



Special Entertainment Precincts

Engagement Outcomes Report

7 March – 7 April 2024



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Summary

Between 7 March and 7 April 2024, the community was invited to provide feedback on Six Special Entertainment Precincts (SEPs) proposed throughout the Inner West.

Residents, businesses, and the general public were invited to provide feedback through an online survey, over the phone or via email.

Council received 239 survey responses, 54 email submissions and 26 phone calls that left feedback.

Council also conducted three pop-up information sessions. An estimated 42 people attended these sessions and completed 23 submission forms.

Council also received:

- 29 signature petition regarding the Marrickville North SEP
- 137 pro-forma submissions (submissions in an identical format regarding the Great Club in the Marrickville Town Centre SEP)

There was a majority support of each of the precincts. A breakdown of the issues raised and Council's response per precinct are discussed in this report, as well as proposed amendments to the project to address issues.



Project background

Since October 2022 Enmore Road has been operating as the first Special Entertainment Precinct (SEP) in NSW. Due to its success in June 2023 Inner West Council resolved to commence early engagement on six new SEPs.

The six precincts are located across the Inner West in **Balmain, Rozelle, Leichhardt, Dulwich Hill** and two precincts in **Marrickville**. Maps of the proposed precincts as exhibited to the community are included in **Attachment 2**.

Becoming a Special Entertainment Precinct means the following applies:

- Council can grant businesses additional trading hours
- Outdoor dining is extended from 10pm to 11pm on main streets
- Entertainment sound limits for businesses are detailed in the Special Entertainment Precinct Management Plan (SEPMP)
- Police no longer have a role in entertainment sound regulation (unless it is an emergency)
- New sensitive development such as residential flat buildings must sound-proof against entertainment sound
- 10.7 Planning Certificates will identify properties located in and near a SEP



Promotion and engagement methods

The public exhibition ran for 28 days in accordance with the Inner West Community Engagement Strategy 2022-24. Property owners and occupiers, including residents and businesses were notified of the engagement via letter and invited to provide feedback via the Your Say Inner West page, email, phone, or mail.

Promotion method	Stakeholders engaged
Your Say Inner West	2,255 visits of the page from 1,675 people
Letters to key stakeholders	10,600 letters sent to owners and occupiers that live in and within 1 to 2 blocks of the proposed precincts
Engagement method	Stakeholders engaged
Online survey	239 surveys completed
Direct contact from residents & businesses	57 emails 26 phone calls 42 pop-up session attendees 23 hard copy submission forms from pop up sessions 137 pro-forma submissions (submissions in an identical format regarding the Great Club in Marrickville Town Centre SEP) A petition with 29 signatures regarding the Marrickville North SEP



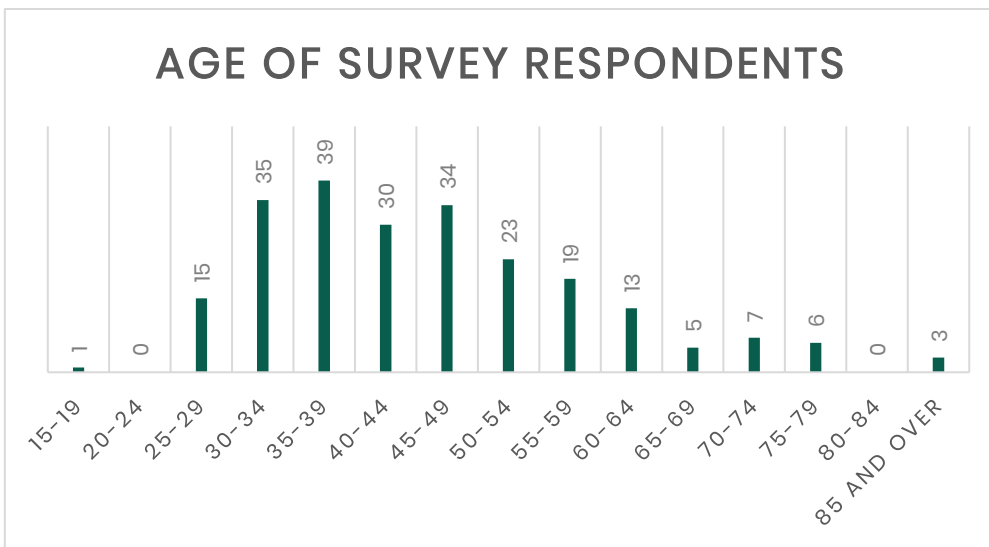
Who did we hear from?

Online survey

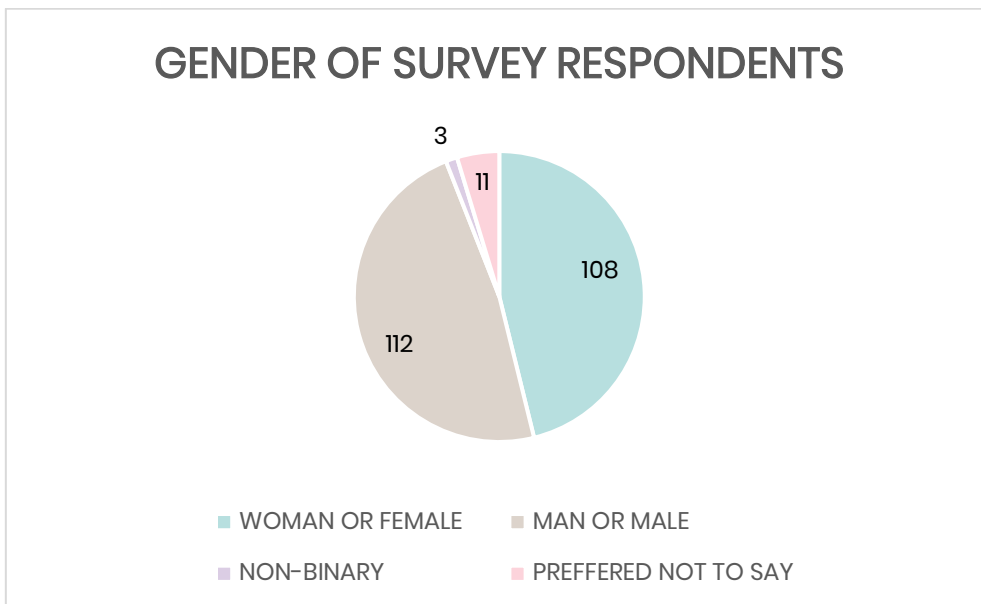
Council gathers basic demographic information as part of the participant registration process online at Your Say Inner West. A breakdown of the survey respondents by age, gender and location is provided below.

We received 239 responses through the online survey.

Age



Gender



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Location

Location	Total survey respondents
Marrickville	84
Dulwich Hill	58
Birchgrove	30
Leichhardt	15
Lewisham	13
Rozelle	11
Enmore	10
Tempe	3
Darlinghurst	2
Undercliffe	2
Ashfield	2
Annandale	1
Bondi Junction	1
Canterbury	1
Croydon	1
McMahons Point	1
Stanmore	1
Zetland	1

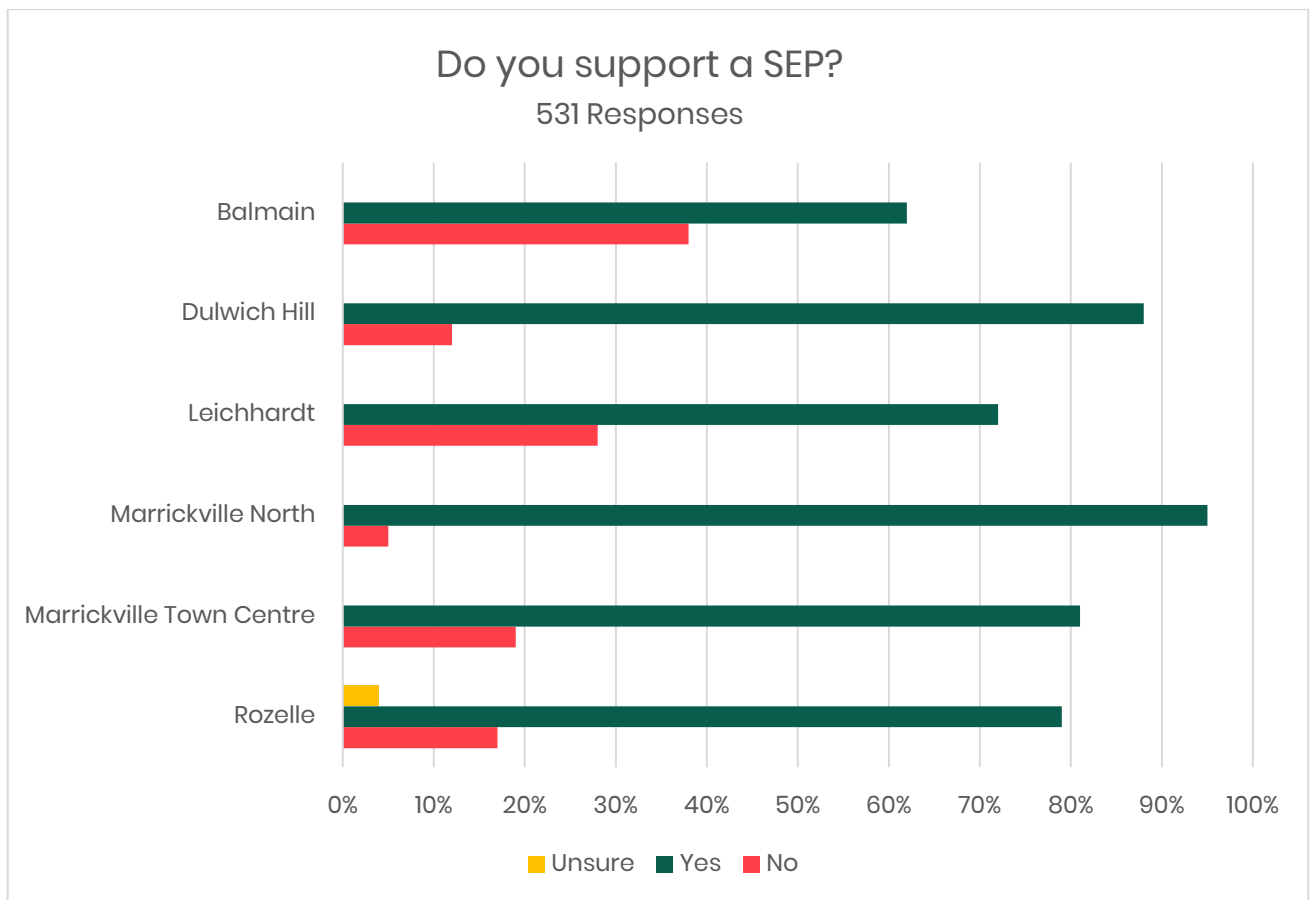


Summary of feedback

In total, 457 individual submissions were received through the YSIW page survey and email.

Online survey at YSIW

The survey asked participants “Do you support making [the proposed area] into a special entertainment precinct?” and included a follow up question, “Please provide reasons for your answer.” There was also an opportunity to provide further comments. Council officer responses to the matters raised can be found later in this document.





Results received through all channels, broken down by precinct

Balmain precinct

- 50 responses to the Balmain specific online survey
- 33 of 50 responses in support (66%):
 - Residents - 16 of 28 in support
 - Businesses - 1 of 4 in support
 - Other members of the community - 16 of 18 in support

Email submissions summary

- 12 email submissions specific to Balmain received
- 5 of 12 in support (42%), including the chamber of commerce
- 10 from residents, 1 from a business and 1 from the local chamber of commerce

Phone feedback summary

- Feedback received from 3 residents
- 1 in support, 2 against

Drop-in session submissions

- 4 hard-copy surveys were completed, all in support of the Balmain SEP

Dulwich Hill

Online survey summary

- 93 responses to the Dulwich Hill specific online survey
- 84 of 93 responses in support (90.3%), broken down:
 - Residents - 54 (89%) of 61 in support
 - Businesses - 2 (100%) in support
 - Other members of the community - 28 (93%) of 30 in support

Email submissions summary

- 4 email submissions specific to Dulwich Hill received
- All 4 from residents
- 2 of 4 in support (50%)

Phone feedback summary

- Feedback received from 1 resident, they were against the precinct due to noise



Leichhardt

Online survey summary

- 50 responses to the Leichhardt specific online survey
- 42 of 50 responses in support (84%), broken down:
 - Residents - 10 (67%) of 15 in support
 - Businesses - 1 (100%) in support
 - Other members of the community - 31 (91%) of 34 in support

Email submissions summary

- 8 email submissions specific to Leichhardt received
- All 8 from residents
- 2 of 8 in support (25%)
- Specific issues with the Petersham Inn or Sidney Lounge establishments were raised in majority of emailed submissions

Phone feedback summary

- Feedback received from 3 residents
- All 3 against the proposal, 2 specifically concerned with the Petersham Inn

Marrickville North

Online survey summary

- 90 responses to the Marrickville North specific online survey
- 85 of 90 responses in support (94%), broken down:
 - Residents - 40 (95%) of 42 in support
 - Businesses - 2 (100%) in support
 - Other members of the community - 43 (93%) of 46 in support

Email submissions summary

Two emails were received. One from a business supporting the SEP and another with a letter attached from a group of residents on Shepherd Street with 29 signatures.

Phone feedback summary

- Feedback received from 1 business who were supportive of the precinct.



Marrickville Town Centre

Online survey summary

- 121 responses to the Marrickville Town Centre specific online survey
- 110 of 121 responses in support (91%), broken down:
 - Residents - 61 (91%) of 67 in support
 - Businesses - 4 (100%) in support
 - Other members of the community - 45 (92%) of 49 in support

Email submissions summary

- 28 email submissions specific to Marrickville Town Centre received (this does not include proforma or hardcopy submissions)
- 137 pro-forma submissions regarding the Great Club
- 26 are from residents, with 20 in support
- 2 supportive submissions received from businesses

Phone feedback summary

- Feedback received from 1 resident, they were against the precinct due to noise

Drop-in session submissions

- 14 hard-copy surveys were completed, 1 in support and 13 against. All those against specifically identified The Great Club as the reason.

Rozelle precinct

Online survey summary

- 36 responses to the Rozelle specific online survey
- 30 of 36 responses in support (83%), broken down:
 - Residents - 6 (57%) of 10 in support (2 unsure)
 - Businesses - 1 (100%) in support
 - Other members of the community - 23 (92%) of 25 in support

Email submissions summary

- 5 email submissions specific to Rozelle received
- 4 of 5 in support (80%)
- 2 from residents, 1 from a business, 1 from a group of landowners and 1 from the local chamber of commerce



Phone feedback summary

- Feedback received from 2 residents and a business
- 1 business and 1 resident in support, 1 resident against

Drop-in session submissions

- 2 hard-copy surveys were completed, both in support of the Rozelle SEP

Council responses to key themes raised in the submissions

The table below presents the key ideas expressed in the submissions with a corresponding Council response.

Key issue (# of times raised)	Council response
<p>Concerned that increased noise will impact the quiet enjoyment of homes</p> <ul style="list-style-type: none"> • Balmain (19) • Dulwich Hill (9) • Leichhardt (9) • Marrickville (9) • Marrickville North (3) • Rozelle (6) 	<p>Council’s experience with the Enmore Road precinct shows that fair levels can be set that suit both businesses and residents. Since Enmore Road was first trialled over two years ago, Council has not seen a notable increase in the number of noise complaints received.</p> <p>Council has engaged an experienced acoustic consultant to determine appropriate sound levels for each precinct. These levels have been included in the draft management plan that forms part of the Planning Proposal and will be placed on public exhibition should the project proceed to statutory exhibition.</p>
<p>Increased anti-social behaviour including shouting, violence, property damage and public urination</p> <ul style="list-style-type: none"> • Balmain (16) • Dulwich Hill (5) • Leichhardt (8) • Marrickville (7) • Marrickville North (3) • Rozelle (4) 	<p>A Special Entertainment Precinct does not exempt businesses from complying with Responsible Service of Alcohol laws, providing security, or complying with their Plan of Management, liquor licence or DA conditions. For these reasons, becoming a SEP should not result in an increase in anti-social behaviour. In a recent forum with Enmore Road businesses, all agreed that when live music or entertainment was provided, alcohol sales were typically lower as patrons were engaged with the performance and drank less.</p> <p>Police will continue to play a role in public safety and responding to anti-social behaviour.</p>



<p>Street litter and cleanliness is already an issue, a Special Entertainment Precinct will make it worse</p> <ul style="list-style-type: none"> • Balmain (3) • Dulwich Hill (1) • Leichhardt (1) • Marrickville (9) • Marrickville North (1) • Rozelle (1) 	<p>Council undertakes regular maintenance including street cleaning and emptying bins on main streets. Should an increase in street litter be reported, Council can increase the frequency of these services and use the good neighbour policy to ensure that businesses are aware of their responsibilities.</p>
<p>Special Entertainment Precincts are an unnecessary intervention</p> <ul style="list-style-type: none"> • Balmain (8) • Dulwich Hill (2) • Marrickville (3) • Marrickville North (2) 	<p>Council receives many reports of empty shops, lack of support for businesses, onerous red tape for businesses and a general lack of vibrancy in town centres.</p> <p>Designating an area as a SEP provides certainty for businesses and is an intervention that Council can make to alleviate these concerns.</p>
<p>Car parking is already limited and this will make it worse</p> <ul style="list-style-type: none"> • Balmain (7) • Dulwich Hill (4) • Leichhardt (3) • Marrickville (3) • Marrickville North (2) • Rozelle (2) 	<p>On-street car parking is a limited resource in the Inner West with significant competition for spaces in busy areas. Council has several strategies to equitably manage kerbside parking, including residential parking schemes that give existing residents the ability park on their street without timing restrictions, while imposing timed parking for visitors.</p> <p>Many of the proposed precincts already have parking restrictions combined with residential parking schemes. Council will monitor the availability of kerbside parking in the proposed precincts and update/introduce these schemes if required.</p>
<p>Transport is inadequate</p> <ul style="list-style-type: none"> • Balmain (7) • Dulwich Hill (2) • Leichhardt (3) • Marrickville (2) • Marrickville North (4) • Rozelle (2) 	<p>It is expected that many patrons to the precincts will be local residents in walkable distance. These areas are well connected by public transport. Visitor surveys taken during the Enmore Road precinct trial found that most patrons either walked (49%) or caught a bus (14%).</p> <p>Patrons will also be able to access rideshare and taxi services to leave the area.</p>



<p>SEP is positive as it will boost business by reducing unnecessary restrictions and increase night-time activity in these areas / there is a need for more businesses that open later than 9 pm</p>	<p>Agreed. This is one of the main drivers behind the proposed SEPs.</p>
<p>Current hours of operation are already acceptable, no additional hours should be included / Businesses should not trade past 11 pm</p> <ul style="list-style-type: none"> • Balmain (2) • Dulwich Hill (1) • Marrickville (2) 	<p>The Sydney 24-Hour economy strategy envisages Sydney as a city that operates beyond 11 pm. One of the aims of the SEPs is to realise a future vision for Sydney's night time economy, in a way that balances the amenity requirements in mixed use and residential neighbourhoods.</p> <p>Operating hours will still be determined for proposed uses during the development assessment process to ensure adverse amenity impacts are minimised; being in a SEP permits an additional hour of trade beyond the DA consent (closing times are capped at 2am).</p>
<p>Benefits of additional hour of operation</p> <ul style="list-style-type: none"> • Shows will be able to start later with the additional hour of trade • Later closing times will enable audiences to socialise after a show without being rushed out 	<p>Noted.</p>
<p>Having only one agency responsible for sound complaints will reduce the ability for residents' issues to be resolved</p> <ul style="list-style-type: none"> • Balmain (2) 	<p>Removing duplication in the regulatory framework was a key recommendation from the 2019 Joint Select Committee on Sydney's Night Time Economy. The NSW Government's recently passed 'vibrancy reforms' mean all sound related complaints from licenced premises across the State will be dealt with by Liquor and Gaming NSW (L&G NSW) from June 2024 whether they are in a SEP or not.</p>



<p>This precinct is not suitable for a SEP</p> <ul style="list-style-type: none"> • Balmain (5) • Rozelle (2) 	<p>Rozelle and Balmain have a rich history as one of Sydney’s live music and cultural centres. A SEP can take many forms. Darling Street is not expected to become another Enmore Road, as the demographics differ. Businesses are expected to adapt to local audiences to create a unique set of offerings. A SEP will encourage businesses to have a go at programming entertainment or live music; it will be up to the audience made up local residents, workers, and visitors to decide if those offerings are suitable.</p>
<p>Large outdoor events finishing at 11pm will cause a disturbance to the neighbourhood (1)</p>	<p>Introducing SEPs will not change the permissibility of outdoor events. Outdoor events on private or public land need prior approval.</p>
<p>The Entertainment Precinct should not come at the expense of future housing density (1)</p>	<p>Introducing SEPs will not prevent future housing density; they would however ensure that future housing development is adequately sound proofed to enable night time trading businesses and residential accommodation to successfully co-exist. Due to the location of the precinct on busy roads, residential accommodation will already require soundproofing, any increase in development costs is expected to be marginal.</p>
<p>Creating too many SEPs will detract from the energy of others (1)</p>	<p>It is not envisaged that each precinct will have the same energy as Enmore Rd. Inner West is a vibrant area that could benefit from a diverse range of centres that can operate into the night.</p>
<p>The proposed Marrickville North precinct has enormous potential as a SEP</p>	<p>Agreed. Some comments from submissions are:</p> <ul style="list-style-type: none"> • <i>The area has enormous potential for further activation, vibrancy, and community connection</i> • <i>The SEP would encourage the already established cultural scene to grow</i> • <i>Industrial buildings are prime locations for live music given their design and separation from residential uses</i> <p>A petition signed by 29 people was received (see pages 57-58 of Attachment 1 for a copy) suggesting several changes that could improve the operation of a SEP in the Marrickville North precinct. A meeting will be held with Council’s traffic engineers to address the parking issues.</p>

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<p>With increasing density it's crucial to designate areas for late-night dining and socialising / Vibrant night-life makes the streets feel safer</p>	<p>Noted.</p>
<p>The Petersham Inn causes a significant disturbance to the area. This includes noise, routine anti-social behaviour, and crime. (6)</p>	<p>So as not to exacerbate issues with the Petersham Inn, it's recommended that businesses hosting adult entertainment, sex services or other restricted premises are excluded from accessing the benefits of being within a SEP.</p>
<p>Remove the alcohol-free zone on Marrickville Road</p>	<p>Although Marrickville Road has contained an alcohol-free zone in the past, at the time of writing, there is no alcohol-free Zone in place on Marrickville Road. It is worth noting that while alcohol-free zones prevent the consumption of alcohol in public areas; they do not prevent businesses utilising footpaths and other public spaces as licenced outdoor dining areas.</p>

Several submissions provided feedback on the proposed boundaries of the precincts. The table below outlines this feedback and includes a Council response.

Balmain	
<p>The area around the London Hotel should be removed from the precinct as it is mostly residential and detached from the main commercial centre (6)</p>	<p>The area around the London Hotel is zoned E1 – Local Centre, the same as the Balmain commercial centre. The London Hotel is a significant anchor in the area and would benefit from clearer rules about entertainment sound. Businesses are obligated to comply with conditions on their development consents and liquor licences whether they are in a SEP or not.</p>
<p>Expand the SEP to include the; Royal Oak Hotel, Dry Dock Hotel, Exchange Hotel, Cat & Fiddle Hotel, Casa Esquina, East Balmain Hotel, and Fenwick Restaurant (1)</p>	<p>The current scope of the Balmain SEP concentrates on the Balmain village area. In the future, Council may pursue SEPs for individual premises.</p>



Dulwich Hill	
The entertainment precinct should stop at the CommBank on Marrickville Road. (1)	The precinct boundaries follow the E1 – Local Centre zone. This zone is continuous along Dulwich Hill village.
New Canterbury Road between Marrickville Road and Dulwich Grove Light rail will not work as a Special Entertainment precinct. (1)	This tract of land is zoned E1 – Local Centre, alike the remainder of Dulwich Hill village. Given the location of the area directly next to a light rail station and on a main road, it is an ideal location for a SEP. If the area were to not prove successful with little or no take up, it would be a considered a low-cost intervention without consequences.
Leichhardt	
The Sidney Lounge causes a significant disturbance to residents. This includes noise and anti-social behaviour at close. This strip of Norton Street should not be included in the SEP. (3)	The row of shops between Allen Street and Macauley Street is isolated from the rest of Norton Street and faces low density residential land and so it has been excluded from the Leichhardt SEP in response to engagement.
Marrickville	
Inclusion of the Great Club in the Marrickville SEP	The inclusion of the Great Club received the most attention in this engagement, receiving 20 submissions in favour of the Great Club being included in the SEP and 158 against. The Great Club has been removed from the Marrickville Town Centre precinct under Planning Proposal referred to Council to enable ongoing investigations to be finalised. This will not prevent the Great Club from continuing to operate in accordance with its existing development consent and license conditions.

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<p>Fraser Park should be included in the SEP</p>	<p>Fraser Park is not included in the SEP as:</p> <ul style="list-style-type: none"> • It is an isolated site bound by railway lines primarily used as a sporting complex • Use of the sporting fields for outdoor music festivals is likely to result in adverse amenity impacts and is not consistent with the intent of the SEP
<p>Rozelle</p>	
<p>Extend the mapping area to include the Garry Owen Hotel</p>	<p>Consideration was given to including the Garry Owen Hotel; however this was not pursued as the site is zoned for residential purposes and does not form a continuous connection to the Rozelle SEP.</p>
<p>The Bridge Hotel already creates a significant disturbance to the neighbourhood and should not be included (2)</p>	<p>As the Bridge Hotel is already a 24-hour operation, its operating hours would not be altered if Rozelle became a SEP.</p> <p>Introducing a SEP in the area presents an opportunity to set transparent sound limits that venues must comply with.</p> <p>The SEP will not permit the Bridge Hotel to operate outside of its liquor licence or DA conditions, including conditions regarding the use of outdoor spaces and operational conditions such as compliance with a Plan of Management, security provisions etc.</p>



The following issues were raised in submissions but are not directly related to the proposed SEPs. This feedback will be forwarded to the relevant Council staff:

- Many submissions proposed public domain works to precincts. This feedback will be passed on to Council's public domain team to assist in their work including the development of public domain masterplans.
- Artists and performers will not be paid appropriately
- Council should encourage the re-instatement of heritage balconies, including dropping charges to occupy 'airspace'
- Nightlife is unaffordable for most
- Traffic calming is required on Darling Street
- Allow free parking after 5pm
- Property owners who leave shops vacant should be penalised
- There should be more community events in the area / Coincide promotion of the area with large festivals like gay pride and sports events / Council should either host or make it easier to host a Darling Street party
- Remove the taxi rank on Byrne Street as there is one located on Station Street next to the new Metro station.
- Review the carparking strategy, particularly on Lilydale Street.
- Assist venues to obtain consent to extend outdoor dining in front of uncooperative businesses
- Ensure gains from extended trading and outdoor dining are not impacted by increased licence conditions, e.g. security requirements
- Consider activating industrial areas with further retail activity

Next steps

In response to the issues raised in the engagement, the following changes were made in the Planning Proposal that is being considered by Council.

- Extended trading and outdoor dining allowances made under the Special Entertainment Precinct Management Plan will not be given to restricted premises or places hosting adult entertainment or sex-services.
- Mapping changes including:
 - removing the row of properties on the western side of Norton Street between Allen Street and Macauley Street, Leichhardt from the Leichhardt SEP



- adding properties on the northern side of Addison Road with appropriate zoning to the Marrickville North SEP
- removing the Great Club from the Marrickville SEP

A Planning Proposal will now be prepared for Council's consideration, with recommendation to support the proposal and submit it to the Department of Planning and Industry for a Gateway Determination.

All community members who provided feedback will be advised when the Planning Proposal will be considered by Council.