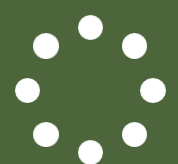


DA 2025

Summary document

20 August 2025

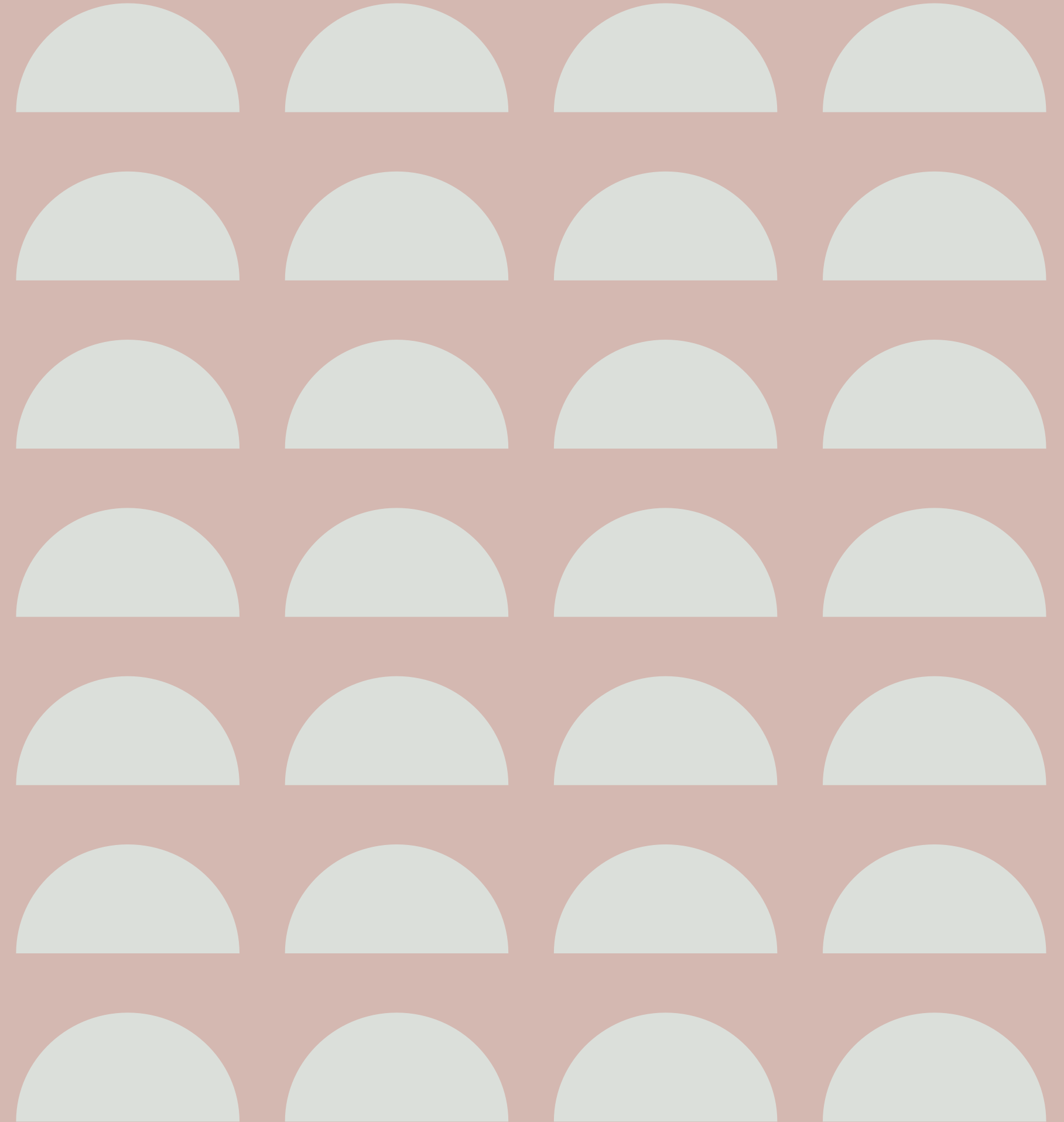


Yirranma Place

*A place of many, a place to engage or create



What are we
seeking to do via
the DA?



Scope of the proposed changes

Through the application, we seek to:

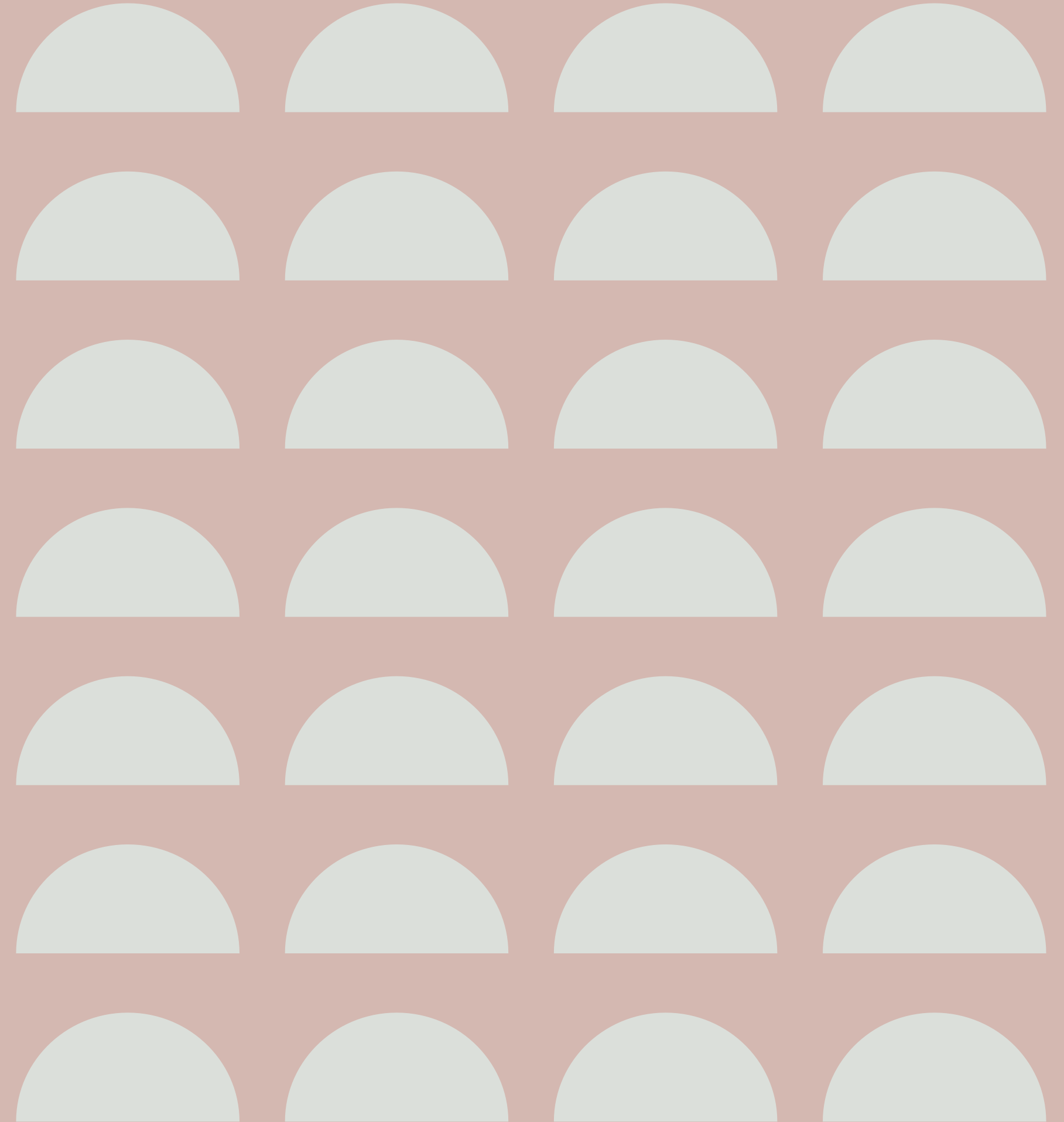
1. Improve access to the precinct for for-purpose & community organisations.
2. Introduce minor operational changes to improve existing practices and enhance patron experience.
3. Increase opportunities to generate positive social impact in the Darlinghurst community and beyond.

We **do not** seek to:

1. Increase the building's scale or change its approved use.
2. Raise occupancy numbers or introduce nightlife activity.
3. Generate income for PRF or profit for Yirranma Place



How has the
Darlo Community
been involved in
the process?



There have been several unique and repeated touchpoints with various members of the local community:

1. March 2025: Neighbouring residents and precinct patrons convened to discuss the five original proposals; their feedback shaped the draft.
2. April 2025: Newsletter and invitation to a Community Drop-in Session delivered to local households.
3. April 2025: Three-hour Drop-in Session held, giving neighbours the chance to meet the team, ask questions, and provide feedback on each proposal.
4. May-July 2025: Ongoing one-on-one consultation with neighbours via phone, email and in person; input informed mitigation strategies in the draft Plan of Management.
5. July 2025: Final roundtable with neighbours to review the draft Plan of Management and suggest further measures to support surrounding properties.



What is a Plan of Management



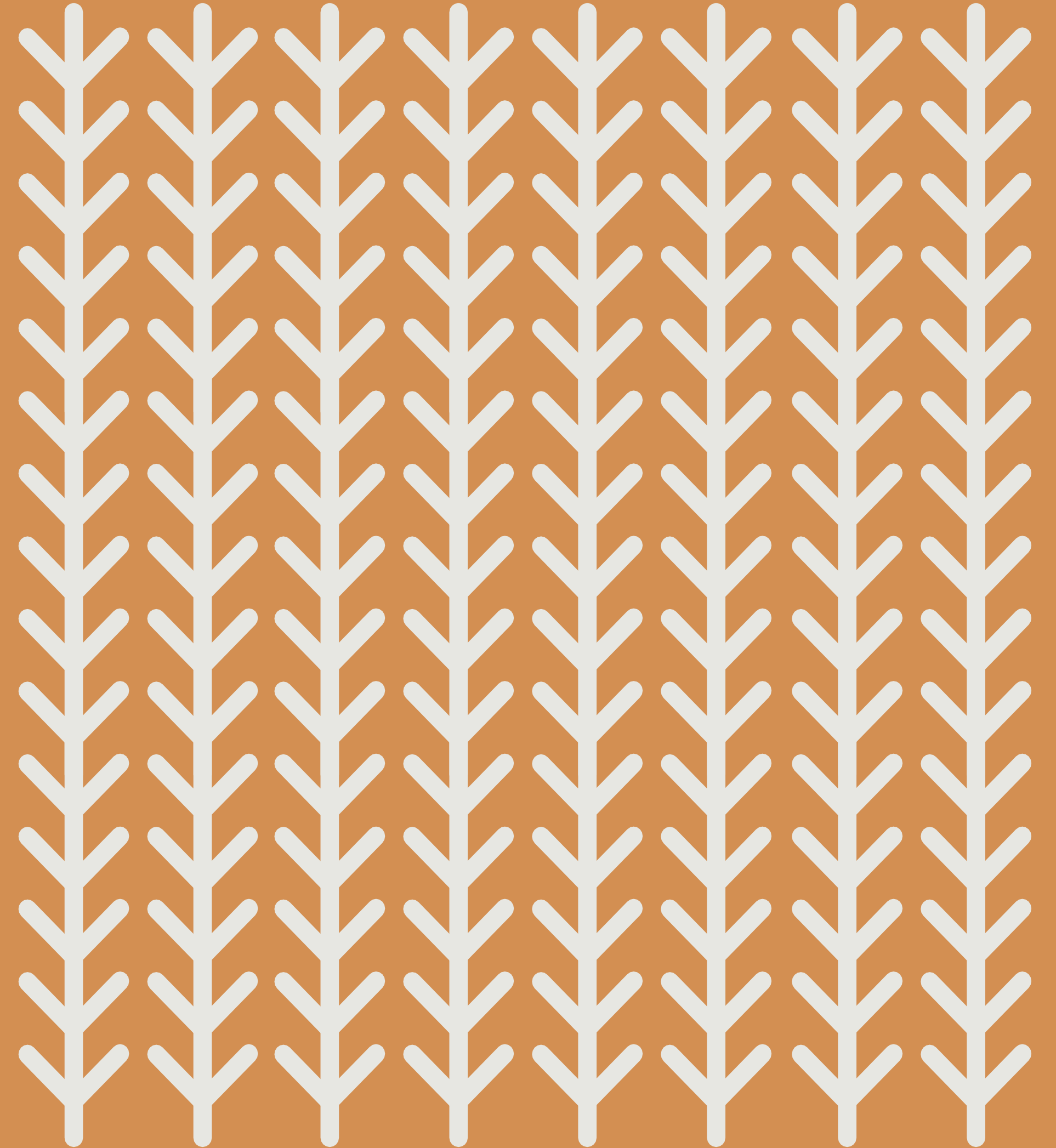
A Plan of Management (PoM) is:

1. A formal document that supports the DA and guides day-to-day operations.
2. Provides residents with a clear understanding of how the proposed changes will be managed and the guard rails being put in place.
3. Binds PRF and building operators to these practices to ensure responsible operation.
4. Additionally, this draft POM includes elements of Yirranma Place's internal 'building rules' to ensure future teams uphold current standards.



Proposal one

Expand definition of who can book the Blue Gum Hall



What we're seeking to change:

Enable the use of the Blue Gum Hall by third party for-purpose, not-for-profit and community-focused organisations.

Currently, third parties are **not** permitted to book the space.

Mitigation strategies recommended

- No change to existing capacity, nature of events or operating hours.
- Not for private parties or corporate bookings.
- Resident email, complaints register and regular Community Reference Group meetings.

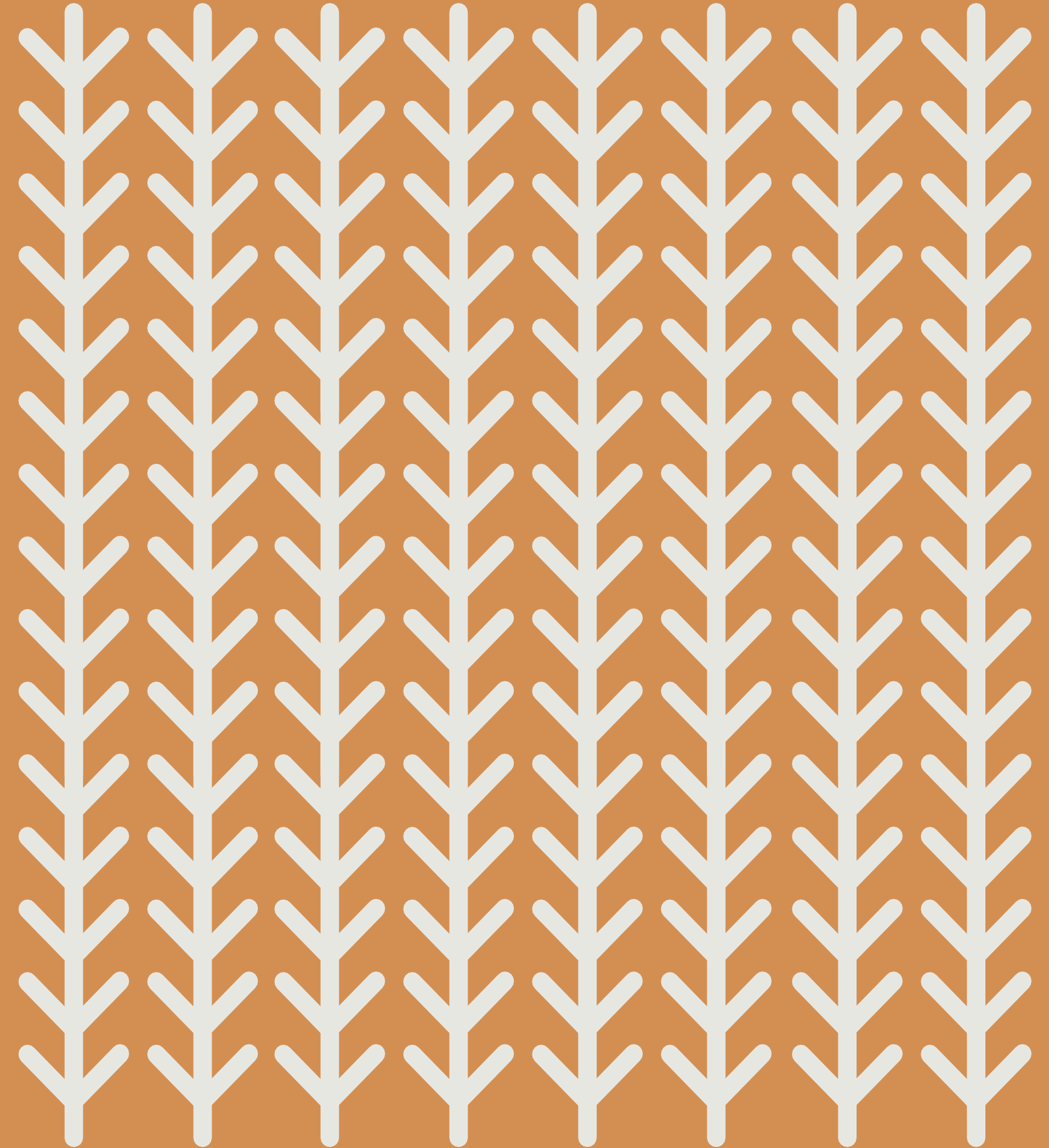
Additional landlord commitments

- Robust event screening process by Two Good Co. and PRF, ensuring all events scrutinised for social value and amenity impact (refer to *YP Event Screening Process*).
 - Events must have a clear social or community purpose.
- Continue strongly encouraging patrons to taxi/rideshare etc. and continue to monitor attendee mode of transport.
- Transparent event calendar published online.



Proposal two

Increase after- hours events (from 2 to 12 / mth)



What we're seeking to change:

Increase from 2 to up to 12 after-hours events (with food and beverage) per calendar month.

It is important to note that the original proposal was to remove the cap but, in response to resident feedback, a figure was introduced.

This is the maximum number the precinct could ever handle (considering staffing, waste limits, and other precinct activities), and is to avoid further increases.



Mitigation strategies

- No change to existing capacity, nature of events or operating hours.
- Not for private parties or corporate bookings.
- Clients are actively encouraged to hold events as early as possible.
- Strict alcohol service and noise protocols.
- Resident feedback email, complaints register and Community Reference Group

Additional landlord commitments

- Robust event screening process by Two Good Co. and PRF, ensuring all events scrutinised for social value and amenity impact (refer to *YP Event Screening Process*).
- Despite the Council consent, Landlord will not approve Saturday/Sunday night events (after 5pm).
- Saturday/Sunday events (until 5pm) are only approved if they are open to the public/for public benefit.
- Continue strongly encouraging patrons to taxi/rideshare etc. and continue to monitor attendee mode of transport.
- Transparent event calendar published online.
- PRF will not seek further expansion beyond this figure.
- The landlord does not intend to increase waste removal beyond the current program.

Proposal three

Formalise outdoor café seating



Yirranma Place

What we're seeking to change:

Introduce outdoor seating (up to 24 patrons) during Two Good Co. café operating hours (7am–4pm, weekdays only).

Mitigation strategies

- Hours aligned with café operations (no evenings or weekends).
- Furniture re-set managed by staff daily.
- Contained within Yirranma Place land footprint (not on footpath).

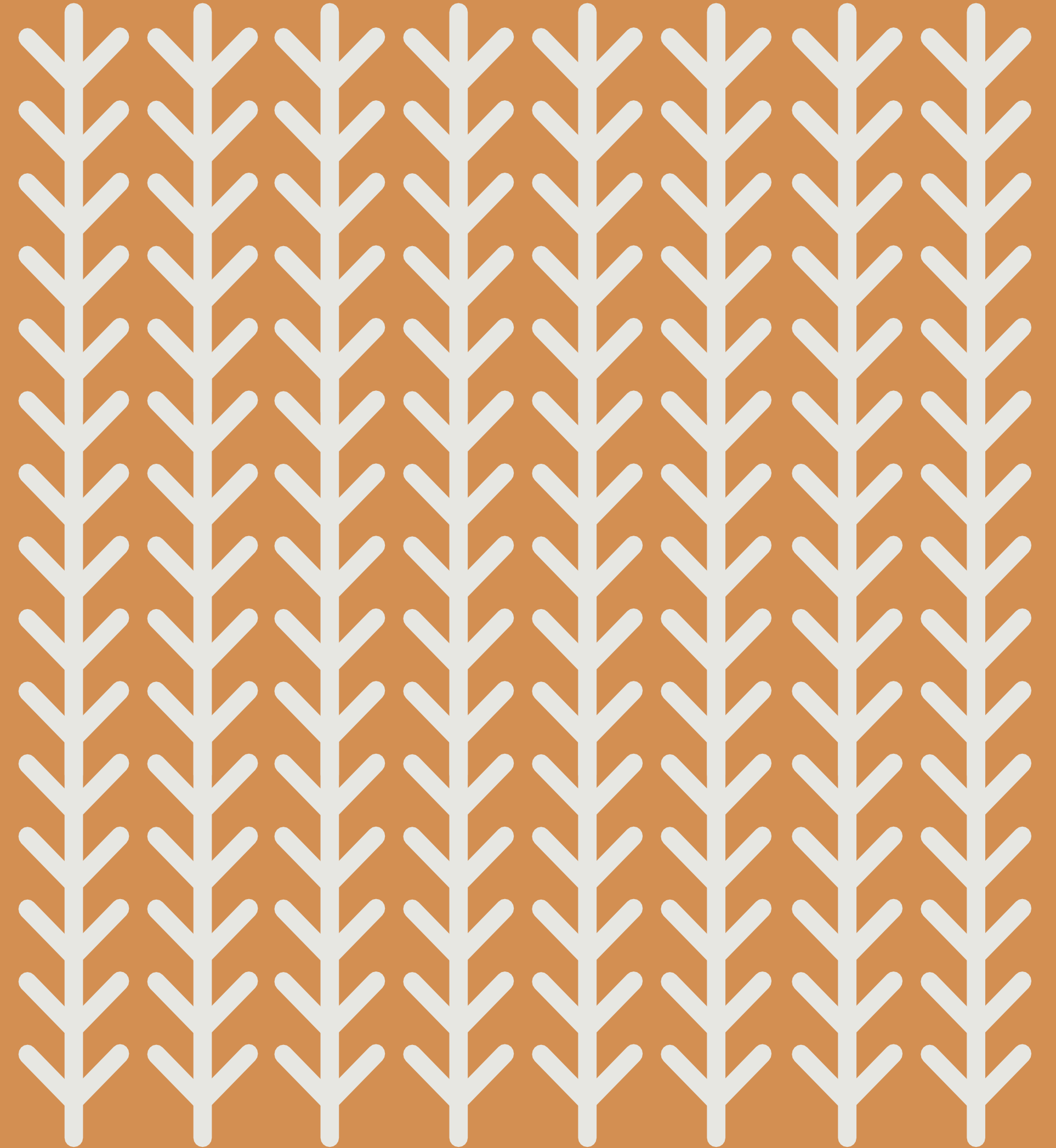
Additional commitments

- Resident feedback email and complaints register.
- Community Reference Group will be established to provide input on operations and neighbourhood concerns



Proposal four

Low-level background music



Yirranma Place

What we're seeking to change:

Allow ambient, low-volume music in select outdoor spaces (limited to rooftop, level 2 terrace, portico).

Mitigation strategies

- Volume pre-set at **LAeq 65 dB @ 1m** — equivalent to café or lift music.
- During building hours (7am – 10pm):
 - Café hours only for the Portico
 - on request only L2 and rooftop.
- All speakers fixed and professionally installed to meet acoustic guidelines
- Volume and playlists implemented and controlled at a systems level – **not** via a control panel on the rooftop or level 2 terrace.
- Controlled by the operations/facilities team — not event staff/patrons.

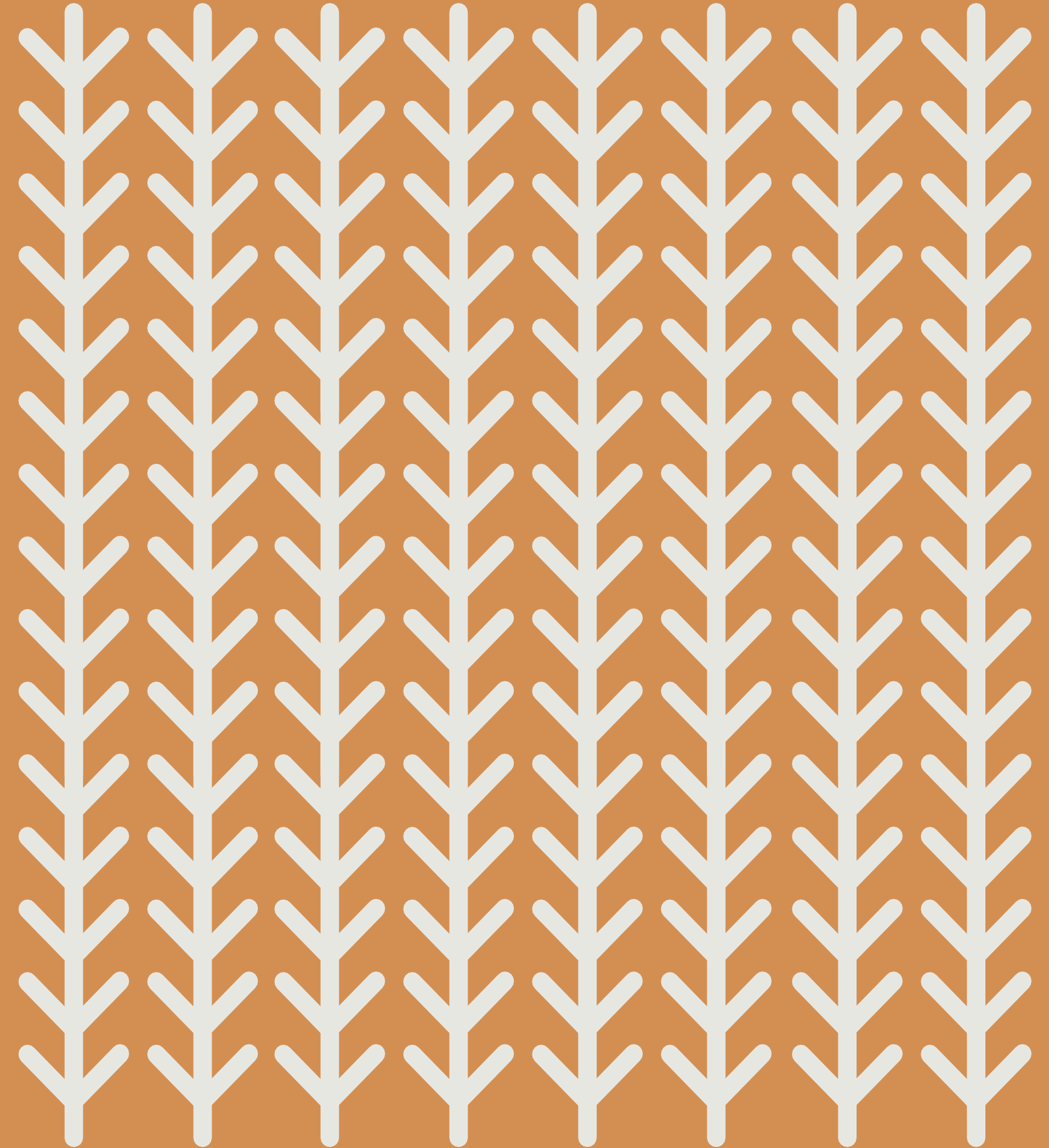
Additional landlord commitments

- Landlord undertakes to only allow during daylight hours, Monday – Friday only (except in very special circumstances as determined by the landlord).
- No DJs, live bands (excludes small musical groups such as jazz trio or strings quartet), or microphone speeches outdoors.
- Event organisers and small musical groups cannot bring their own speaker systems.
- Residents email, complaints register and Regular Community Reference Group meetings.



Proposal five

Early deliveries (5–7am, Liverpool St only)



What we're seeking to change:

Permit select café deliveries from 5am (previously 7am), on Liverpool Street only.

This is currently only social enterprise The Bread & Butter Project who are unable to deliver after 7am.

Mitigation strategies

- Applies to one daily delivery from the Bread & Butter Project (another social enterprise).
- Noise mitigation in place per acoustic report. No reversing or beeping required — delivery parallel to curb and access via DDA ramp.
- Vehicles will not idle on the street.
- Loading bay access may be updated by Council.

Additional landlord commitments

- Two Good Co. continues to consolidate suppliers to reduce delivery frequency.
- Suppliers will be subject to strict service-level agreements to minimise disruption.
- Feedback via Resident email, complaints register and regular Community Reference Group meetings.
- The landlord reserves the right to revoke early delivery access if operations are not neighbour-friendly.



Waste Management Plan



Mitigation strategies continued...

Waste Management Plan at Yirranma Place

No changes to current waste operations are proposed under this DA.

In response to community feedback, we've included further detail below:

- Waste facilities are located in the basement. There is no scope to expand this area.
- Current services include:
 - 3 general waste collections per week
 - 1 cardboard/paper collection
 - 1 co-mingled recycling collection
- The landlord actively monitors waste volumes to ensure overall activity remains within capacity.
- All external waste from events must be removed by the event applicant.
- Kitchen waste volumes are well within current collection capacity.
- There is no change proposed to existing collection services, which remain sufficient to service all activity outlined in this DA.



Recap and next steps



Recap and next steps

1. Each proposal has been carefully refined, with neighbour feedback incorporated into the final submission.
2. Mitigation measures have been strengthened in response to resident suggestions.
3. Final documentation is now available via the City of Sydney DA Tracker. For full detail, we encourage you to review the Statement of Environmental Effects, Draft Plan of Management, and Engagement Report.
4. If you have questions, or would like to suggest additions to the Draft Plan of Management, please contact our consultation team at consultation@ethosurban.com
5. Letters of support are warmly welcomed and would be greatly appreciated

