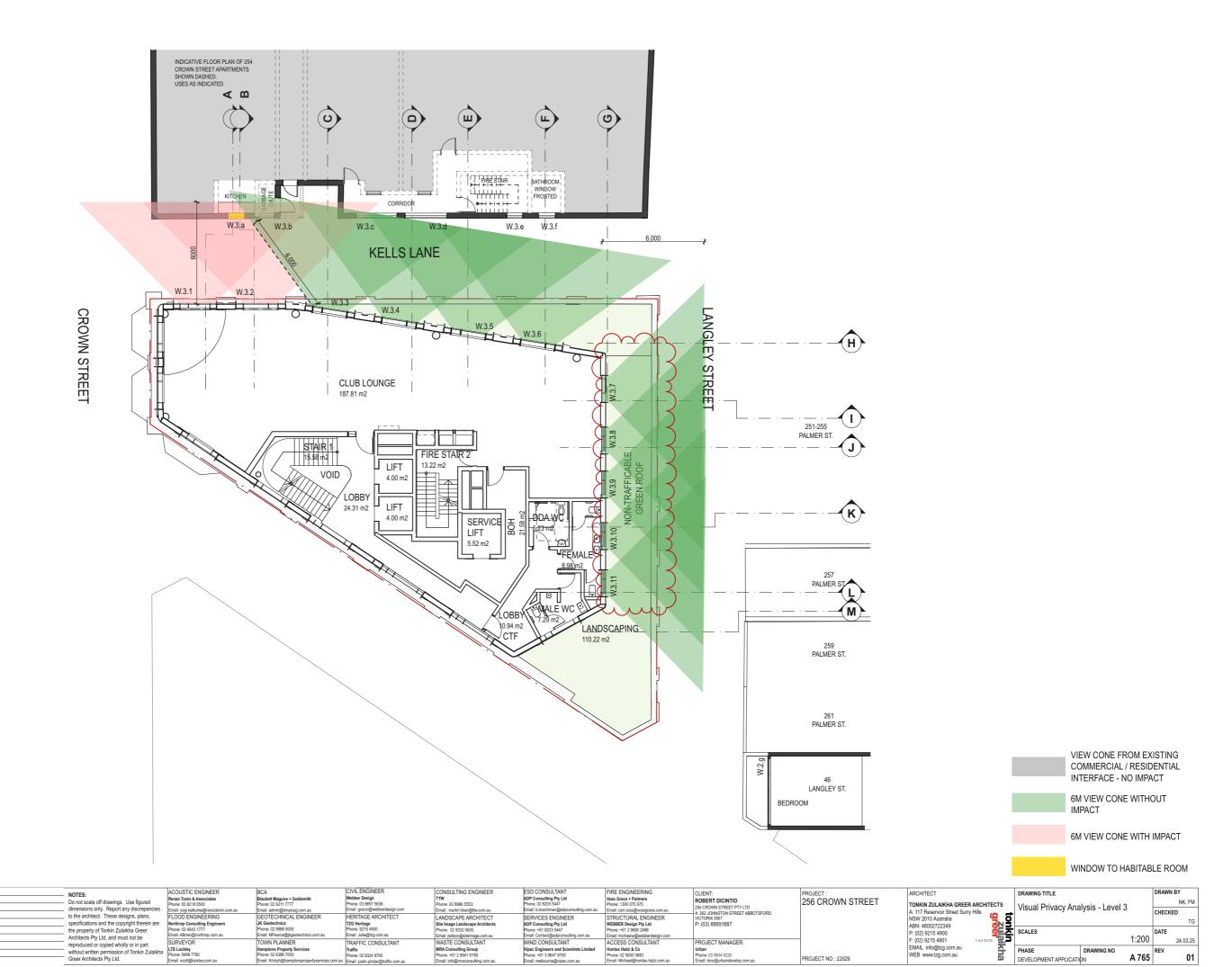
30.04.24

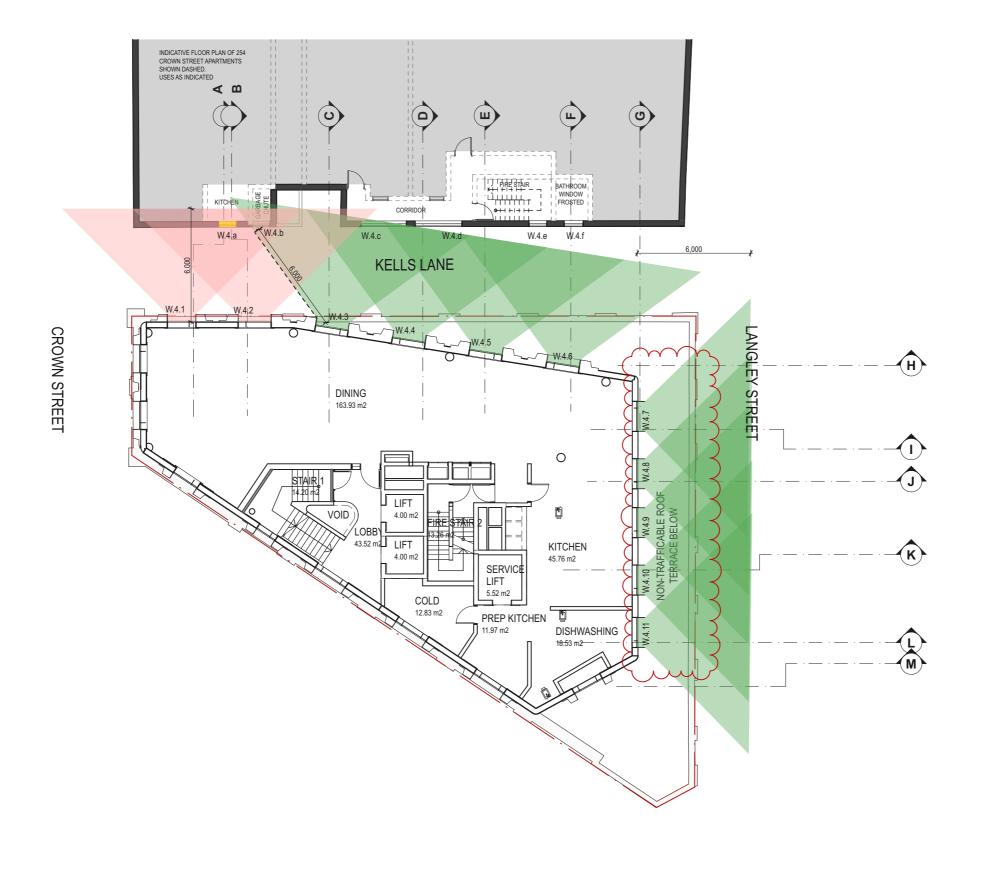
CHECKED

DATE

1:200

A 764





6M VIEW CONE WITHOUT IMPACT

6M VIEW CONE WITH IMPACT

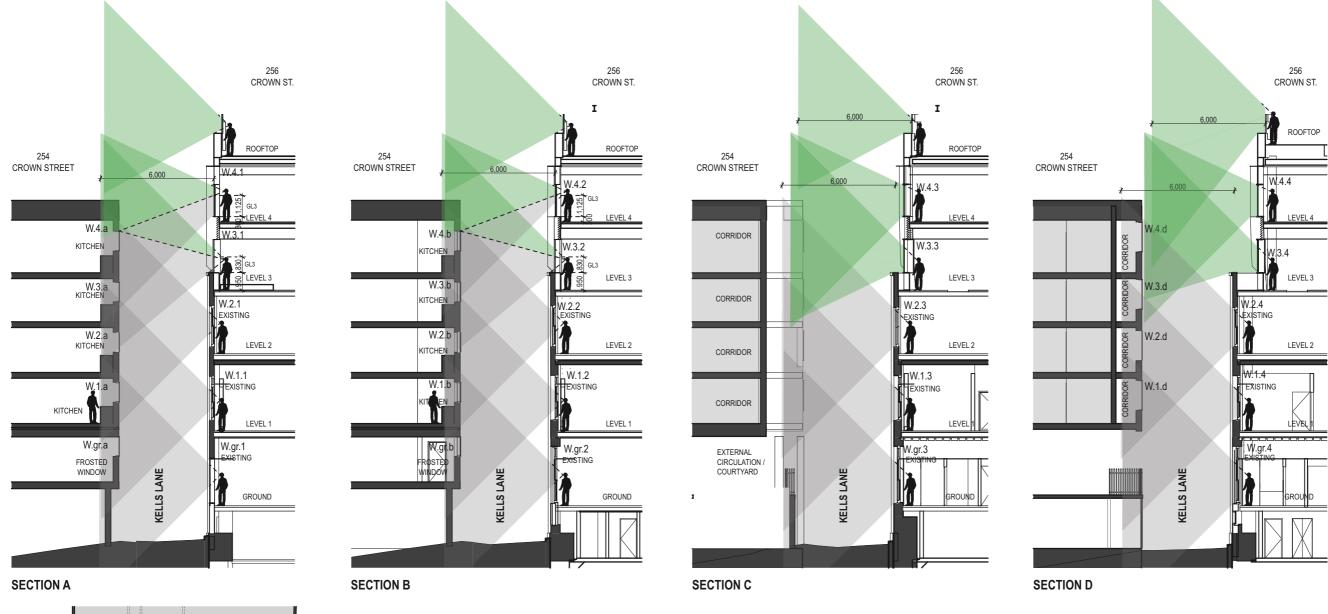
WINDOW TO HABITABLE ROOM

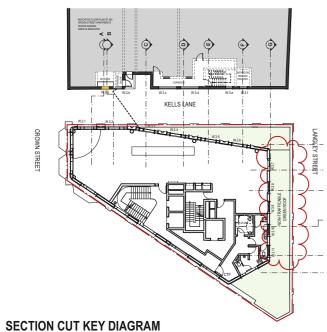
WINDOW TO HABITABLE ROOM

On of scale oil drawings. Use figured differences only. Report Seal oil drawings. Use figured dispersations only.

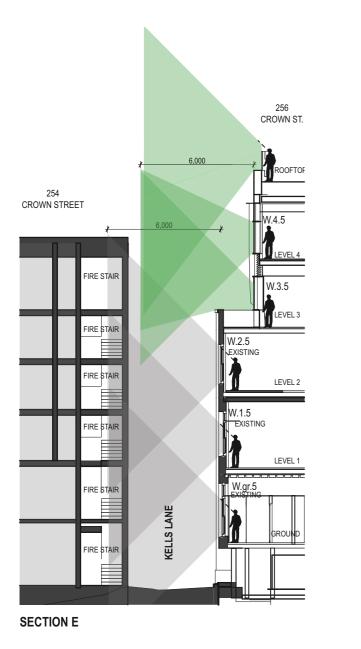
VIEW CONE FROM EXISTING COMMERCIAL / RESIDENTIAL INTERFACE - NO IMPACT

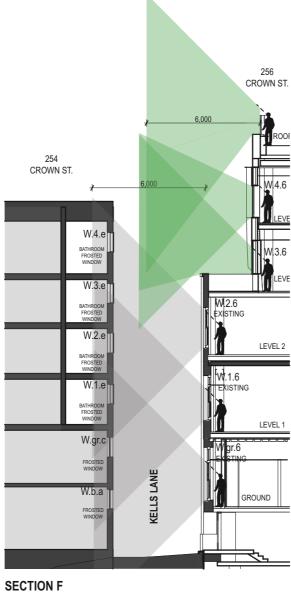
DATE	REV	DESCRIPTION:		ACOUSTIC ENGINEER Renzo Tonin & Associates	BCA Blackett Maguire + Goldsmith	CIVIL ENGINEER Webber Design	CONSULTING ENGINEER		FIRE ENGINEERING	CLIENT:	PROJECT:	ARCHITECT	DRAWING TITLE	DRAWN BY
30.04.24 24.03.25	01	LEVEL 3 TERRACE REMOVED	Do not scale off drawings. Use figured dimensions only. Report any discrepencies	Phone: 02 8218 0500 Email: yogi.kalkunte@renzotonin.com.au	Phone: 02 9211 7777 Email: admin@bmplusg.com.au	Phone: 03 8657 5636: Email: gracio@webberdesign.com	Phone: 02 8986 5553: Email: martin.folan@ttw.com.au	ADP Consulting Pty Ltd Phone: 02 8203 5447 Email: b.boschman@adpconsulting.com.au	Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au	ROBERT DICINTIO  256 CROWN STREET PTY LTD  A: 262 LOUNGTON STREET APPOTESTORD	256 CROWN STREET	TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills	Visual Privacy Analysis - Level 4	NK, FM
			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	FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 4943 1777 Email: ABrien@northrop.com.au	JK Geotechnics	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 9690 2488 Email: michaelw@webberdesign.com	A: 262 JOHNSTON STREET ABBOTSFORD VICTORIA 3067 P: (03) 86691887		NSW 2010 Australia ABN: 46002722349 P: (02) 9215 4900	SCALES	TG DATE
			reproduced or copied wholly or in part	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 2 8541 6169 Email: info@mraconsulting.com.au		ACCESS CONSULTANT Hontas Hatzi & Co Phone: 02 9000 3883 Email: Michael@hontas-hatzi.com.au	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevelop.com.au	PROJECT NO : 22029	F: (02) 9215 4901  EMAIL info@tzg.com.au  WEB www.tzg.com.au	PHASE DRAWING NO DEVELOPMENT APPLICATION	1:200 24.03.25 A 766 REV 01

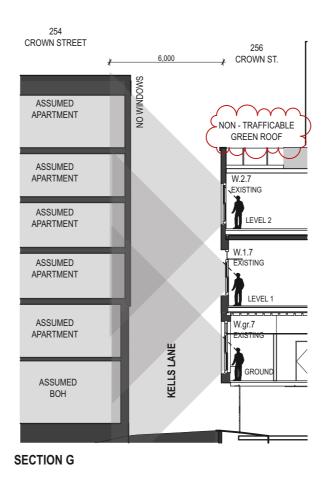


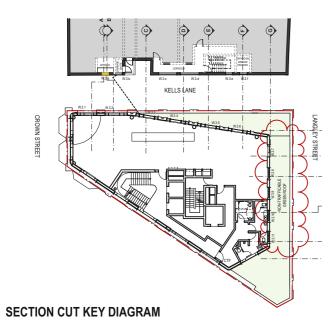


DATE	REV	DESCRIPTION:	NOTES:	ACOUSTIC ENGINEER	BCA	CIVIL ENGINEER	CONSULTING ENGINEER	ESD CONSULIANT	FIRE ENGINEERING	CLIENT:	PROJECT:	ARCHITECT	DRAWING TITLE	DRAWN BY
30.04.24		COUNCIL RFI 3	- Do not scale off drawings. Use figured	Renzo Tonin & Associates	Blackett Maguire + Goldsmith	Webber Design Phone: 03 8657 5636:	TTW	ADP Consulting Pty Ltd	Voss Grace + Partners	ROBERT DICINTIO	256 CROWN STREET			NK EM
25 03 24	01	LEVEL 3 TERRACE REMOVED		Phone: 02 8218 0500			Phone: 02 8986 5553:	Phone: 02 8203 5447	Phone: 1300 075 975	256 CROWN STREET PTY LTD		TONKIN ZULAIKHA GREER ARCHITECTS	Visual Privacy Analysis - Sectional	NIC, I W
			dimensions only. Report any discrepencies	Email: yogi.kalkunte@renzotonin.com.au		Email: gracio@webberdesign.com	Email: martin.folan@ttw.com.au	Email: b.boschman@adpconsulting.com.au	Email: carl.voss@vossgrace.com.au	A: 262 JOHNSTON STREET ABBOTSFORD		A: 117 Reservoir Street Surry Hills		CHECKED
			to the architect. These designs, plans,	FLOOD ENGINEERING	GEOTECHNICAL ENGINEER	HERITAGE ARCHITECT	LANDSCAPE ARCHITECT	SERVICES ENGINEER	STRUCTURAL ENGINEER	VICTORIA 3067		NSW 2010 Australia	Analysis	70
			specifications and the copyright therein are	Northrop Consulting Engineers	JK Geotechnics	TZG Heritage	Site Image Landscape Architects	ADP Consulting Pty Ltd	WEBBER Design Pty Ltd	P: (03) 86691887		ABN: 46002722349		IG
			the property of Tonkin Zulaikha Greer	Phone: 02 4943 1777	Phone: 02 9888 5000	Phone: 9215 4900	Phone: 02 8332 5600		Phone: +61 2 9690 2488	(,			SCALES	DATE
			Architects Pty Ltd, and must not be	Email: ABrien@northrop.com.au	Email: MPearce@jkgeotechnics.com.au	Email: Julie@tzg.com.au	Email: jwilson@siteimage.com.au	Phone: +61 8203 5447 Email: Contact@adpconsulting.com.au	Email: michaelw@webberdesign.com				1.500 1.0	200   DATE
			reproduced or copied wholly or in part	SURVEYOR	TOWN PLANNER	TRAFFIC CONSULTANT	WASTE CONSULTANT	WIND CONSULTANT	ACCESS CONSULTANT	PROJECT MANAGER:		F: (02) 9215 4901 AND ATECTS	1.300, 1.2	200 25.03.24
				LTS Lockley	Hamptons Property Services	Traffix	MRA Consulting Group	Vipac Engineers and Scientists Limited	Hontas Hatzi & Co	Urban		EMAIL info@tzg.com.au	PHASE DRAWING NO	REV
			without written permission or forkin Zulaikna	Phone: 9499 7760	Phone: 02 9386 7000	Phone: 02 8324 8700		Phone: +61 3 9647 9700	Phone: 02 9000 3883	Phone: 03 9654 6220		WEB www.tzg.com.au		767 01
			Greer Architects Pty Ltd.	Email: scott@lockley.com.au	Email: Kristyh@hamptonspropertyservices.com.au	Email: justin.pindar@traffix.com.au	Email: info@mraconsulting.com.au	Email: melbourne@vipac.com.au	Email: Michael@hontas-hatzi.com.au	Email: tony@urbandevelop.com.au	PROJECT NO: 22029		DEVELOPMENT APPLICATION A	707 01
													·	









			NOTES:
30.04.24	-	COUNCIL RFI 3	Do not scale off drawings. Use figured
25.03.24	01	LEVEL 3 TERRACE REMOVED	dimensions only. Report any discrepencies
			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.

	ACOUST
rings. Use figured port any discrepencies	Renzo Toni Phone: 02 8 Email: yogi.
se designs, plans,	FLOOD E
e copyright therein are	Northrop C
n Zulaikha Greer	Phone: 02 4
nd must not be	Email: ABrie
d wholly or in part	SURVEYOUTS Lockle
ssion of Tonkin Zulaikha	Phone: 9499
Ltd.	Email: scott

jured repencies	ACOUSTIC ENGINEER Renzo Tonin & Associates Phone: 02 8218 0500 Email: yogi.kalkunte@renzotonin.com.au	BC Bla Pho Ema
lans, erein are eer e	FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 4943 1777 Email: ABrien@northrop.com.au	GE JK ( Pho Ema
part in Zulaikha	SURVEYOR LTS Lockley Phone: 9499 7760	TO Han Pho

ACOUSTIC ENGINEER	BCA	CIVIL ENGINEER	CONSULTING ENGIN
Phone: 02 8218 0500	Phone: 02 9211 7777	Phone: 03 8657 5636:	Phone: 02 8986 5553: Email: martin.folan@ttw.cc
	GEOTECHNICAL ENGINEER	HERITAGE ARCHITECT	LANDSCAPE ARCHI
Phone: 02 4943 1777	Phone: 02 9888 5000	Phone: 9215 4900	Site Image Landscape Ar Phone: 02 8332 5600 Email: jwilson@siteimage.c
	TOWN PLANNER Hamptons Property Services	110011000000000	WASTE CONSULTAN

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 PT A: 262 JOHNSTON STREET	
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: michaelw@webberdesign.com	VICTORIA 3067 P: (03) 86691887	
WIND CONSULTANT Vipac Engineers and Scientists Limited	ACCESS CONSULTANT Hontas Hatzi & Co	PROJECT MANAGE Urban	

	PROJECT:	ARCHITECT
	256 CROWN STREET	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	DRAWN BY			
TS	Visual Privacy Ana		NK, FM		
ਰ	,	CHECKED			
ᄱᄝ	Analysis			TG	
<u> </u>	SCALES			DATE	
<u>a</u> .⊐		1:200,	1:500		25.03.24
5	PHASE	DRAWING NO		REV	
<u> </u>	DEVELOPMENT APPLICATION	DN	A 768		01



256 CROWN ST.

W.2.8

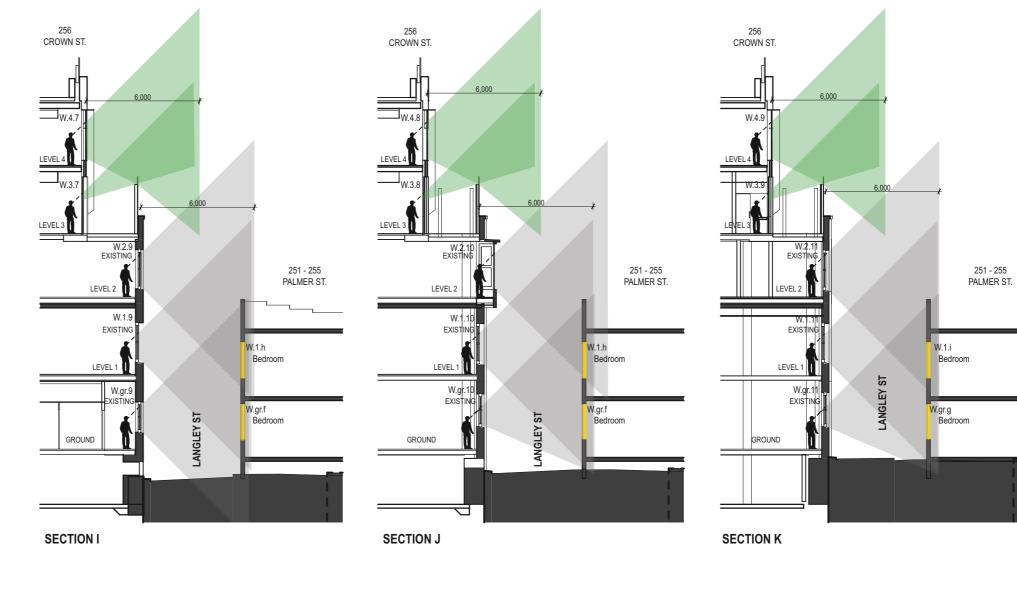
EXISTING

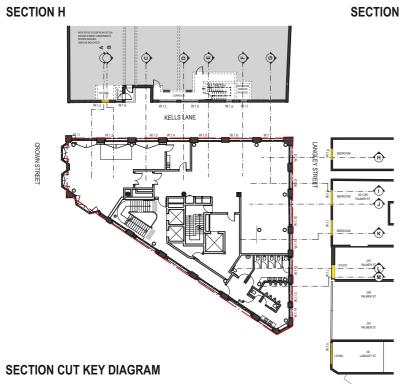
EXISTING

W.gr.8

GROUND

LEVEL 2





251 - 255 PALMER ST.

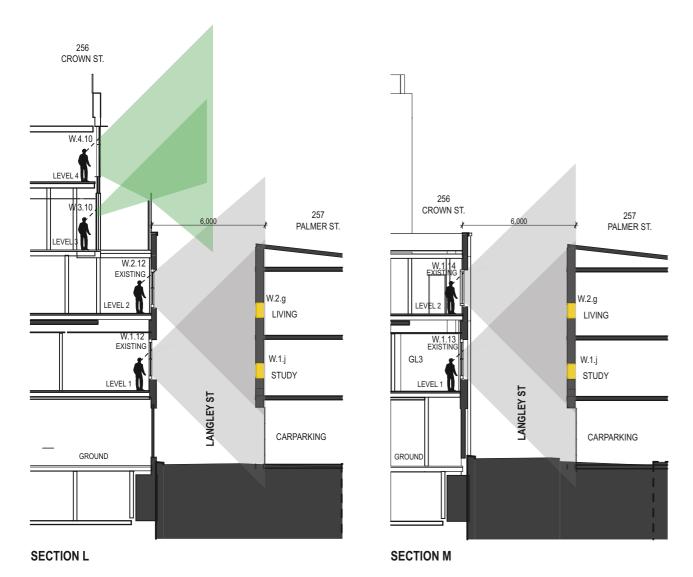
Bedroom

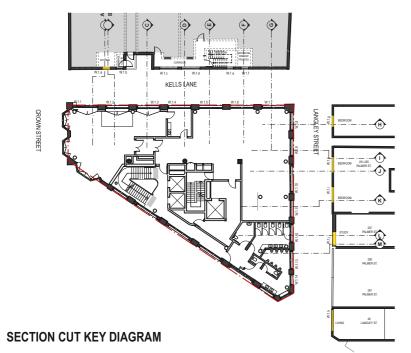
Bedroom

Bedroom

DATE REV DESCRIPTION. BUTES: ACCUSTIC ENGINEER BCA CONSULTING ENGINEER ESD CONSULTING PIRE ENGINEERING CLIENT: PROJECT:	ARCHITECT	DRAWING TITLE	
30.04.24 - COUNCIL RFI 3 Do not scale for drawings. Use figured from the Color for the	A: 117 December Street Surry Hills	Visual Privacy Analysis - Sectional	NK, FM CHECKED
Email: up of a control of the properties of th	NSW 2010 Australia	Analysis	TG
the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be Architects Pty Ltd, and must not be Architects Pty Ltd, and must not be  the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be Architects Pty Ltd, and m	P: (02) 9215 4900 F: (02) 9215 4901	SCALES 1:200, 1:500	DATE
reproduced or copied wholly or in part SURVEYOR TOWN PLANNER TRAFFIC CONSULTANT WASTE CONSULTANT MIND CONSULTANT HORSES	EMAIL info@tzg.com.au	PHASE DRAWING NO RI	30.04.24 REV
Will vot written permission or Totalish Louisinia Phone: 0499 7760 Phone: 02 9398 7000 Phone: 02 9398 7000 Phone: 02 9398 7000 Phone: 02 9399 7760 Phone: 03 9654 6220 Phone: 03 9654 Phone: 03	22029 WEB www.tzg.com.au	DEVELOPMENT APPLICATION A 769	-







DATE	REV	DESCRIPTION:	NOTES:	ACOUSTIC ENGINEER	BCA	CIVIL ENGINEER	CONSULTING ENGINEER		FIRE ENGINEERING	CLIENT:	PROJECT:	ARCHITECT	DRAWING TITLE	DRAWN BY
30.04.24	•	COUNCIL RFI 3	Do not scale off drawings. Use figured dimensions only. Report any discrepencies	Renzo Tonin & Associates Phone: 02 8218 0500 Email: yogi.kalkunte@renzotonin.com.au	Blackett Maguire + Goldsmith Phone: 02 9211 7777 Email: admin@bmplusg.com.au	Webber Design Phone: 03 8657 5636: Email: gracio@webberdesign.com	Phone: 02 8986 5553: Email: martin.folan@ttw.com.au	ADP Consulting Pty Ltd Phone: 02 8203 5447 Email: b.boschman@adpconsulting.com.au	Voss Grace + Partners Phone: 1300 075 975 Email: carl.voss@vossgrace.com.au	ROBERT DICINTIO  256 CROWN STREET PTY LTD  A: 262 JOHNSTON STREET ABBOTSFORD	256 CROWN STREET	TONKIN ZULAIKHA GREER ARCHITECTS A: 117 Reservoir Street Surry Hills	Visual Privacy Analysis - Sectional	NK, FM
				FLOOD ENGINEERING Northrop Consulting Engineers Phone: 02 4943 1777 Email: ABrien@northrop.com.au	GEOTECHNICAL ENGINEER JK Geotechnics Phone: 02 9888 5000 Email: MPearce@jkgeotechnics.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 9690 2488 Email: michaelw@webberdesign.com	P: (03) 86691887		NSW 2010 Australia ABN: 46002722349 P: (02) 9215 4900	Analysis scales 1:500, 1:200	TG DATE
			reproduced or copied wholly or in part	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 2 8541 6169 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 Hatzi & Co Phone: 02 9000 3883 Email: Michael@hontas-hatzi.com.au	PROJECT MANAGER: Urban Phone: 03 9654 6220 Email: tony@urbandevelop.com.au	PROJECT NO : 22029	F: (02) 9215 4901  EMAIL info@tzg.com.au  WEB www.tzg.com.au	PHASE DRAWING NO DEVELOPMENT APPLICATION A 770	0 REV -