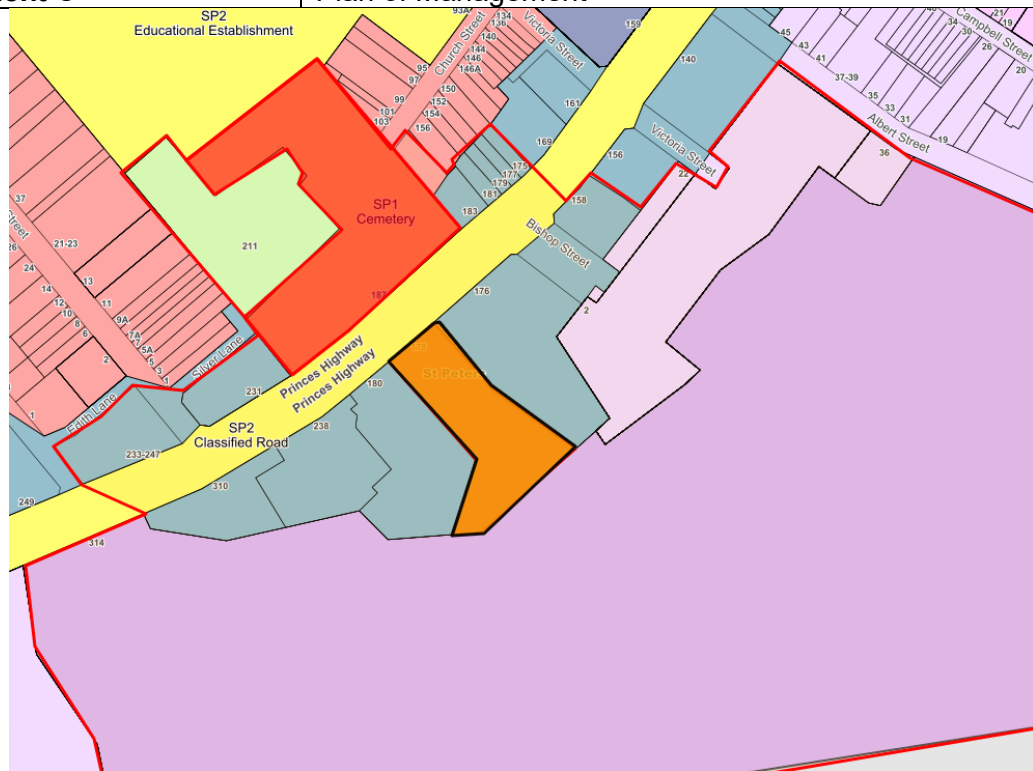







INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2021/0783
Address	178 Princes Highway ST PETERS NSW 2044
Proposal	Alterations and additions to existing building; use of site as a hotel and pub; associated parking, landscaping and signage
Date of Lodgement	30 August 2021
Applicant	Blairgrove Pty Ltd C/O Hamptons Property Services
Owner	Iris Hotels St Peters Property Pty Ltd
Number of Submissions	Initial: 1
Value of works	\$8,924,679.00
Reason for determination at Planning Panel	Sensitive development (development for the purposes of a new licensed premises that will require a hotel (general bar) license under the <i>Liquor Act 2007</i>)
Main Issues	Nil
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Plan of Management



LOCALITY MAP

Subject Site		Objectors		 N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to an existing building; use of site as a hotel and pub; associated parking, landscaping and signage at 178 Princes Highway, St Peters. The application was notified to surrounding properties and 1 submission was received in response to the initial notification.

The main issues that have arisen from the application include:

- Parking shortfall

The non-compliances are acceptable given the proximity of the subject site to public transport and therefore the application is recommended for approval.

2. Proposal

The application involves alterations and additions to the existing building including the demolition of part of the existing structures on the site, construction of a new building fronting the Princes Highway, for the purpose of a *pub* and a new building element at the upper levels to connect the buildings together, with continued and expanded use as an existing *hotel*. The application also includes *business identification signage*. Specifically, the proposal seeks the following:

- Alterations and additions to the existing hotel to reduce the total number of rooms from 108 to 100;
- A total of 11 staff to service the premises, this being 6 staff for the hotel and 5 staff for the pub;
- Construction of a new pub to accommodate up to 200 patrons including a new sport bar/bistro, smoking bar, lounge and gaming area;
- Reduction of total car parking spaces from 52 to 41 car parking spaces, with 3 accessible spaces including a shared zone;
- The hotel is to operate 24 hours 7 days a week with the pub to operate between the hours of 7:00am to 12 midnight, Monday to Saturday and 7:00am to 10:00pm on Sunday.
- The erection of 13 signs in various locations across the subject site and building.

3. Site Description

The subject site is located on the south-eastern side of the Princes Highway, between Victoria Street and Canal Road. The site is irregular in shape with a total area of 3,398sqm and is legally described as 178 Princes Highway, St Peters. The site has a frontage to 28.57m to the Princes Highway and a secondary frontage to Bishop Street to the rear. Vehicular access to the site is limited to the rear via Bishop Street, with an internal ring road surrounding the existing building. The subject site is affected by a number of easements, these are as follows:

- Right of way of variable width, aligning the rear boundary
- Easement to drain stormwater of variable width, aligning the rear boundary
- Easement for services of variable width, aligning the rear boundary
- Easement for signage of variable width, at the eastern corner of the site
- Easement for services, 1m wide, aligning the rear boundary
- Right of carriageway, 4m wide, aligning the rear boundary.

The site supports a three storey hotel with associated signage and car parking.

The adjoining properties support a mix of commercial and light industrial land uses. Immediately adjoining the site to the north-east and north-west is a KFC and McDonalds restaurant respectively, both with drive through facilities. Further to the east of the subject site are two and three storey light industrial and commercial developments.

The following trees are located on the site and within the vicinity.

- Evergreen Ash x 2, to the south-west of the existing building;
- Giant Bird of Paradise x 1, located to the rear of the building in the carpark;
- Flooded Gums x 5, located at the rear of the building in the carpark.

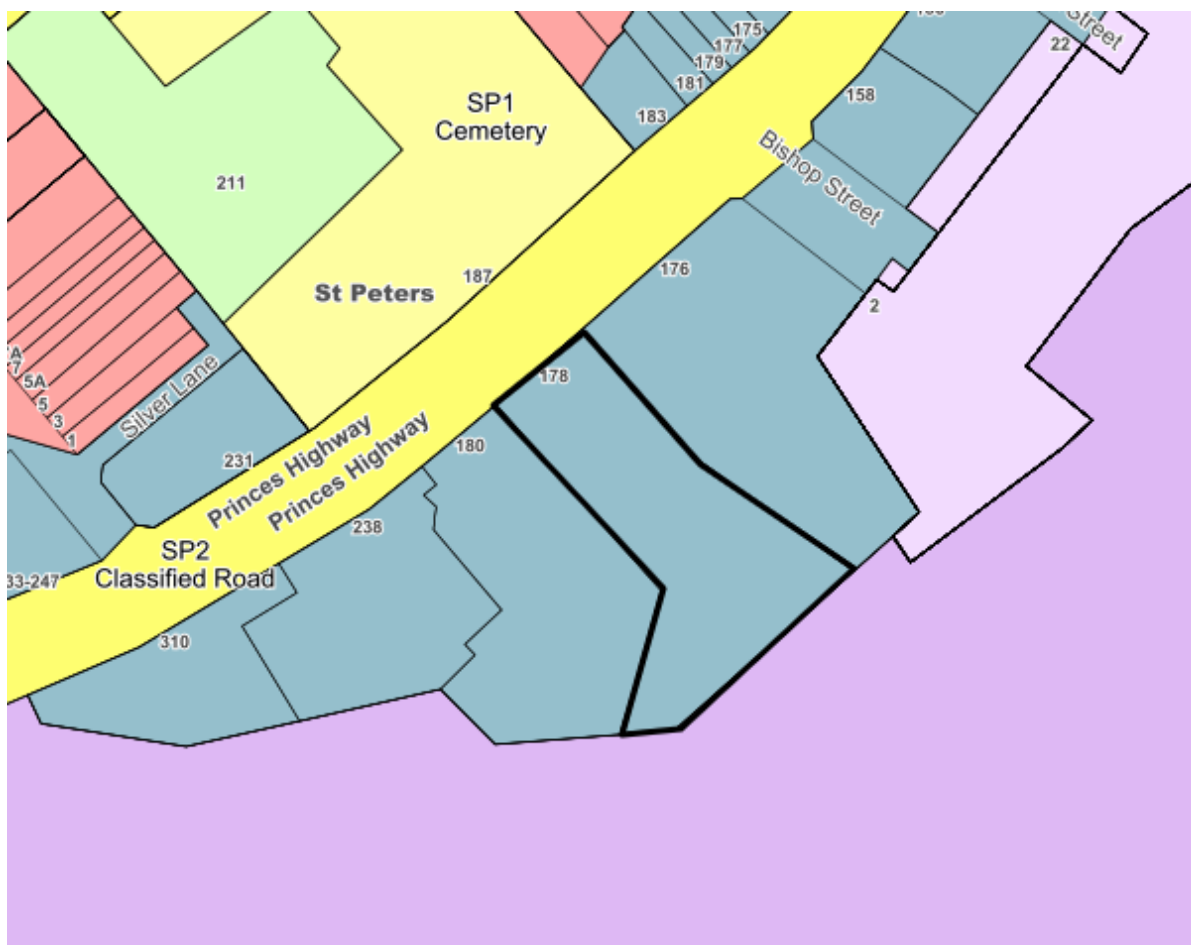


Figure 1: Marrickville LEP 2011 Land Zoning Map Extract

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
DA200800249	To replace the existing pylon sign with a new pylon sign and erect vinyl wall signs	Approved, 11/09/2008
DA200200254	To carry out alterations to the roof of the motel.	Approved, 29/05/2002
DA199901663	To erect alterations and additions to create a 25 room extension to the existing motel (Formula 1).	Approved, 6/06/2000
BA-B561/96A	Three storey motel to amend original conditions of approval	Approved, 15/08/1997
BA-B561/96	Three storey motel to amend original conditions of approval	Approved, 4/11/1996

Surrounding properties

180 Princes Highway, St Peters (KFC site)

Application	Proposal	Decision & Date
CDC201900102	CDC submitted by Private Certifier-Alterations to an Existing Food and Drink Premises including signage	Approved, 16/07/2019
DA201300180	to refurbish the existing KFC restaurant and update all signage to match new brand standard	Approved, 27/05/2013
DA200300708	Private PCA-CC No. 04/2138-to carry out alterations to a take away food store (KFC) including changes to the external appearance of the building, provision of outdoor seating area, erect a cupola tower, carry out internal upgrading works and erect associated signage.	Approved, 9/10/2004

176 Princes Highway, St Peters (McDonalds site)

Application	Proposal	Decision & Date
DA201600297	to demolish part of the premises and carry out alterations and additions to the existing McDonalds Operation	Approved, 25/07/2016
DA201500326	To erect a roof over the existing waste storage area	Approved, 29/06/2015
DA201200342	To provide a minor extension to the existing servery booth, alterations to signage and to create a dual lane in the existing drive thru area with a second customer order unit	Approved, 24/10/2012
DA200900317	To carry out alterations to the premises to provide a new tandem customer ordering point and pavement upgrade to McDonalds	Approved, 29/09/2009

DA200700111	To carry out alterations to the drive in take away food premises (McDonalds) to relocate the customer order location closer to the start of the drive through lane and provide a shelter over the new display location	Approved, 15/05/2007
DA200400011	To erect two poles to display advertising banners.	Refused. 30/03/2004
BA-B732/97	For steel framed polycarbonate awnings over playground and drive through driveways of takeaway food premises	Approved, 20/01/1998
BA-B535/97	For the modification of kitchen exhaust vent and roof	Approved, 29/09/1997

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
14/01/2022	Request for acoustic report, revised stormwater details and clarification on carparking arrangements.
22/02/2022	Additional information requested provided by the applicant.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

The following provides further discussion of the relevant issues:

5(a)(i) *State Environmental Planning Policy (Resilience and Hazards) 2021*

Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

*“(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

In considering the above, there is evidence of contamination on the site.

The applicant has provided a report that concludes:

“Based on the results of this investigation it is considered that the risks to human health associated with soil and groundwater contamination at the site are negligible within the context of the proposed use of the site for construction and addition of a new lobby, sports bar, bistro, VIP gaming area on the ground level, and rooms to level 1, 2 and 3 in the western portion of existing three-storey hotel. The site is therefore considered to be suitable for the proposed use.”

On the basis of this report the consent authority can be satisfied that the land will be suitable for the proposed use and that the land can be remediated. The application was referred to Council’s Environmental Health Officer who concurs with the recommendation.

In consideration of Section 4.16 (2) the applicant has provided a preliminary investigation.

A search of Council’s records in relation to the site has not indicated that the site is one that is specified in Section 4.6 (4)(c).

A search of Councils records does not indicate any knowledge or incomplete knowledge of uses listed within Table 1 of the contaminated land planning guidelines. It would have been lawful / unlawful to carry out development of a type listed in within Table 1 of the contaminated land planning guidelines for the period in which there is no knowledge (or incomplete knowledge).

The application involves does not involve category 1 remediation under *SEPP (Resilience and Hazards) 2021*.

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 Advertising and Signage

The following is an assessment of the development under the relevant controls contained in the SEPP. The application seeks consent for the following signage:

Location	Sign Type	Lettering	Dimension
Northern elevation	Blade wall sign (1) including lightbox and LED screen	<ul style="list-style-type: none"> • “IBIS” • “Room prices” • “St Peters Pub” • “VIP LOUNGE” 	4,200mm X 900mm X 20mm
North, south, western elevation	Building identification sign (3) (3D fabricated letter sign)	<ul style="list-style-type: none"> • “IBIS” 	1200mm X 1200mm (approximately)
South elevation (entrance)	Building identification sign (1)	<ul style="list-style-type: none"> • “IBIS” 	600mm X 1500mm (approximately)
Eastern elevation	Building identification sign (2) (3D fabricated letters. Internal illumination)	<ul style="list-style-type: none"> • “ST PETERS PUB” 	1300mm X 2000mm (approximately)
Eastern elevation	Building identification sign (1) (3D fabricated letters. Internal illumination)	<ul style="list-style-type: none"> • “VIP LOUNGE” 	500mm X 4100mm (approximately)
Western elevation	Above awning sign (1)	<ul style="list-style-type: none"> • “ST PETERS PUB” 	1300mm X 13100mm (approximately)
Western elevation (entrance)	Building identification sign (1) (3D fabricated letters. Internal illumination)	<ul style="list-style-type: none"> • “ST PETERS PUB” 	570mm X 1700mm (approximately)
Western elevation	Under awning sign (4) (aluminium extrusion lightbox)	<ul style="list-style-type: none"> • “VIP LOUNGE” • “ST PETERS PUB” • “BISTRO” 	300mm X 1500mm (approximately)

The proposed development is consistent with objectives set out in Section 3 (1) (a) and the assessment criteria specified in Schedule 5 as follows:

Criteria	Assessment
Character of the area	<ul style="list-style-type: none"> The signage is compatible with the desired future character of the area.
Special areas	<ul style="list-style-type: none"> The signage does not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas
Views and vistas	<ul style="list-style-type: none"> The signage does not obscure or compromise important views. The signage does not dominate the skyline.
Streetscape, setting or landscape	<ul style="list-style-type: none"> The scale proportion and form of the signage is appropriate to the streetscape and locality. The signage is of a simple design and will not contribute to visual clutter. The signage reduces and rationalises the existing signage at the site. The signage will not impact vegetation.
Site and building	<ul style="list-style-type: none"> The scale proportion and form of the signage is appropriate to the building on which the signage is to be located. The signage respects important features of the building.
Associated devices and logos with advertisements and advertising structures	<ul style="list-style-type: none"> All elements of the signage have been well integrated into the structure which displays the signage.
Illumination	<ul style="list-style-type: none"> All signage is to be provided with internal illumination. The proposed illumination is acceptable and will not result in adverse amenity impacts or effect safety.
Safety	<ul style="list-style-type: none"> The signage will not reduce safe of any public road, pedestrians, bicyclists and will not obscure sightlines from public areas.

The site is not located in a prohibited area listed within Section 3.8 (1). The proposal is considered acceptable noting the matters for consideration contained within Section 3.11 of the SEPP.

5(a)(i) State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Development with frontage to classified road

In considering Section 2.118(2) of *SEPP (Transport and Infrastructure) 2021*:

Vehicular access to the land is provided by Bishop Street to the rear and has a primary frontage to Princes Highway, and this is considered practical and safe. The design will not adversely impact the safety, efficiency, and ongoing operation of the classified road.

The impacts of traffic noise or vehicle emissions have been considered and the development is not of a type that is sensitive and suitable measures to ameliorate potential traffic noise/ vehicle emissions have been included within the development

Traffic-generating development

The proposed development is traffic generating development under Section 2.121 and Schedule 3 of *SEPP (Transport and Infrastructure) 2021*. A referral has been made to RMS, no objections were raised to the proposal.

5(a)(ii) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

The protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council’s DCP.

The application seeks the removal of vegetation from within the site. The application was referred to Council’s Tree Management Officer whose comments are summarised as follows:

- *Trees 1,2 - Evergreen Ash and Tree 3 - Giant Bird of Paradise are of low retention are supported to be removed.*

Overall, the proposal is considered acceptable with regard to the SEPP and Tree Management DCP subject to the imposition of conditions, which have been included in the recommendation of this report.

5(a)(iii) Marrickville Local Environment Plan 2011 (MLEP 2011)

The application was assessed against the following relevant clauses of the *Marrickville Local Environmental Plan 2011*:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 - Demolition
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards
- Clause 6.5 - Development in areas subject to aircraft noise
- Clause 6.12 – Business and office premises in certain zones

The following table provides an assessment of the application against the development standards:

Standard	Proposal	non compliance	Complies
Floor Space Ratio Maximum permissible: 0.95:1 or 3,228.1sqm	0.6:1 or 2,374sqm	-	Yes

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B6 – Enterprise Corridor under the *MLEP 2011*. The *MLEP 2013* defines the development as the following:

- *“**food and drink premises** means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—
(a) a restaurant or cafe,
(b) take away food and drink premises,
(c) a pub,
(d) a small bar.”*
- *“**pub** means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.”*
- *“**hotel or motel accommodation** means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—
(a) comprises rooms or self-contained suites, and
(b) may provide meals to guests or the general public and facilities for the parking of guests’ vehicles,
but does not include backpackers’ accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.”*

The development is permitted with consent within the land use table. The development is consistent with the objectives of the B6 Enterprise Corridor zone.

5(c) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979*.

The amended provisions contained in the Draft IWLEP 2020 are relevant to the assessment of the application and the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.5 – Equity of Access and Mobility	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes – see discussion below
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.8 – Social Impact	Yes
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes – see discussion below
Part 2.12 – Signs and Advertising	Yes
Part 2.20 – Tree Management/Inner West Council Tree Management DCP	Yes
Part 2.21 – Site Facilities and Waste Management	Yes
Part 2.24 – Contaminated Land	Yes
Part 2.25 – Stormwater Management	Yes
Part 5 – Commercial and Mixed Use Development	Yes – see discussion below
Part 9 – Strategic Context (Princes Highway Precinct 33)	Yes

The following provides discussion of the relevant issues:

Part 2.6 – Acoustic and Visual Privacy

The application was accompanied with an acoustic assessment which demonstrates compliance with the relevant acoustic noise criteria. Conditions are recommended to ensure compliance with the relevant acoustic noise criteria. The proposal includes appropriate management techniques to limit acoustic impacts to adjoining properties. Furthermore, the proposed hours of operation are reasonable to limit acoustic impacts to nearby properties and this is discussed in detail below.

Part 5 – Commercial and Mixed Use Development

Part 5.3.1.1 Plan of Management

A Plan of Management (POM) was submitted with the application. The POM submitted is considered to be comprehensive and provides suitable management procedures to minimise potential amenity impacts to the surrounding locality. A condition is included in the recommendation requiring the operation of the premises to adhere to the POM submitted, as amended by any conditions of consent.

Part 5.3.1.4 Hours of operation

Whilst the proposed hours of operation for the hotel are extensive, they are not uncommon for this type of land use and is consistent with the existing approved unrestricted hours for the hotel on site. Furthermore, the hours proposed for the new licensed premises are designed to cater to the guests of the hotel in addition to members of the public.

The hours proposed are unlikely to result in any adverse amenity impacts to neighbouring properties when complying with the required acoustic measures and are generally consistent with the hours of operation of other business within the locality.

The following table demonstrates the approved hours of operation of similar licensed premises at 340 Princes Highway, St Peters (Southern Cross Hotel) and 161 Princes Highway, St Peters (The White Horse Hotel).

Site	Mondays – Saturdays	Sundays
340 Princes Highway, St Peters DA200400628 (Southern Cross Hotel)	9am – 3am	9am – 12am
161 Princes Highway, St Peters DA201900405 (The White Horse Hotel)	10.00am to 12.00am	12.00pm to 10.00pm

The acoustic report submitted during the application recommended the following to ensure the noise to adjoining premises would be acceptable and would be required to be complied with:

- *No more than 200 patrons in the venue at any one time, staff not included. Separated as per below.*
 - *Bistro / Sports Bar Area: 100.*
 - *Smoking Bar Area: 40.*
 - *VIP Lounge Area: 60.*
- *Operation hours are as per the below o 7:00am to 12:00am (midnight), Monday to Saturday; and o 7:00am to 10:00pm on Sunday.*
- *Glazed openings in the façade are permitted to open between 7:00am and 12:00am, except the hopper style windows for the smoking areas.*
- *All glazed openings (except the hopper smoking windows) must be closed after 12:00am (midnight).*
- *Background music within the premise must not exceed a maximum noise level of 70dBA (sound pressure level).*
- *All mechanical selections and layouts must be reviewed prior to installation to ensure compliance with the project requirements outlined in section 5 above.*
- *Removal of glass or waste should be done internally and must not be taken after 10:00pm and before 7:00am.*
- *A contact number must be displayed for the purposes of receiving any complaints if they arrive.*
- *Signs must be displayed at all exits reminding patrons to be mindful of noise when leaving the premise.*
- *Any speakers within the retail tenancy must be correctly isolated from the base building structure a vibration isolator.*

Council's Environmental Health officer and NSW Police have both reviewed the application and raise no objections to the proposed hours subject to conditions including that between 7am-midnight the noise levels do not exceed background noise by more than 5dB and between midnight-7am that levels do not exceed background noise level.

Part 2.10 – Parking

The proposed development seeks to reduce the number of parking available on site from 52 to 41 spaces. The provisions contained within this Part require a total of 43 spaces for the proposal, as such there will be a total shortfall of 2 parking spaces.

The subject site is located in Parking Area 2 under 2.10 of the MDCP 2011, the total car parking requirements are detailed in the table below:

Use	Development Yield			DCP Parking Rate (Parking Area 2)	Parking Requirement		
	Existing	Future	Net Change		Existing	Future	Net Change
Hotel rooms	108 rooms	100 rooms	-8 rooms	1 space per 3 units	36.0	33.3	-2.7
Hotel staff	6 staff	6 staff	-	1 space per 4 staff	1.5	1.5	-
Sports bar/bistro	-	78 patrons	+78 patrons	1 space per 30 patrons	-	2.6	+2.6
Smoking bar	-	32 patrons	+32 patrons		-	1.1	+1.1
VIP lounge	-	90 patrons	+90 patrons		-	3.0	+3.0
Bar staff	-	5 staff	+5 staff	1 space per 5 staff	-	1.0	+1.0
TOTAL					37.5	42.5	+5.0

Figure 2: Car parking table requirements (Source: Traffic & parking Impact Assessment, Transport Planning Partnership)

As the site is located in close proximity to public transport the shortfall of two parking spaces is considered acceptable.

The nature of the development is such that whilst a large number of patrons will visit the site by car, the propensity for patrons to travel to the bar via private vehicle is not as high. A traffic assessment report was provided with the application which demonstrates that the shortfall of 2 spaces is unlikely to result in any adverse impact. The application was referred to Council’s Development Engineer who concurred that the proposal is unlikely to result in any parking/traffic impacts.

5(e) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(f) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties.1 submission was received in response to the initial notification.

The submission raised the following concerns which are discussed under the respective headings below:

Issue: Noise impacts from patron leaving the licensed premises

Comment: Given the management and complaint handling procedures specified in the Plan of Management, the use is not expected to unreasonably impact the amenity of the nearby place of worship.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Engineering
- Building
- Health
- Waste
- Urban Design

Council’s Urban Design Officer raised the following comments with respect to the proposal:

Comment Raised	Response
<i>The applicant should consider provision of large landscaped pockets in form of deep soil areas for environmental benefits</i>	The provision for large pockets of soft landscaping is not available on the site due to the existing internal ring road, associated car parking and new building proposed. The proposal includes soft low level landscaping at the Princes Highway elevation to soften the built form. Furthermore, the significant trees located at the rear of the site are to be retained as part of the proposal.

<p><i>A ceiling floor-to-floor height of 2.6m is considered to be problematic. A minimum floor-to-floor height of 3.1m should be considered by the applicant</i></p>	<p>The proposal seeks to retain the eastern portion of the existing building. Given this, an increase in the floor to ceiling heights for the new works is not suitable as the floor levels for the new additions will not match with that of the existing. A differing internal floor level between the existing and new works will result in poor access throughout the upper levels of the hotel.</p>
<p><i>The central corridor for the hotel rooms (in the eastern part of the building) appears highly constrained in its size, and should allow comfortable movement for the users, particularly for users with accessibility issues</i></p>	<p>No works are proposed to the eastern portion of the existing building. The works proposed includes lift access to new accessible rooms with appropriate corridor widths to allow for comfortable movement.</p>
<p><i>The applicant should avoid rendered and painted surfaces. Self-finished building materials with an integral finish should be maximised within the architectural expression, considering longevity and the associated long terms costs.</i></p>	<p>The painted rendered finish proposed is limited to that of the existing hotel, which is to be re-painted, in addition to the new hotel extension. The new licensed premises proposed incorporates a variety of finishes including but not limited to gloss tiles, white bricks and metal cladding to provide visual interest to the Princes Highway streetscape.</p>

6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed below:

- Transport NSW
- NSW Police

Transport NSW

TfNSW has reviewed the submitted application and notes that TfNSW has previously acquire land along the rear of the subject property TfNSW has no objections to the proposed development provided that all buildings and structures (including signage), together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Princes Highway and rear boundary.

NSW Police

NSW Police has reviewed the submitted application including the POM and raise no objection to the application subject to conditions including the POM to be always available on site, the inclusion of a security guard each night, CCTV and an incident register.

7. Section 7.11 Contributions/7.12 Levy

Section 7.12 levy are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$89,246.79 would be required for the development under Marrickville Section 94a Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Marrickville Local Environmental Plan 2011* and Marrickville Development Control Plan 2011.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2021/0783 for alterations and additions to existing building; use of site as a hotel and pub; associated parking, landscaping and signage at 178 Princes Highway, St Peterse subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA-010, Rev B	Site Analysis Plan	11/08/2021	Squillace
DA-050, Rev C	Basement Level Demolition Plan	11/08/2021	Squillace
DA-051, Rev C	Ground Level Demolition Plan	11/08/2021	Squillace
DA-052, Rev C	Level 1 Demolition Plan	11/08/2021	Squillace
DA-053, Rev C	Level 2 Demolition Plan	11/08/2021	Squillace
DA-055, Rev C	Ex Roof Level Demolition Plan	11/08/2021	Squillace
DA-100, Rev C	Basement Level Proposed Plan	11/08/2021	Squillace
DA-101, Rev C	Ground Level Proposed Plan	11/08/2021	Squillace
DA-102, Rev C	Level 1 Proposed Plan	11/08/2021	Squillace
DA-103, Rev C	Level 2 Proposed Plan	11/08/2021	Squillace
DA-104, Rev C	Level 3 Proposed Plan	11/08/2021	Squillace

DA-105, Rev C	Roof Level Proposed	11/08/2021	Squillace
DA-201, Rev B	North Elevation	11/08/2021	Squillace
DA-202, Rev B	East Elevation	11/08/2021	Squillace
DA-203, Rev B	South Elevation	11/08/2021	Squillace
DA-204, Rev B	West Elevation	11/08/2021	Squillace
DA-301, Rev B	Cross and Long Section	11/08/2021	Squillace
DA-302, Rev C	Cross and Long Section	11/08/2021	Squillace
5144 SM, Rev 0	Item 2 Signage Plan	22/07/2021	Fremont
5144, Rev 1	North Signage Plan	22/07/2021	Fremont
5144, Rev 1	South Signage Plan	22/07/2021	Fremont
5144, Rev 1	East Signage Plan	22/07/2021	Fremont
5144, Rev 1	West Signage Plan	22/07/2021	Fremont
Drawings 1-2, Rev A	Landscape Site and Planting Plan	12/07/2021	Paul Scrivener
H001; H010; H020; H030; H040; H050; H060, Rev2	Stormwater Plans	-	LCI Consultants
ES8220/2	Detailed Site Investigation	4/03/2022	Aargus
N/A	Arboricultural Impact Assessment and Management Plan	August 2021	Botanics
N/A	Plan of Management	26/08/2021	Hampton Property Services
210131	DA Acoustic Assessment	30/07/2022	Pulse White Noise Acoustics

As amended by the conditions of consent.

FEES

2. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more.

3. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* and in accordance with *Marrickville Section 94/94A Contributions Plan 2014*.

Note: Copies of these contribution plans can be inspected at any of the Inner West Council Service Centres or viewed online at <https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment amount*:

\$89,246.79

*Indexing of the Section 7.12 contribution payment:

The contribution amount to be paid to the Council is to be adjusted at the time of the actual payment in accordance with the provisions of the relevant contributions plan. In this regard, you are recommended to make contact with Inner West Council *prior to arranging your payment method* to confirm the correct current payment amount (at the expected time of payment).

Payment methods:

The required contribution must be paid either *by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions); cash (to a maximum of \$10,000)*. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. **Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.**

4. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$43,700.00
Inspection Fee:	\$241.50

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

GENERAL CONDITIONS

5. Tree Protection

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Any public tree within five (5) metres of the development must be protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

The trees identified below are to be retained and protected in accordance with the conditions of consent or approved Tree Protection Plan throughout the development (note: tree numbers must correspond with approved Tree Protection Plan if conditioned) :

Tree No.	Botanical/Common Name	Location
4-8	<i>Eucalyptus grandis</i> (Flooded Gums)	Rear carpark

Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:

- a. Green for trees to be retained;
- b. Red for trees to be removed;

NOTE: Reference should be made to the *Arboricultural Impact Assessment Report prepared by Botanics dated August 2021 for tree numbering and locations*.

6. Project Arborist

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.

7. Works to Trees

Approval is given for the following works to be undertaken to trees on the site after the issuing of a Construction Certificate:

Tree/location	Approved works
T1, T2 - <i>Fraxinus griffithii</i> (Evergreen Ash) / Side	Removal
T3 - <i>Strelitzia nicolai</i> (Giant Bird of Paradise)	Removal

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and shall be retained and protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

8. Hazardous Materials Survey

Prior to any demolition or the issue of a Construction Certificate (whichever occurs first), the Certifying Authority must provide a hazardous materials survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate hazardous material removal and disposal methods in accordance with the requirements of SafeWork NSW.

A copy of any SafeWork NSW approval documents is to be included as part of the documentation.

9. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

10. Verification of Levels and Location

Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.

11. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and

specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

12. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

13. Car Parking

The development must provide and maintain within the site:

- a. 41 car parking spaces must be paved and line marked;
- b. 3 car parking spaces, for persons with a disability must be provided and marked as disabled car parking space

14. Noise – Consultant’s Recommendations

The recommendations contained in the acoustic report prepared by Pulse White Noise Acoustics , reference Report number: 210131 - Ibis Budget St Peters - DA Acoustic Assessment dated 30 July 2021 Version: For Submission must be implemented, including the following:

- No more than 200 patrons in the venue at any one time, staff not included. Separated as per below.
 - o Bistro / Sports Bar Area: 100.
 - o Smoking Bar Area: 40.
 - o VIP Lounge Area: 60.
- Operation hours are as per the below
 - o 7:00am to 12:00am (midnight), Monday to Saturday; and
 - o 7:00am to 10:00pm on Sunday.
- Glazed openings in the façade are permitted to open between 7:00am and 12:00am, except the hopper style windows for the smoking areas.
- All glazed openings (except the hopper smoking windows) must be closed after 12:00am (midnight).

- Background music within the premise must not exceed a maximum noise level of 70dBA (sound pressure level).
- All mechanical selections and layouts must be reviewed prior to installation to ensure compliance with the project requirements outlined in section 5 above.
- Removal of glass or waste should be done internally and must not be taken after 10:00pm and before 7:00am.
- A contact number must be displayed for the purposes of receiving any complaints if they arrive.
- Signs must be displayed at all exits reminding patrons to be mindful of noise when leaving the premise.
- Any speakers within the retail tenancy must be correctly isolated from the base building structure a vibration isolator.

PRIOR TO ANY DEMOLITION

15. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

16. Advising Neighbours Prior to Excavation

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

17. Construction Traffic Management Plan – Detailed

Prior to Any Demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with Transport for NSW accreditation. The Certifying Authority must approved by the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.

The following matters should be addressed in the CTMP (where applicable):

- a. Description of the demolition, excavation and construction works;
- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g. Proposed hours of construction related activities and vehicular movements to and from the site;
- h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i. Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j. Measures to maintain public safety and convenience;
- k. Any proposed road and/or footpath closures;
- l. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m. Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- n. Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- o. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- p. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- q. On-site parking area for employees, tradespersons and construction vehicles as far as possible;
- r. Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- s. How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.
- t. Swept Paths for the proposed construction vehicles to demonstrate that the needed manoeuvres can be achieved without causing any nuisance.

18. Hoardings

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

PRIOR TO CONSTRUCTION CERTIFICATE**19. Public Domain Works – Prior to Construction Certificate**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The public domain along the Princes Highway frontage of the site inclusive of footpath paving, kerb, landscaping, etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme;
- b. New concrete footpath and kerb along the Princes Highway frontage of the site. The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determined by the Council Engineer; and
- c. Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. The cross fall of the footpath must be set at 2.5%.

All works must be completed prior to the issue of an Occupation Certificate.

20. Stormwater Drainage System – Major Developments

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating Stormwater Quality Improvement Devices (SQIDS), certified by a suitably experienced Civil Engineer that the design of the site drainage system complies with the following specific requirements:

- a. The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. H030 Rev P2 prepared by LCI Consultants, as amended to comply with the following;
- b. Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to Council's piped drainage system via existing community OSD/OSR tanks;
- c. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- d. The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, OSD/OSR tanks, SQIDS, roof gutter and downpipe sizes;
- e. Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided;
- f. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
- g. No nuisance or concentration of flows to other properties;
- h. Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required;
- i. Water quality filtration basket(s) with screening bag or similar primary treatment device(s) must be installed on the site stormwater drainage system such that all water entering the site stormwater drainage system is filtered by the device(s). Additional devices must be installed to remove oil and grease;
- j. Stormwater quality improvement devices must be installed such that stormwater flows leaving the site meet the following environmental targets:

Pollutant	Baseline Pollution (kg/ha/yr)	Annual Load	Retention Criteria
Gross Pollutants, including trash, litter and vegetation matter greater than 5mm	500		90% reduction of average annual load
Total Suspended solids, including sediment and other fine material less than 5mm	900		85% reduction of average annual load

Total Phosphorous	2	65% reduction of average annual load
Total Nitrogen	15	45% reduction of average annual load
Hydrocarbons (Oil and Grease)		90% reduction of average annual load – no visible discharge
		100% containment of toxicants

- a. A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council's water quality targets. A MUSIC model (including .sqz file) must be included with the report; and
- b. A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken.

21. Noise General – Acoustic Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report demonstrating that noise and vibration from the operation of the premises will satisfy the relevant provisions of the *Protection of the Environment Operations Act 1997* and Regulations and relevant state and local policies and guidelines. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

22. Food Premises – Additional Sinks and Hand Wash Basins

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with scale plans of the food premises including garbage storage area in accordance with the Food Act 2003, Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises) and Australia and New Zealand Food Standards Code.

23. Sydney Water – Tap In

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92

24. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

DURING DEMOLITION AND CONSTRUCTION

25. Tree Protection Zone

To protect the following trees, no work must commence until their Protection Zones are fenced off at the specified radius from the trunks to prevent any activities, storage or the disposal of materials within the fenced area in accordance with Council's *Development Fact Sheet—Trees on Development Sites*. The fences must be maintained intact until the completion of all demolition/building work on site.

Tree No.	Botanical/Common Name	Radius in metres
4 - 8	<i>Eucalyptus grandis</i> (Flooded Gums) / rear carpark	Fencing to be installed along both sides of the landscape bed in which they are growing within TPZs.

26. Inspections by Project Arborist

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular inspections and documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:

Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point
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Trees 4- 8 <i>Eucalyptus grandis</i> (Flooded Gums)	Prior to commencement of works	<ul style="list-style-type: none"> • Inspection and sign off installation of tree protection measures.
	During Works	<ul style="list-style-type: none"> • Supervise all site preparation and demolition works within the TPZ; • Supervise all works inside or above the TPZ; • Supervise all excavation, trenching works, landscaping works and tree/planting replenishment within the TPZ; • Supervise all tree work.

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

27. Limited Root Pruning

No tree roots of 30mm or greater in diameter located within the specified radius of the trunks of the following trees may be severed or injured in the process of any works during the construction period:

Tree No.	Botanical/Common Name	Radius in metres
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4 - 8	<i>Eucalyptus grandis</i> (Flooded Gums)	Within the TPZ of each tree. TPZ in accordance with AS4970 'Protection of trees on development sites'.
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All excavation within the specified radius of the trunks being hand dug under direct supervision of the Project Arborist. If tree roots less than 30mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and fit for purpose tool. The pruning must be undertaken by a practicing Arborist.

28. Contamination – New Evidence

Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.

29. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

- a. 8:00am to 12:00pm, Monday to Saturday; and
- b. 2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

“Continuous” means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

30. Documentation of Demolition and Construction Waste

All waste docketts from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

PRIOR TO OCCUPATION CERTIFICATE

31. Project Arborist Certification

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the project arborist have been complied with.

32. Certification of Tree Planting

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with evidence certified by a person holding a minimum qualification of AQF3 Certificate of Horticulture or Arboriculture that they have planted:

A minimum of 8 x 45 litre size trees, which will attain a minimum mature height of eight (8) metres, must be planted in suitable locations within the property at a minimum of 1.5 metres from any boundary or structure and allowing for future tree growth. The trees are to conform to AS2303—*Tree stock for landscape use*. The planting shall generally be in accordance with the Landscape Plan prepared by Paul Scrivener, Sheets 1-2, Job No 20/2292 and dated 12/07/21 with the exception of the quantity of each tree species which must be 1 x *Elaeocarpus reticulatus*, 3 x *Tristaniopsis laurina* 'Luscious' and 5 x *Banksia integrifolia*.

If the trees are found dead or dying before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species in accordance with the requirements of this condition.

33. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

- a. The existing concrete footpath across the frontage of the site must be reconstructed; and
- b. Other works subject to the *Roads Act 1993* approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

34. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

35. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

36. Parking Signoff – Minor Developments

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer that the off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.

37. Works as Executed – Site Stormwater Drainage System

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a suitably qualified Civil Engineer that:

- a. The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards; and
- b. Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed, and stormwater quality improvement device(s) installed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage

plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.

38. Operation and Management Plan

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an Operation and Management Plan has been prepared and implemented for the stormwater quality improvement device(s). The Plan must set out the following at a minimum:

- a. The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners; and
- b. The proposed method of management of the facility, including procedures, safety protection systems, etc.

39. Easements, Restrictions on the Use of Land and Positive Covenants

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that Easements, Restrictions on the Use of Land and Positive Covenants under Section 88B or 88E, whichever is relevant to the subject development, of the *Conveyancing Act 1919*, has been created on the title of the property detailing the following :

- a. Positive Covenant related to stormwater quality improvement devices.

The wording in the Instrument must be in accordance with Councils Standard wording.

40. Noise – Acoustic Report

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of *the Protection of the Environment Operations Act 1997* and conditions of Council's approval, including any recommendations of the acoustic report referenced in the conditions of the approval. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

41. Contamination – Disposal of Soil

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a validation report confirming that all off site disposal of soil has been classified, removed and disposed of in accordance with the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (EPA 2014), Protection of the Environment Operations (Waste) Regulation 2014 and the *Protection of the Environmental Operations Act 1997*.

42. Food Premises Grease Trap – Trade Waste Agreement

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification confirming that the grease trap has been installed to the premises in accordance with Australian Standard AS 3500 and the National Plumbing and Drainage Code. A copy of the Sydney Water Trade Waste Agreement must also accompany the certification.

43. Smoke Alarms - Certification of upgrade to NCC requirements

Prior to the issue of any Occupation Certificate, the Principal Certifier is required to be satisfied the existing building has been upgraded to comply with the provisions of the National Construction Code (Building Code of Australia) in relation to smoke alarm systems.

ON-GOING**44. Operation and Management Plan**

The Operation and Management Plan for the stormwater quality improvement devices approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

45. Vehicles Leaving the Site

All vehicles must enter and exit the site in a forward direction.

46. Loading/unloading on site

All loading and unloading are to be conducted within the site at all times. Any designated loading bay/dock area is to remain available for loading/unloading purposes at all times. No storage of goods or parking of cars is to be carried out in these areas.

47. Noise General

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

48. Noise – Licensed Premises (7am – 12midnight)

The LA10 noise level emitted from the premises, measured between the hours of 7am and 12 midnight, is not to exceed the background noise level in any octave band frequency (centred on 31.5Hz to 8 kHz inclusive) by more than 5 dB, when measured at the boundary of any adjoining residence.

49. Noise – Licensed Premises – Music/Gaming Machines

There is to be no amplification from any gaming machines on any part of the outdoor area at any time. Machines located within an approved outdoor gaming/smoking area must not be visible from the public domain and must not dispense coins i.e. cashless. There is to be air lock entry from the outdoor gaming/smoking area into the main building fitted with self-closing device.

50. Licensed Premises – Plan of Management - Operation

Plan to be available to staff at all times and produced upon request of Council Inspector or Police Officer.

51. Hours of Operation

- a. The hours of operation of the hotel premises must not exceed the following:

Day	Hours
Monday to Sundays	24hrs

- b. The hours of operation of the licensed premises must not exceed the following:

Day	Hours
Monday to Saturday	7:00am to midnight (12:00am the following day)
Sunday	7:00am to 10:00pm

- c. Service for the licensed premises is to cease 30 minutes before ceasing of trading hours.

52. Hotel accommodation and licensed premises

The operation of the premises complying at all times with the approved Plan of Management. The Plan of Management is not to be further amended without the prior written approval of the Council. If there is any inconsistency between the Plan of Management and the conditions of this consent, the conditions of consent shall prevail to the extent of that inconsistency.

53. Maximum number of Patrons - Licensed Premises

The maximum number of patrons permitted to be at the licensed premises at any one time is 200 persons. A sign with the maximum patrons numbers is required to be signposted.

54. Amenity

The management of the premises:

- Shall ensure patrons do not crowd or loiter in the vicinity of the premises in such manner that pedestrian movement is obstructed or hindered.
- Shall ensure that the manner in which the business of the premises is conducted and/or the behaviour of persons entering and leaving the premises does not cause undue disturbance to the amenity of the neighbourhood. In this regard, the management shall be responsible for the control of noise and litter generated by persons and/or premises operations. If so directed by Council, the Management is to employ private security staff to ensure that this condition is complied with.
- Shall record in an Incident Register full details of any disturbance complaints made by a person to management or staff in respect to the manner in which the business of the premises is conducted and/or the behaviour of persons entering or leaving the premises. Such recording will include time, date, nature of the complaints and any complainant details if provided.
- Shall respond to any disturbance complaints in a timely and effective manner. All actions undertaken by management / staff to resolve such complaints shall be recorded in the Register.

An adequate queuing system for patrons must be implemented at the main entrance of the licensed restaurant so as to ensure that if patrons are queuing to gain entry they do not obstruct or impede pedestrian traffic flow.

The Licensed Premises are not to be themed or operated as a Nightclub. No DJ styled booth, no disco lighting systems and no dance floor area are to be utilised at any time in the premises.

55. Incident Register

Maintained on site to record incidents involving minors on the premises, acts of violence, refusal of service, incidents of theft, incidents of injury to staff/customers, CCTV system operational issues.

56. CCTV

System functionality (storage requirements), operating requirements, accessibility by senior staff on site, production of recordings and applicable signage.

57. Documentation of Businesses Waste Services

All businesses must have written evidence of all valid and current contracts and/ or tip dockets for the disposal and/ or processing of all waste streams generated from the site.

58. Bin and Re-usable Item Storage

All bins and re-usable items such as milk crates, pallets are to be stored within the site.

59. Licensed Premises - Security

A minimum of one (1) licensed security guard being employed by the hotel each night to assist in the control and dispersal of patrons from the hotel.

ADVISORY NOTES**Arborists standards**

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

Tree Protection Works

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and AS4970—*Protection of trees on development sites*.

Electrical Substations

Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site and may be the subject of an application for modification of consent.

Permits

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip Bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street veranda over the footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Easement and Covenant Process

The following documents must be submitted to Council as part of the Easement and Covenant process and requirements, for the site stormwater quality improvement devices (SQIDS):

- a. Work-As-Executed Plans

A "Work-as-Executed" plan prepared and signed by a Registered Surveyor must be submitted to the Council's Development Assessment Engineer at the completion of the works showing the location and full details of SQIDS.
- b. Engineer's Certificate

A qualified practising Civil Engineer must certify on the completion of drainage works in respect of:

1. The works being constructed in accordance with the Development Application Consent and Council's Stormwater Management DCP/Code; and
2. SQIDS have been installed and commissioned.
3. A Maintenance Schedule.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

Health Premises Registration – Generic

The premises are required to be registered with Council's Environment Health Team in accordance with the following relevant legislation:

- a. *Food Shop - Food Act 2003*

Food Premises Certification

The food premises design, construction and operation is in accordance with the following:

- a. *Food Act 2003*;
- b. *Food Regulation 2010*;
- c. Australia and New Zealand Food Standards Code;
- d. Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises);
- e. Australian Standard AS 1668 Part 1 – 1998; and
- f. Australian Standard AS 1668 Part 2 – 2012.

Food Premises Waste Storage Area

To ensure adequate storage and collection of waste from the food premises, all garbage and recyclable materials must be stored in a designated waste storage area. The designated waste storage area must be designed and constructed in accordance with the Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises) and Australia and New Zealand Food Standards Code.

Mechanical Ventilation System Certification

The mechanical ventilation systems are to be designed, constructed and operated in accordance with the following:

- a. Australian Standard AS 1668 Part 1 – 1998;
- b. Australian Standard AS 1668 Part 2 – 2012;
- c. Australian Standard 3666.1 – 2011;
- d. Australian Standard 3666.2 – 2011; and
- e. Australian Standard 3666.3 - 2011.

The system must be located in accordance with the approved plans and/or within the building envelope, design and form of the approved building. Any modifications to the approved plans required to house the system must be the subject of further approval from Council.

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current Class A Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

Failure to comply with the relevant provisions of *the Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

Other works

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;

- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent; or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments 131441 www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406

		www.foodnotify.nsw.gov.au
NSW Government		www.nsw.gov.au/fibro
		www.diysafe.nsw.gov.au
		Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555	www.environment.nsw.gov.au
Sydney Water	13 20 92	www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116	www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)		www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50	www.workcover.nsw.gov.au
		Enquiries relating to work safety and asbestos removal and disposal.

Fire Safety Certificate

The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a. Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b. Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Statement for each of the Fire Safety Measures listed in the Schedule.

The Annual Fire Safety Statement must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Notification of commencement of works

At least 7 days before any demolition work commences:

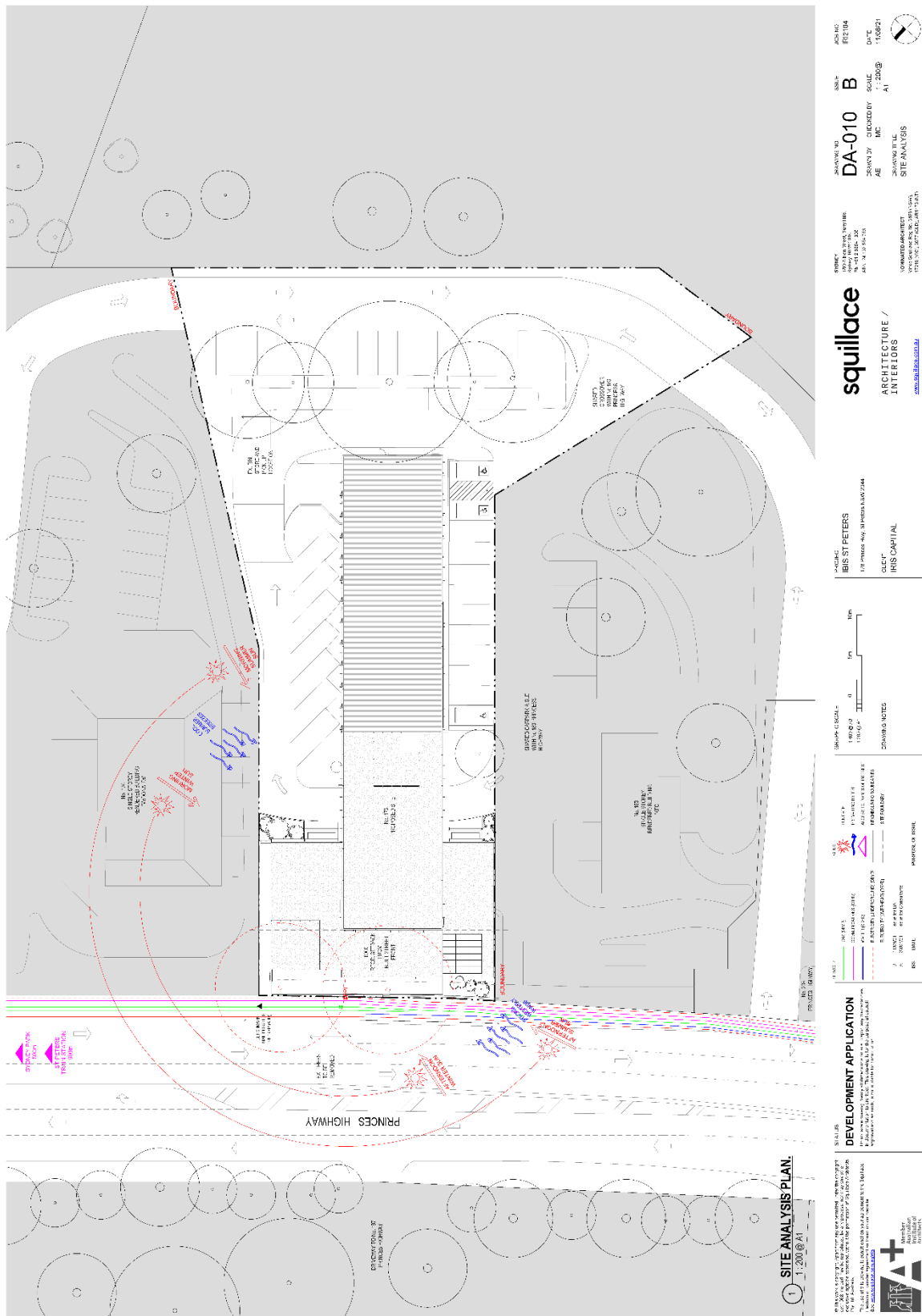
- a. The Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b. A written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

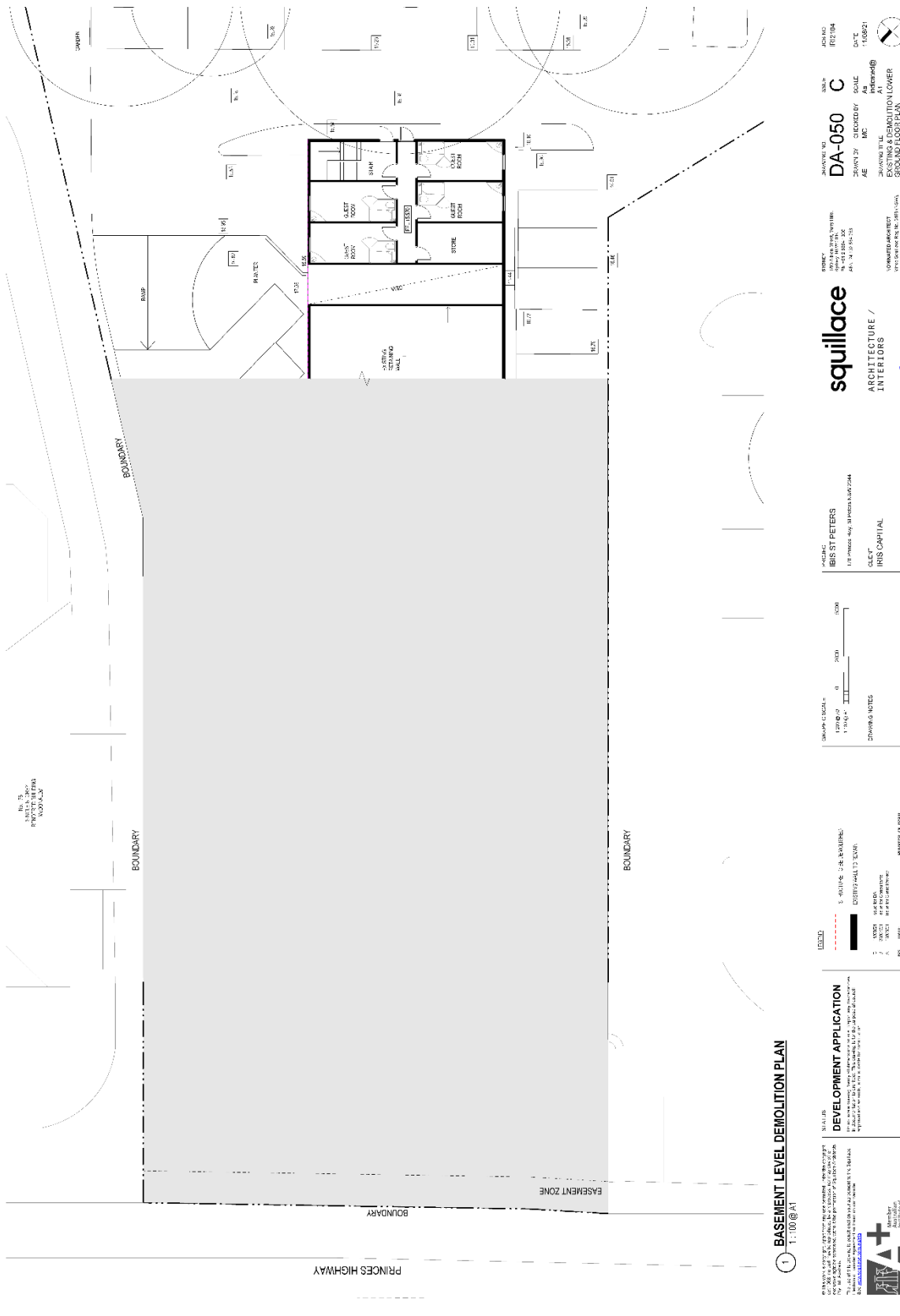
Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2021*.

REASONS FOR REFUSAL

Attachment B – Plans of proposed development





① **BASEMENT LEVEL DEMOLITION PLAN**
1:100 @ A4

DEVELOPMENT APPLICATION
 Application for a Development Application (DA) for the demolition of the basement level of the existing building at the above site.
 The site is located at the intersection of Princes Highway and the easement zone. The site is zoned as R3 (Residential) and the proposed development is consistent with the development objectives of the zone.
 The site is currently occupied by an existing building. The proposed development is consistent with the development objectives of the zone.

LEVELS

- - - - - 3.000m (GROUND LEVEL)
 --- 1.000m (1.000m)
 - - - - - 0.000m (FINISH FLOOR)

3. FINISH FLOOR
 2. FINISH FLOOR
 1. FINISH FLOOR
 0. FINISH FLOOR

SHRIMP CONSULTING
 1/270 O'CONNOR STREET, SYDNEY NSW 1511
 02 9550 1300
 www.shrimpconsulting.com.au

PROPOSED ARCHITECT
 BIRST PETERS
 1/17 PRINCE OF WELLES STREET
 SYDNEY NSW 1511
 02 9550 1300

PROJECT
 BIRST PETERS
 1/17 PRINCE OF WELLES STREET
 SYDNEY NSW 1511
 02 9550 1300

CLIENT
 IRRS CAPITAL
 1/17 PRINCE OF WELLES STREET
 SYDNEY NSW 1511
 02 9550 1300

PREPARED BY
 DA-050
 DATE: 16/08/21

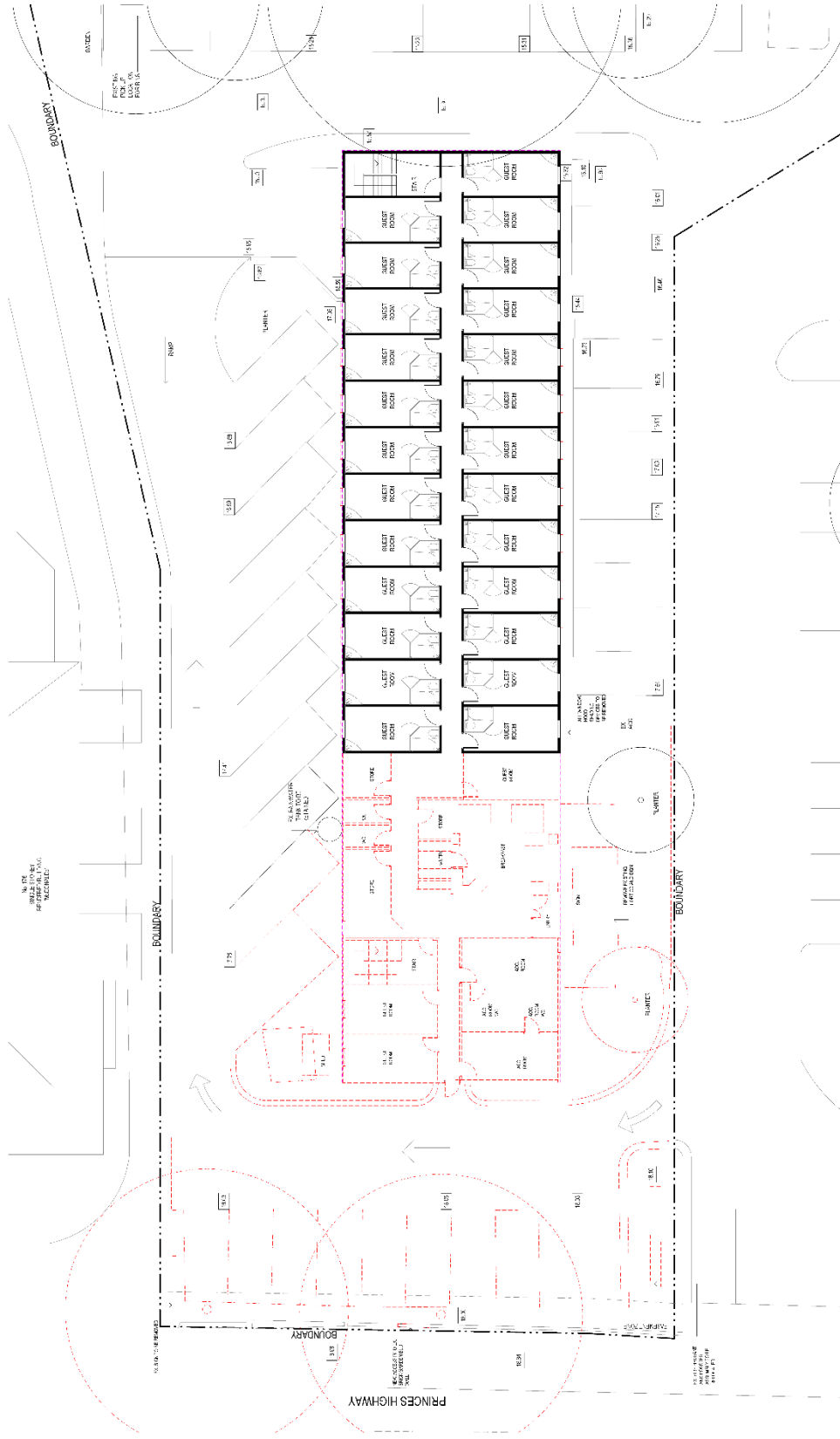
CHECKED BY
 AE MC
 DATE: 16/08/21

SCALE
 AS SHOWN

DATE
 16/08/21

PROJECT
 EXISTING & DEMOLITION LOWER
 GROUND FLOOR PLAN

Approved under the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2007.
 The consent is subject to the conditions of consent and the consent may be withdrawn or modified at any time.



1 GROUND LEVEL DEMOLITION PLAN
1:100 @ A4

DEVELOPMENT APPLICATION
 DEVELOPER: SQUILLACE ARCHITECTS
 PROJECT: DA-051
 DATE: 16/08/21

PROJECT: BISSET PETERS
 1/2 PRINCES HWY, SYDNEY NSW 2144
 CLIENT: HRS CAPITAL

SCALE: 1:100 @ A4

LEGEND:
 - - - - - EXISTING DEMOLITION
 - - - - - EXISTING EXCAVATION
 - - - - - EXISTING CONSTRUCTION
 - - - - - EXISTING SITE
 - - - - - EXISTING

PROJECT INFORMATION:
 PROJECT NO: DA-051
 DATE: 16/08/21
 DRAWN BY: AE
 CHECKED BY: MC
 APPROVED BY: AE

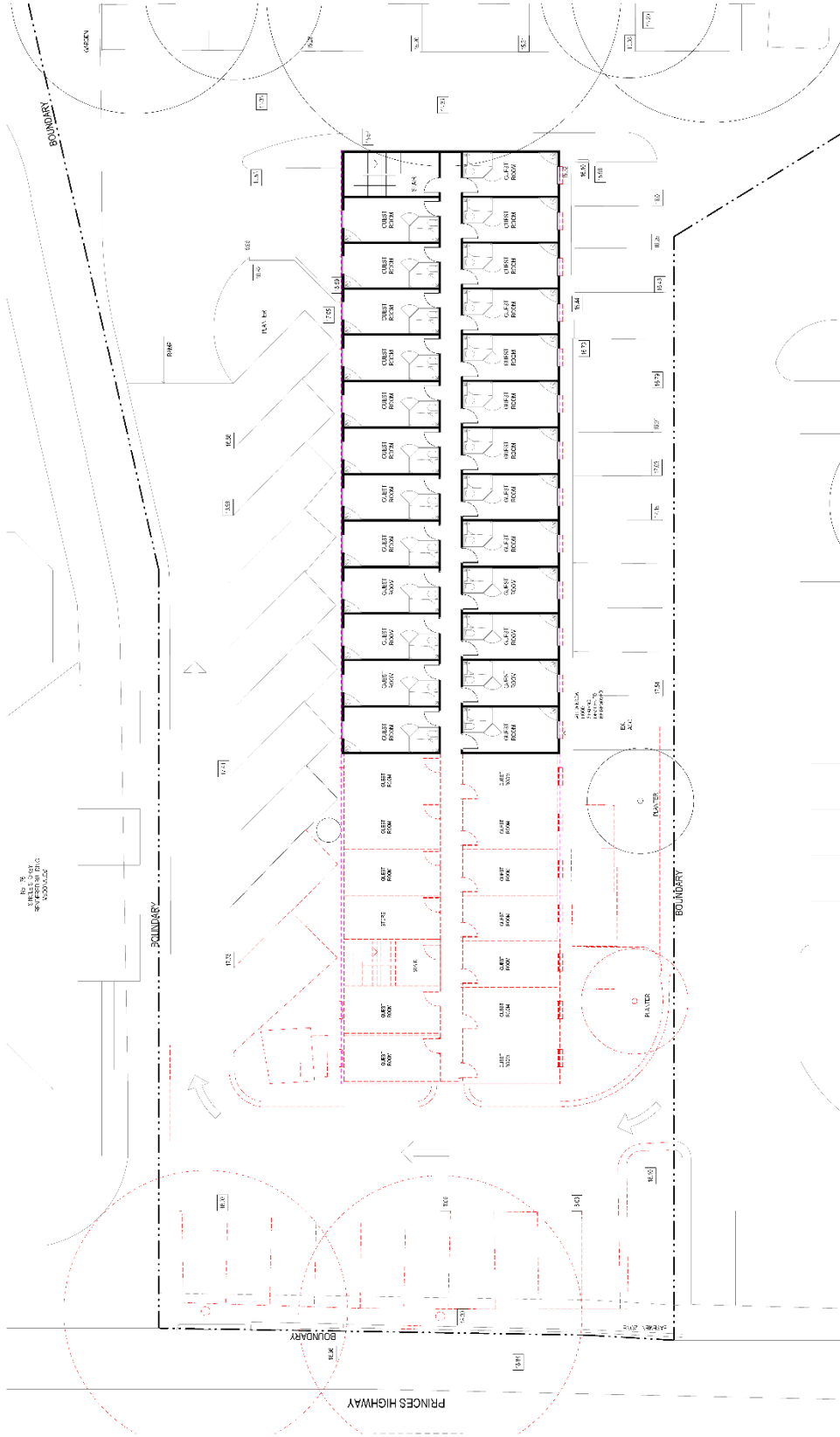
PROJECT LOCATION:
 1/2 PRINCES HWY, SYDNEY NSW 2144

PROJECT CONTACT:
 SQUILLACE ARCHITECTS
 1/2 PRINCES HWY, SYDNEY NSW 2144

PROJECT STATUS:
 DEVELOPMENT APPLICATION

PROJECT OWNER:
 HRS CAPITAL

PROJECT CONTACT:
 SQUILLACE ARCHITECTS
 1/2 PRINCES HWY, SYDNEY NSW 2144



① LEVEL 1 DEMOLITION PLAN
1:100 @ A1

STUDIO 18
 18/19 PRINCES HWY, SYDNEY NSW 1585
 TEL: (02) 9550 1234
 WWW.STUDIO18.COM.AU

DEVELOPMENT APPLICATION
 18/19 PRINCES HWY, SYDNEY NSW 1585
 PROJECT NO: DA-052
 DATE: 16/08/21
 SCALE: AS SHOWN
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 APPROVED BY: S. SMITH

ARCHITECT
 JAMES HAYES ARCHITECTS
 1/11 PRINCES HWY, SYDNEY NSW 1585
 TEL: (02) 9550 1234
 WWW.JAMESHAYESARCHITECTS.COM.AU

PROJECT
 18/19 PRINCES HWY, SYDNEY NSW 1585
 CLIENT: HRS CAPITAL
 PROJECT NO: HRS/21/001

LEGEND
 --- 1: DEMOLITION BOUNDARY
 --- 2: EXISTING STRUCTURE
 --- 3: EXISTING CURB WALLS
 --- 4: EXISTING CONDUIT/HAZARD SERVICES
 --- 5: EXISTING SERVICES
 --- 6: EXISTING WALLS
 --- 7: EXISTING FLOORING
 --- 8: EXISTING ROOFING
 --- 9: EXISTING GLAZING
 --- 10: EXISTING MECHANICAL SERVICES
 --- 11: EXISTING ELECTRICAL SERVICES
 --- 12: EXISTING PLUMBING SERVICES
 --- 13: EXISTING STRUCTURAL SERVICES
 --- 14: EXISTING LANDSCAPE SERVICES
 --- 15: EXISTING UTILITIES SERVICES
 --- 16: EXISTING OTHER SERVICES
 --- 17: EXISTING OTHER SERVICES
 --- 18: EXISTING OTHER SERVICES
 --- 19: EXISTING OTHER SERVICES
 --- 20: EXISTING OTHER SERVICES

GRAPHIC SCALE
 0 1000 2000 3000 4000 5000
 1:100 @ A1

DATE
 16/08/21

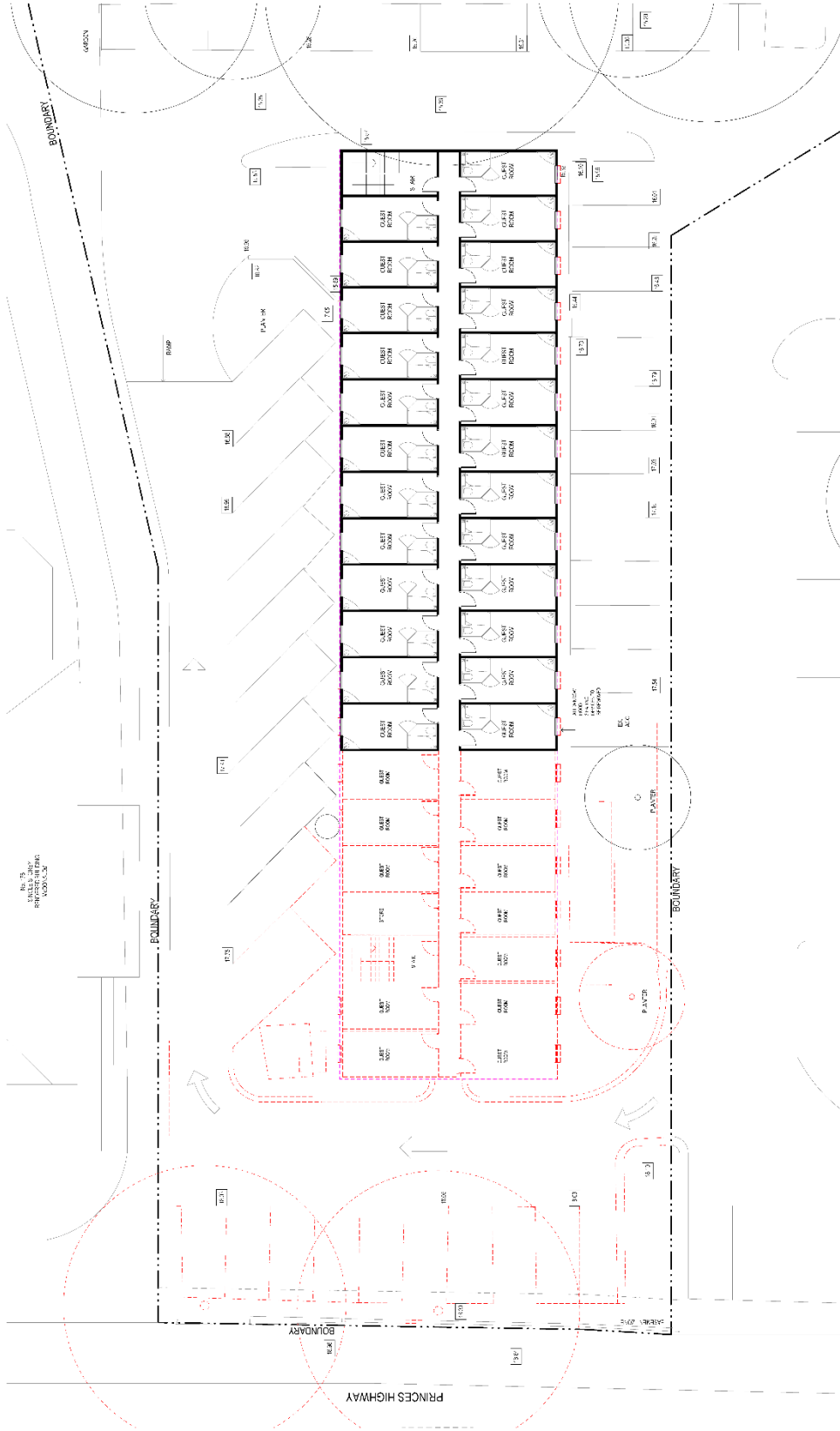
PROJECT NO
 DA-052

CLIENT
 HRS CAPITAL

ARCHITECT
 JAMES HAYES ARCHITECTS

PROJECT
 18/19 PRINCES HWY, SYDNEY NSW 1585

LEGEND
 --- 1: DEMOLITION BOUNDARY
 --- 2: EXISTING STRUCTURE
 --- 3: EXISTING CURB WALLS
 --- 4: EXISTING CONDUIT/HAZARD SERVICES
 --- 5: EXISTING SERVICES
 --- 6: EXISTING WALLS
 --- 7: EXISTING FLOORING
 --- 8: EXISTING ROOFING
 --- 9: EXISTING GLAZING
 --- 10: EXISTING MECHANICAL SERVICES
 --- 11: EXISTING ELECTRICAL SERVICES
 --- 12: EXISTING PLUMBING SERVICES
 --- 13: EXISTING STRUCTURAL SERVICES
 --- 14: EXISTING LANDSCAPE SERVICES
 --- 15: EXISTING UTILITIES SERVICES
 --- 16: EXISTING OTHER SERVICES
 --- 17: EXISTING OTHER SERVICES
 --- 18: EXISTING OTHER SERVICES
 --- 19: EXISTING OTHER SERVICES
 --- 20: EXISTING OTHER SERVICES



① LEVEL 2 DEMOLITION PLAN
1:100 @ A1

STUDIOS
DEVELOPMENT APPLICATION
 For the demolition of the existing building at the site shown in the attached plan. The site is located at the intersection of Princes Highway and Garden, Sydney NSW. The site is currently zoned L2C (Light Industrial) and is subject to the Inner West Local Planning Panel. The proposed demolition is in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.

DATE: 16/08/21
SCALE: AS SHOWN
DRAWN BY: AE
CHECKED BY: MC
DATE: 16/08/21

PROJECT: BISST PETERS
 117 PRINCES HWY SYDNEY NSW 2144
 DATE: 16/08/21

ARCHITECT: squillace
 ARCHITECTS URE /
 INTERIORS
www.squillace.com.au

CONTRACTOR: HRS CAPITAL
 117 PRINCES HWY SYDNEY NSW 2144
 DATE: 16/08/21

LEGEND:
 1 EXISTING BUILDING
 2 EXISTING CONCRETE
 3 EXISTING STRUCTURE
 4 EXISTING WALLS
 5 EXISTING ROOF
 6 EXISTING FLOOR
 7 EXISTING CEILING
 8 EXISTING SERVICES
 9 EXISTING UTILITIES
 10 EXISTING LANDSCAPE
 11 EXISTING DRIVEWAYS
 12 EXISTING PARKING
 13 EXISTING FENCES
 14 EXISTING GARDENS
 15 EXISTING TREES
 16 EXISTING POWER LINES
 17 EXISTING TELEPHONE LINES
 18 EXISTING WATER LINES
 19 EXISTING SEWER LINES
 20 EXISTING GAS LINES
 21 EXISTING RAINWATER DRAINAGE
 22 EXISTING STORMWATER DRAINAGE
 23 EXISTING ROADWAY
 24 EXISTING FOOTPATH
 25 EXISTING CYCLEWAY
 26 EXISTING BOUNDARY
 27 EXISTING CURB
 28 EXISTING KERB
 29 EXISTING GULLY
 30 EXISTING MANHOLE
 31 EXISTING STREET LIGHTS
 32 EXISTING SIGNAGE
 33 EXISTING FURNITURE
 34 EXISTING PLANTING
 35 EXISTING UTILITIES
 36 EXISTING SERVICES
 37 EXISTING UTILITIES
 38 EXISTING SERVICES
 39 EXISTING UTILITIES
 40 EXISTING SERVICES

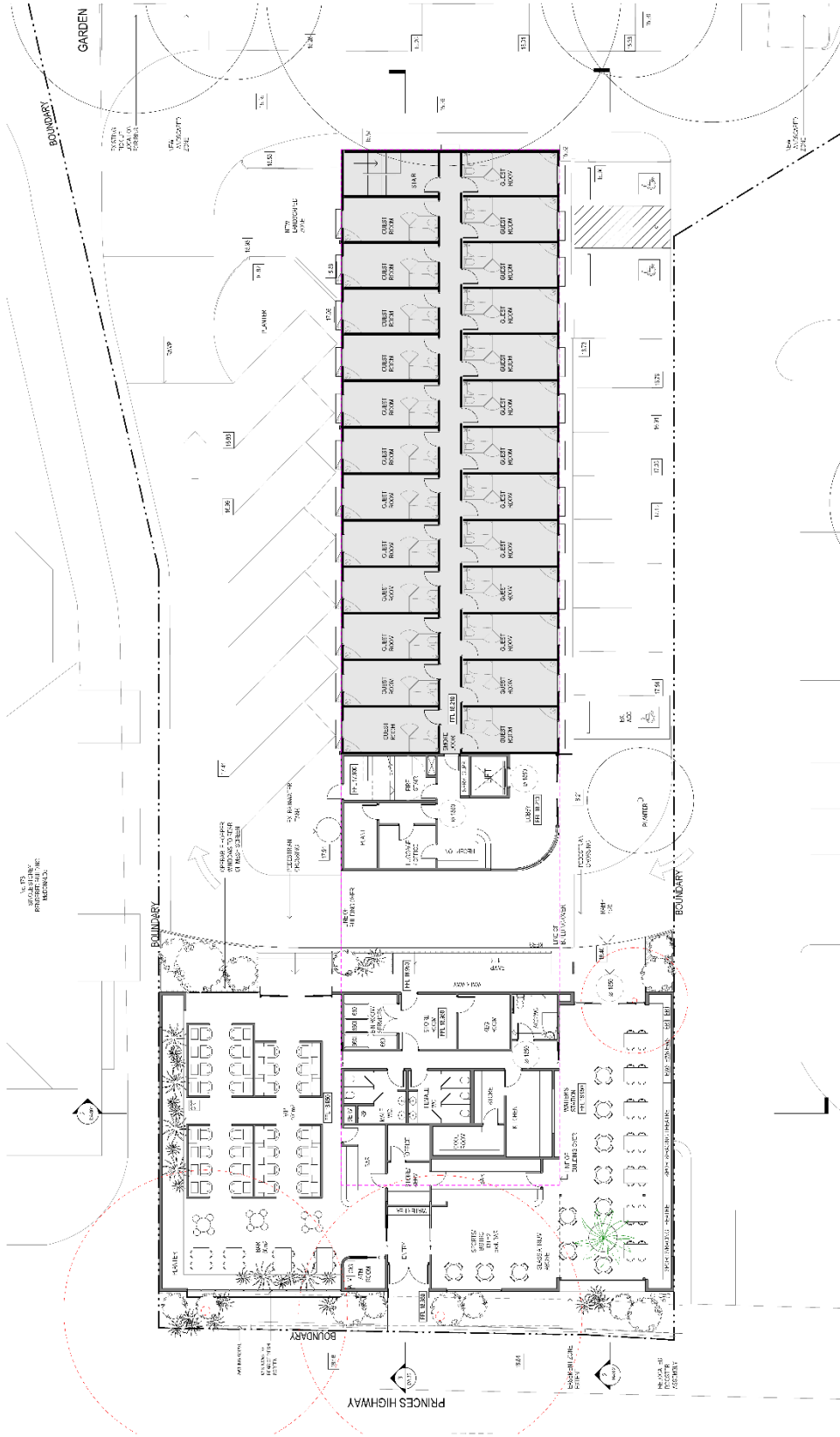
SCALE: 1:100 @ A1
 0 1000 2000 3000 4000 5000

DATE: 16/08/21
SCALE: AS SHOWN
DRAWN BY: AE
CHECKED BY: MC
DATE: 16/08/21

PROJECT: BISST PETERS
 117 PRINCES HWY SYDNEY NSW 2144
 DATE: 16/08/21

ARCHITECT: squillace
 ARCHITECTS URE /
 INTERIORS
www.squillace.com.au

CONTRACTOR: HRS CAPITAL
 117 PRINCES HWY SYDNEY NSW 2144
 DATE: 16/08/21



1 GROUND LEVEL PROPOSED PLAN
1:100@A1

STAFF LIST
DEVELOPMENT APPLICATION
Preparation of this plan was undertaken by the following staff:

Author: [Name]
Illustrator: [Name]
Checker: [Name]
Project Manager: [Name]

Project: [Name]
Site: [Address]
Scale: 1:100

Drawn: [Date]
Checked: [Date]
Approved: [Date]

- LEGEND
- 1. EXISTING BUILDING
 - 2. PROPOSED BUILDING
 - 3. EXISTING DRIVEWAY
 - 4. PROPOSED DRIVEWAY
 - 5. EXISTING SIDEWALK
 - 6. PROPOSED SIDEWALK
 - 7. EXISTING ASPHALT
 - 8. PROPOSED ASPHALT
 - 9. EXISTING CONCRETE
 - 10. PROPOSED CONCRETE
 - 11. EXISTING GRASS
 - 12. PROPOSED GRASS
 - 13. EXISTING PAVEMENT
 - 14. PROPOSED PAVEMENT
 - 15. EXISTING DRIVE
 - 16. PROPOSED DRIVE
 - 17. EXISTING SIDEWALK
 - 18. PROPOSED SIDEWALK
 - 19. EXISTING ASPHALT
 - 20. PROPOSED ASPHALT
 - 21. EXISTING CONCRETE
 - 22. PROPOSED CONCRETE
 - 23. EXISTING GRASS
 - 24. PROPOSED GRASS
 - 25. EXISTING PAVEMENT
 - 26. PROPOSED PAVEMENT
 - 27. EXISTING DRIVE
 - 28. PROPOSED DRIVE
 - 29. EXISTING SIDEWALK
 - 30. PROPOSED SIDEWALK
 - 31. EXISTING ASPHALT
 - 32. PROPOSED ASPHALT
 - 33. EXISTING CONCRETE
 - 34. PROPOSED CONCRETE
 - 35. EXISTING GRASS
 - 36. PROPOSED GRASS
 - 37. EXISTING PAVEMENT
 - 38. PROPOSED PAVEMENT
 - 39. EXISTING DRIVE
 - 40. PROPOSED DRIVE
 - 41. EXISTING SIDEWALK
 - 42. PROPOSED SIDEWALK
 - 43. EXISTING ASPHALT
 - 44. PROPOSED ASPHALT
 - 45. EXISTING CONCRETE
 - 46. PROPOSED CONCRETE
 - 47. EXISTING GRASS
 - 48. PROPOSED GRASS
 - 49. EXISTING PAVEMENT
 - 50. PROPOSED PAVEMENT

PROJECT: **IBS ST PETERS**
177 PRINCES HWY, WEST WYLLAMORE

ARCHITECT: **SQUILLACE ARCHITECTURE / INTERIORS**
www.squillace.com.au

SCALE: 1:100

DATE: 16/08/23

PROJECT NO: DA-101

PROJECT NAME: PROPOSED GROUND FLOOR PLAN

APPROVED BY: **DA-101**

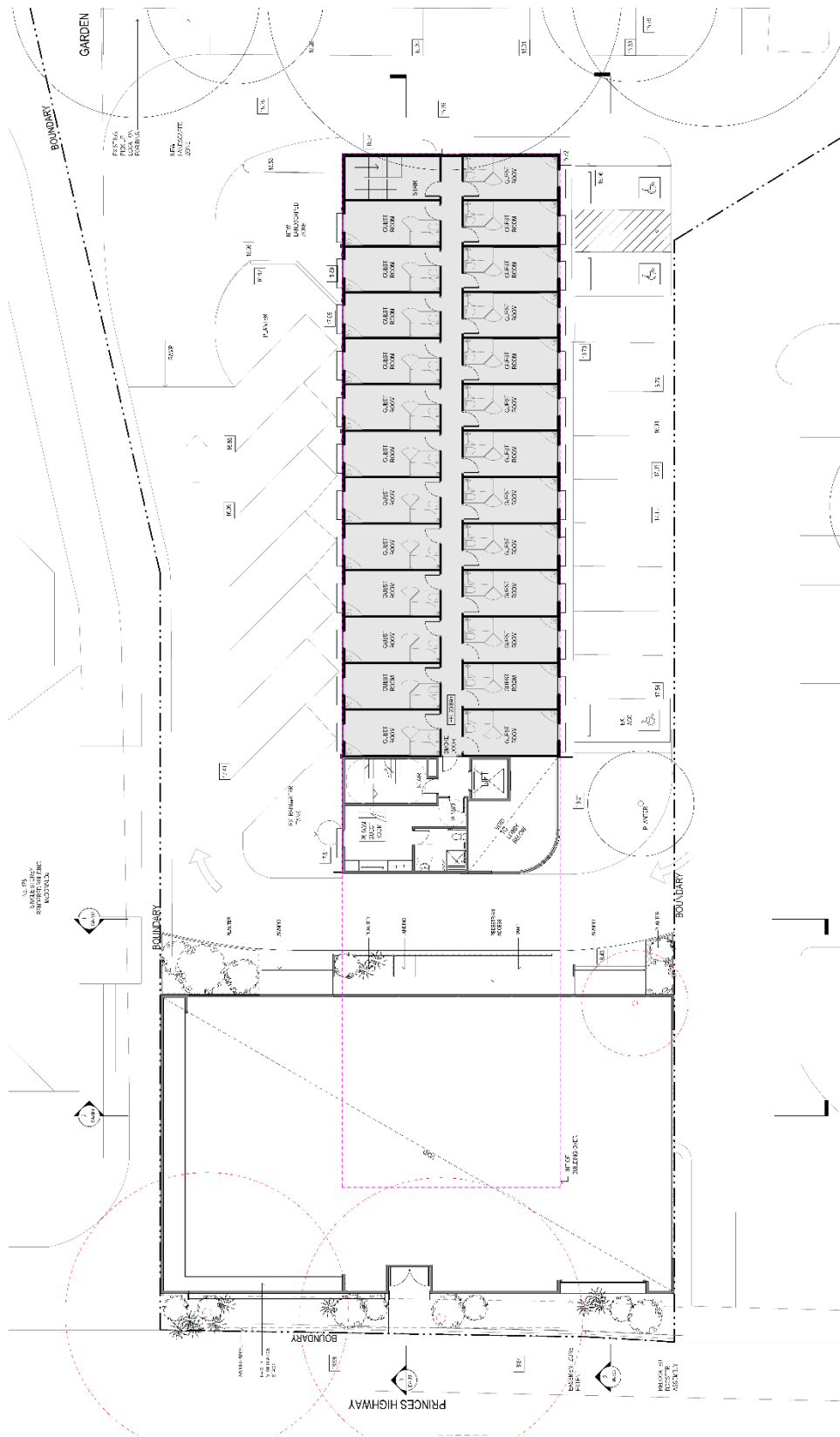
DATE: 16/08/23

SCALE: 1:100

PROJECT NO: DA-101

PROJECT NAME: PROPOSED GROUND FLOOR PLAN

APPROVED BY: [Signature]



1 LEVEL 1 PROPOSED PLAN
1:100 @ A1

NOTES
1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL.
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL.

DEVELOPMENT APPLICATION

- LEGEND
- EXISTING FOOTING
 - EXISTING CONCRETE
 - EXISTING WALLS
 - EXISTING ROOF
 - EXISTING FLOORING
 - EXISTING GLAZING
 - EXISTING STRUCTURE
 - EXISTING LANDSCAPE
 - EXISTING SITEWORK
 - EXISTING UTILITIES
 - EXISTING SERVICES

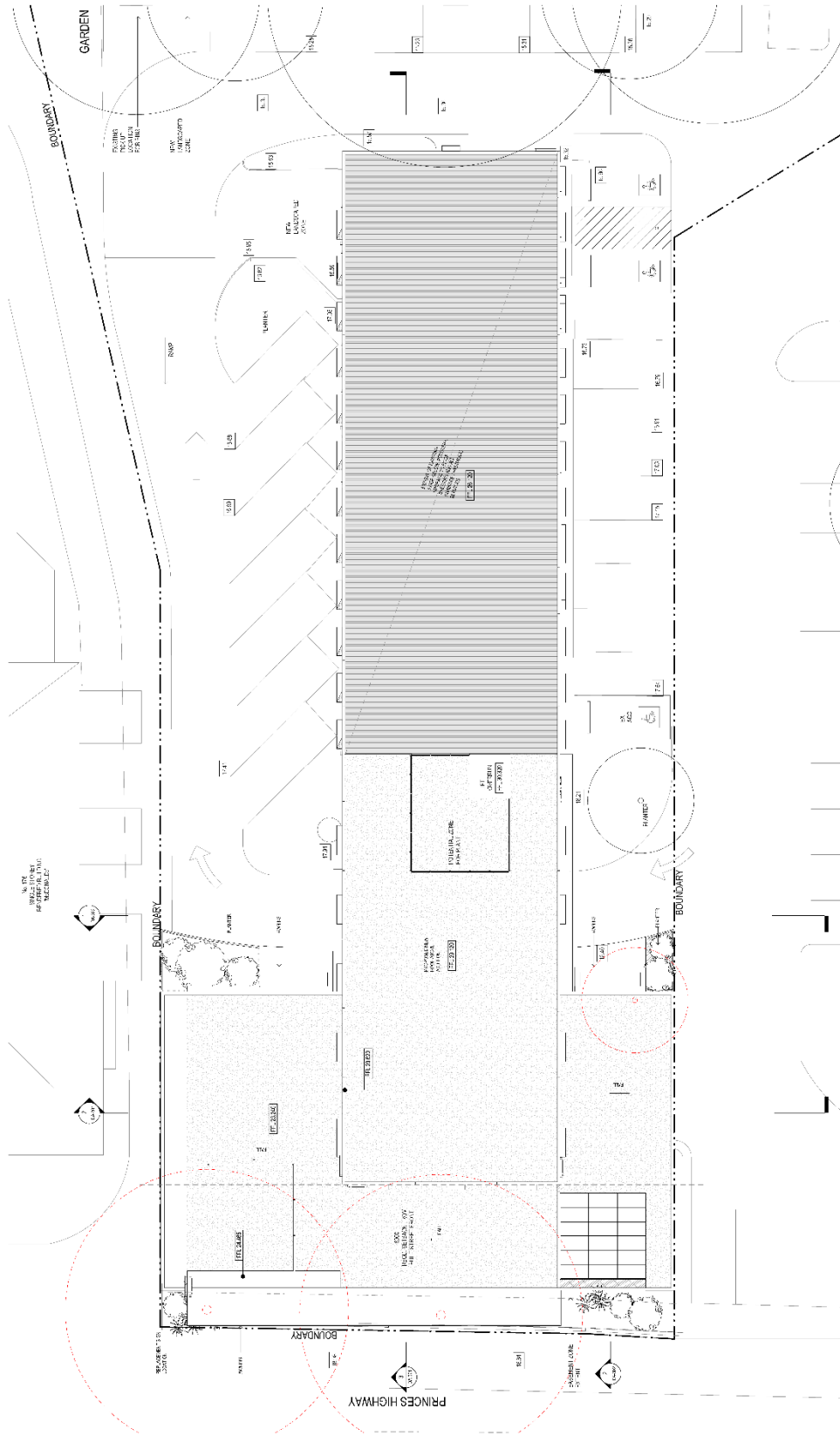
DRAWING NOTES

PROJECT

PROJECT: BRISTOL PETERS
117 PRINCESS STREET, SYDNEY NSW 1584
DATE: 16/08/23
DRAWN BY: J. W. HARRIS
CHECKED BY: J. W. HARRIS
SCALE: AS SHOWN
PROJECT NO: DA-102

squillace

ARCHITECTURE / INTERIORS
117 PRINCESS STREET, SYDNEY NSW 1584
PH: 02 9555 1330
WWW.SQUILLACE.AU



ROOF LEVEL PROPOSED PLAN
1:100 @ A1

DEVELOPMENT APPLICATION
 The purpose of this plan is to show the proposed roof levels for the development. The plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.

LEGEND

- 1. PROPOSED ROOF LEVEL
- 2. EXISTING ROOF LEVEL
- 3. FINISHED FLOOR LEVEL
- 4. FINISHED GROUND LEVEL
- 5. FINISHED SUBGRADE LEVEL
- 6. FINISHED DRIVEWAY LEVEL
- 7. FINISHED TERRACE LEVEL
- 8. FINISHED BALCONY LEVEL
- 9. FINISHED PATIO LEVEL
- 10. FINISHED GARDEN LEVEL
- 11. FINISHED DRIVEWAY LEVEL
- 12. FINISHED TERRACE LEVEL
- 13. FINISHED BALCONY LEVEL
- 14. FINISHED PATIO LEVEL
- 15. FINISHED GARDEN LEVEL

PROJECT: BIS ST PETERS
 1/17 PRINCES HIGHWAY, SYDNEY NSW 2044

CLIENT: HRS CAPITAL

ARCHITECT: squillace
 ARCHITECTS URE / INTERIORS
www.squillace.com.au

DATE: 16/08/23

SCALE: AS SHOWN

PROJECT NO: DA-105

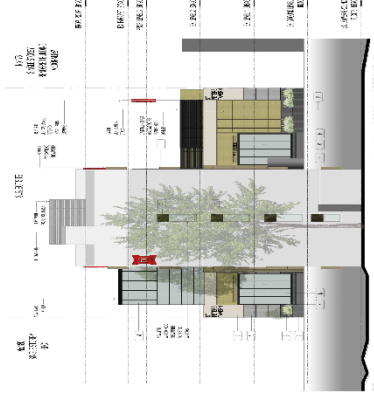
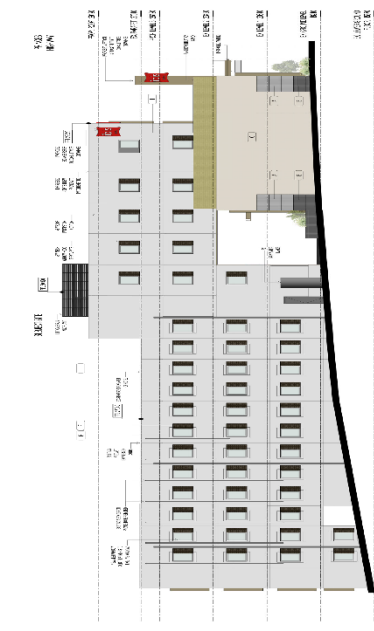
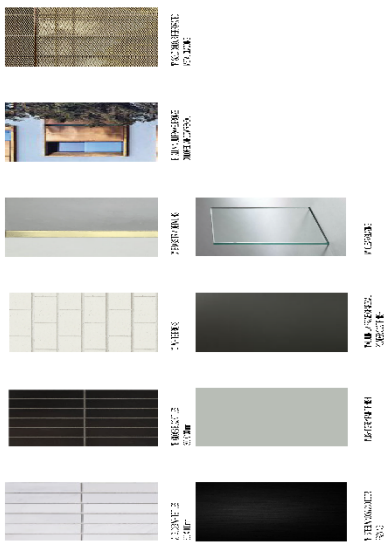
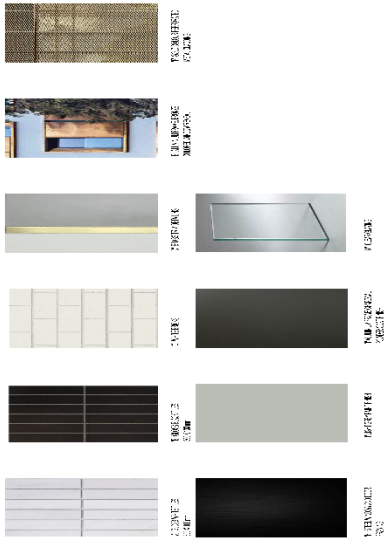
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DATE: 16/08/23

SCALE: AS SHOWN

PROJECT NO: DA-105

PROJECT NAME: PROPOSED ROOF PLAN



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 15/201 B
 15/201 B
 15/201 B

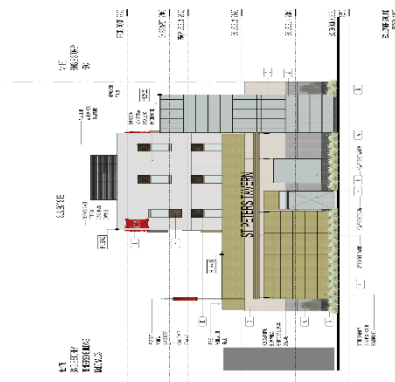
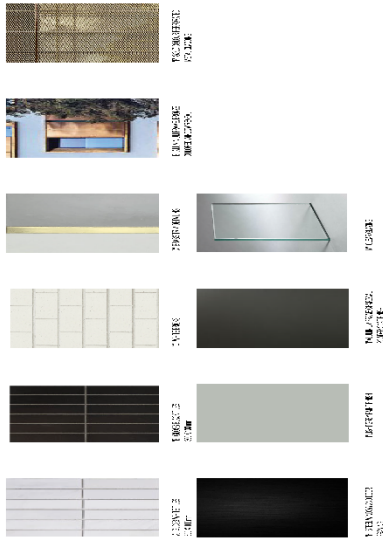
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ARCHITECTURE BY SQUILLSACE
 15/17-19/17 RIVERVIEW BLVD,
 RIVERVIEW NSW 1500
 02 9370 8888
 www.squillsace.com.au

PROJECT NO: DA204 B
DATE: 11/12/2024
SCALE: 1:100

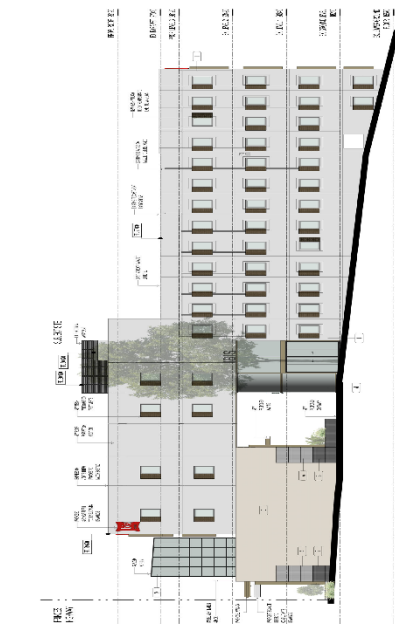
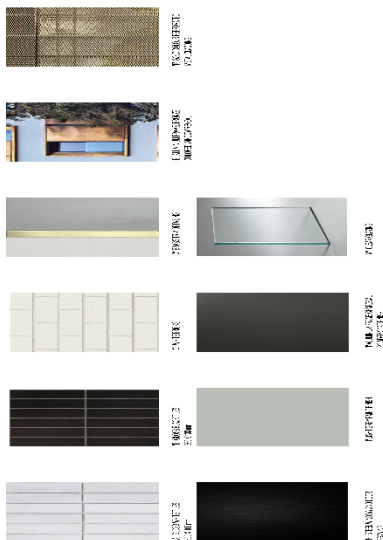
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PROJECT NAME: BIRKBECK COLLEGE
PROJECT ADDRESS: 15/17-19/17 RIVERVIEW BLVD, RIVERVIEW NSW 1500

CONTRACT NO: 20240801
CONTRACT DATE: 01/08/2024
CONTRACT VALUE: \$1,000,000

OWNER: BIRKBECK COLLEGE
DESIGNER: ARCHITECTURE BY SQUILLSACE
DATE: 11/12/2024

STATEMENT OF WORK: ARCHITECTURAL DESIGN
DATE: 11/12/2024

PROJECT NO: DA204 B
DATE: 11/12/2024
SCALE: 1:100



ARCHITECTURE BY SQUILLSACE
 15/17-19/17 RIVERVIEW BLVD,
 RIVERVIEW NSW 1500
 02 9370 8888
 www.squillsace.com.au

PROJECT NO: DA204 B
DATE: 11/12/2024
SCALE: 1:100

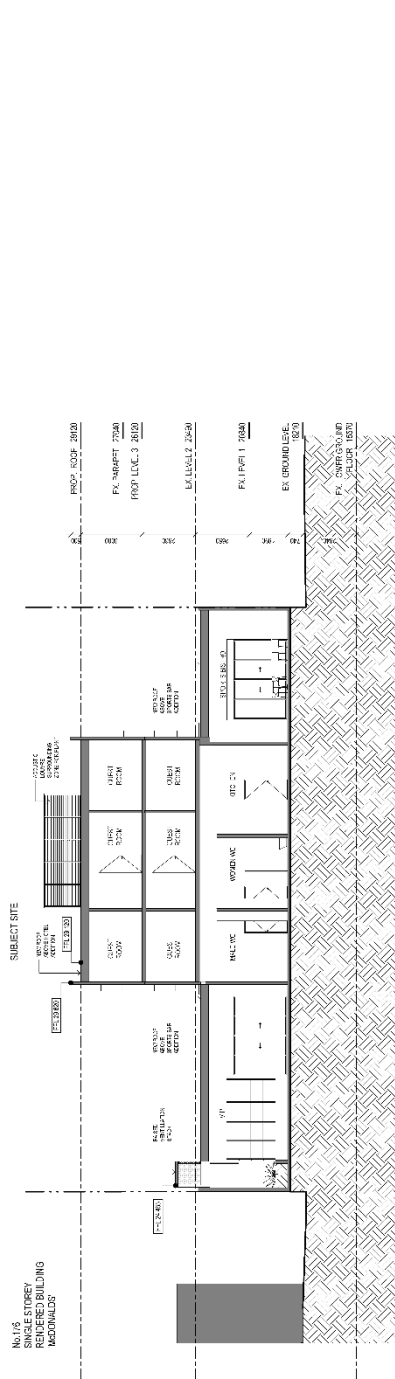
CLIENT: BIRKBECK COLLEGE
PROJECT NAME: BIRKBECK COLLEGE
PROJECT ADDRESS: 15/17-19/17 RIVERVIEW BLVD, RIVERVIEW NSW 1500

CONTRACT NO: 20240801
CONTRACT DATE: 01/08/2024
CONTRACT VALUE: \$1,000,000

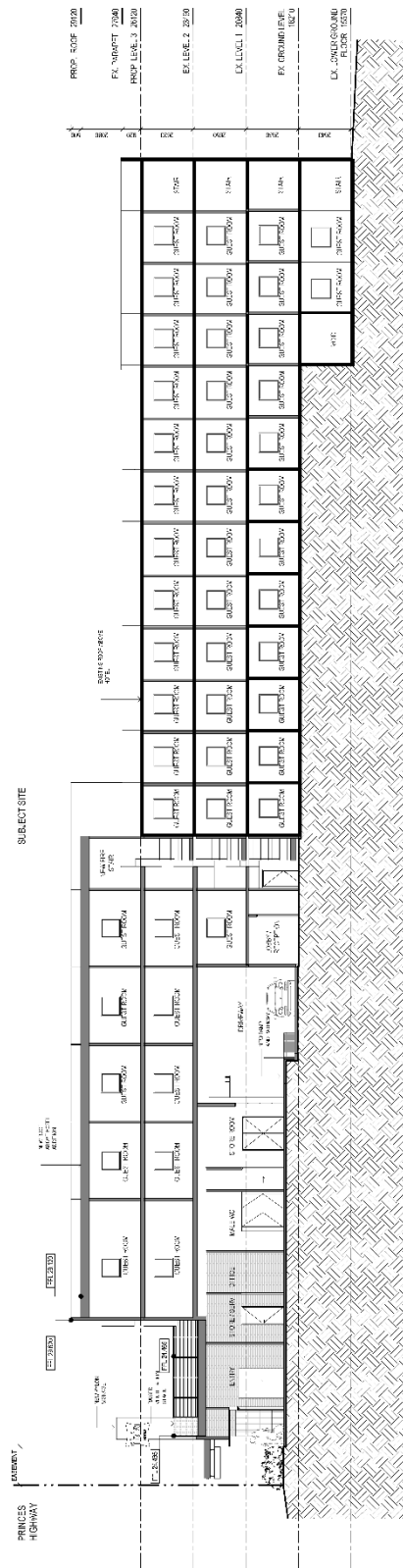
OWNER: BIRKBECK COLLEGE
DESIGNER: ARCHITECTURE BY SQUILLSACE
DATE: 11/12/2024

STATEMENT OF WORK: ARCHITECTURAL DESIGN
DATE: 11/12/2024

PROJECT NO: DA204 B
DATE: 11/12/2024
SCALE: 1:100



2 CROSS SECTION
1:100 @ A1



3 LONG SECTION
1:100 @ A1

DEVELOPMENT APPLICATION
No. 1/5 Single Storey Reinforced Building
100/102 Princes Highway, Sydney NSW 1588
Prepared for: Mr. [Name], 100/102 Princes Highway, Sydney NSW 1588
Prepared by: [Company Name], 100/102 Princes Highway, Sydney NSW 1588
Scale: 1:100
Date: 16/08/23

PROJECT
NO. 1/5 SINGLE STOREY REINFORCED BUILDING
100/102 PRINCES HWY SYDNEY NSW 1588
DRAWN BY: J. [Name]
CHECKED BY: M. [Name]
DATE: 16/08/23

ARCHITECT
INS CAPITAL
100/102 PRINCES HWY SYDNEY NSW 1588
TEL: 02 9550 1234
WWW.INS-CAPITAL.COM.AU

PROJECT
INS CAPITAL
100/102 PRINCES HWY SYDNEY NSW 1588
TEL: 02 9550 1234
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TEL: 02 9550 1234
WWW.INS-CAPITAL.COM.AU

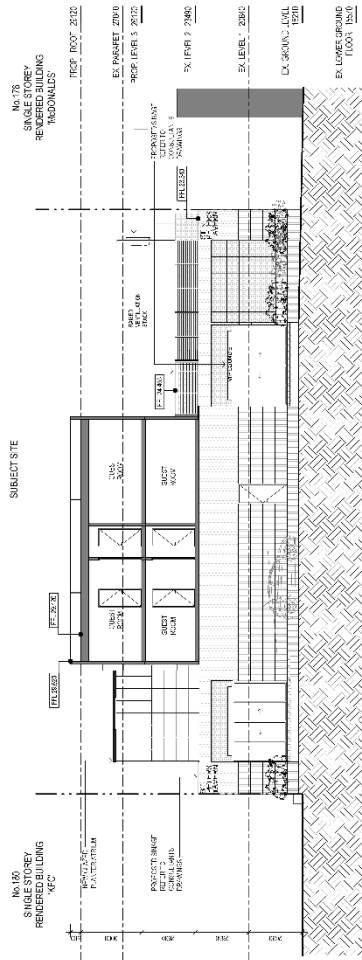
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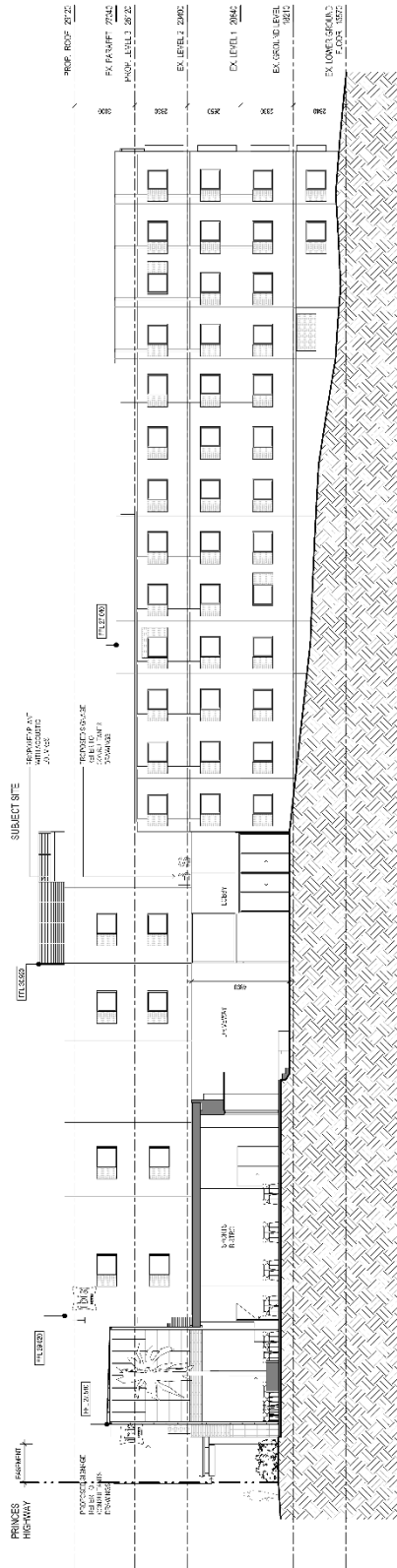
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ARCHITECT
INS CAPITAL
100/102 PRINCES HWY SYDNEY NSW 1588
TEL: 02 9550 1234
WWW.INS-CAPITAL.COM.AU



1 CROSS-SECTION
1:100 @ A1



2 LONG-SECTION
1:100 @ A1

PROJECT: BRISTOL PETERS
 117 PRINCE OF WALES AVENUE
 SYDNEY NSW 2008
CLIENT: HNS CAPITAL
ARCHITECT: squillace ARCHITECTURE / INTERIORS
www.squillace.com.au

NO.: DA-302
DATE: 16/08/21
SCALE: 1:100 @ A1
SECTION: SECTION SHEET 2

DATE: 16/08/21
SCALE: 1:100 @ A1
SECTION: SECTION SHEET 2

PROJECT: BRISTOL PETERS
 117 PRINCE OF WALES AVENUE
 SYDNEY NSW 2008
CLIENT: HNS CAPITAL
ARCHITECT: squillace ARCHITECTURE / INTERIORS
www.squillace.com.au

NO.: DA-302
DATE: 16/08/21
SCALE: 1:100 @ A1
SECTION: SECTION SHEET 2

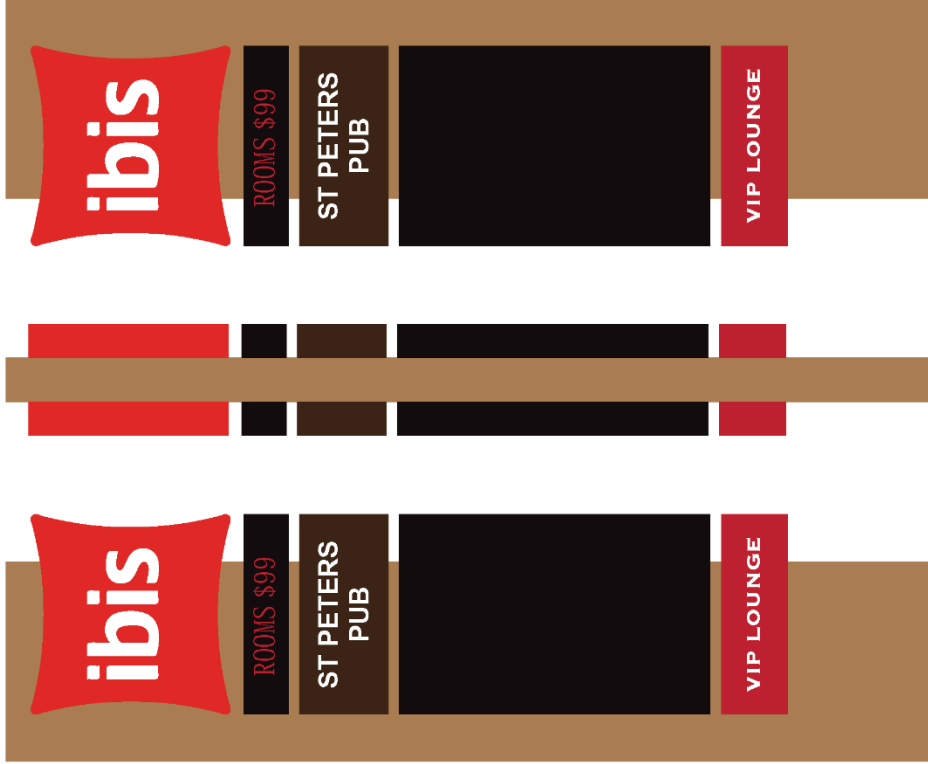
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 117 PRINCE OF WALES AVENUE
 SYDNEY NSW 2008
CLIENT: HNS CAPITAL
ARCHITECT: squillace ARCHITECTURE / INTERIORS
www.squillace.com.au

NO.: DA-302
DATE: 16/08/21
SCALE: 1:100 @ A1
SECTION: SECTION SHEET 2

ITEM 2

BUILDING BLADE SIGN

- Blade shape to be built onto proposed extension by contracted builder. Fremont to dress blade shape with aluminium extrusion lightboxes and LED screens either side.
- Blade shape 900 x 4,200 x 200mm
- IBIS lightbox 900 x 900 x 150mm
- Room prices LED screen 900 x 200mm
- St Peters Pub lightbox 900 x 400 x 150mm
- LED screen 900 x 1,400mm
- VIP LOUNGE lightbox 900 x 300 x 150mm



CLIENT TO ORGANISE POWER
VISUAL ONLY - NOT TO EXACT SCALE
 LAMPING, COLOUR AND FINISHES ARE INDICATIVE ONLY

CLIENT
 IRIS CAPITAL

PROJECT
 IBIS ST. PETERS

DATE
 22.07.2021

DESIGN REVISION
 5144 SM 0

FINAL CHECK

FREMONT*



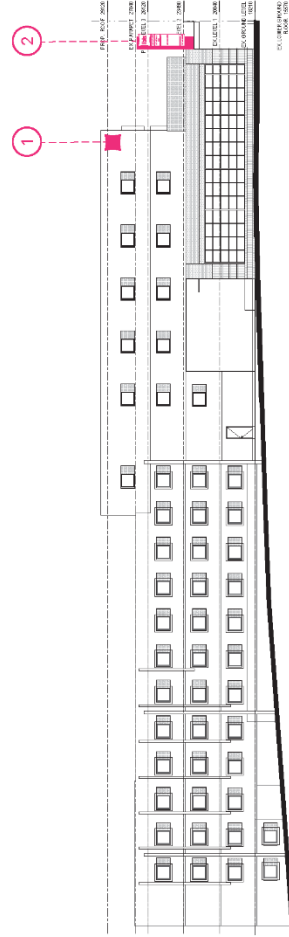
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Document Set ID: 36421403
 Version: 2, Version Date: 15/06/2022

NORTH

- 1) **IBIS BUILDING SIGN**
- 3D fabricated shape. Internal illumination.
- 2) **BUILDING BLADE SIGN**
- Blade shape to be built onto proposed extension by contracted builder. Fremont to dress blade shape with aluminium extrusion lightboxes and LED screens either side.



NORTH ELEVATION 1 : 300 @ A3

CLIENT TO ORGANISE POWER
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LUMINOUS COLOR AND DEGREE ARE INDICATIVE ONLY

CLIENT
IRIS CAPITAL

PROJECT
IBIS ST. PETERS

DATE
22.07.2021

DESIGN REVISION
5144 1

FINAL CHECK

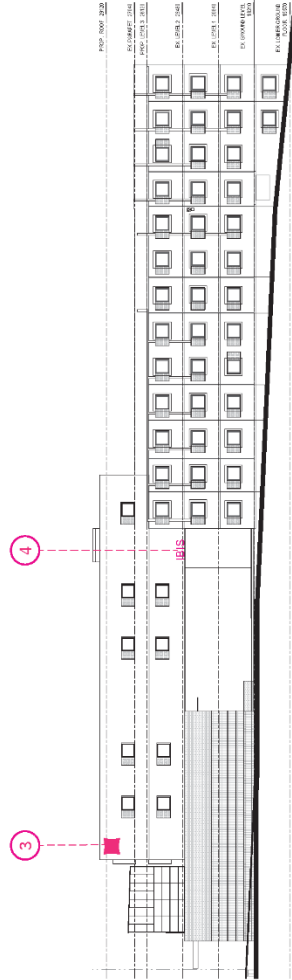
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Version: 2, Version Date: 15/06/2022

SOUTH

- 3) IBIS BUILDING SIGN
- 3D fabricated shape. Internal illumination.
- 4) IBIS ENTRANCE FEATURE
- 3D fabricated letters. Internal illumination.



SOUTH ELEVATION 1 : 300 @ A3

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CLIENT
IRIS CAPITAL

PROJECT
IBIS ST. PETERS

DATE
22.07.2021

DESIGN REVISION
5144 1

FINAL CHECK

FREMONT*

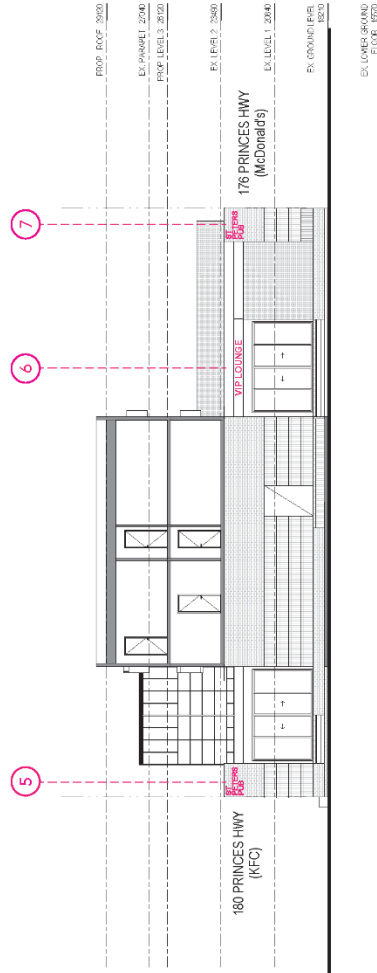


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Version: 2, Version Date: 15/06/2022

EAST

- 5) ST PETERS PUB BUILDING SIGN
- 3D fabricated letters. Internal illumination.
- 6) VIP LOUNGE FEATURE
- 3D fabricated letters. Internal illumination.
- 7) ST PETERS PUB BUILDING SIGN
- 3D fabricated letters. Internal illumination.



EAST ELEVATION 1 : 200 @ A3

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CLIENT
IRIS CAPITAL

PROJECT
IBIS ST. PETERS

DATE
22.07.2021

DESIGN REVISION
5144 1

FINAL CHECK

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FREMONT 2021

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Document Set ID: 36421403
Version: 2, Version Date: 15/06/2022

WEST

- 8) IBIS BUILDING SIGN
 - 3D fabricated shape. Internal illumination.
- 9) ST PETERS PUB ENTRY FEATURE
 - 3D fabricated letters. Internal illumination.
- 10) ABOVE AWNING
 - 3D fabricated letters. Internal illumination.
- 11) UNDERAWNING 'VIP LOUNGE'
 - Aluminium extrusion lightbox.
- 12) UNDERAWNING 'ST PETERS PUB'
 - Aluminium extrusion lightbox.
- 13) UNDERAWNING 'BISTRO'
 - Aluminium extrusion lightbox.
- 14) UNDERAWNING 'TAB'
 - Aluminium extrusion lightbox.

CLIENT TO ORGANISE POWER
VISUAL ONLY - NOT TO EXACT SCALE
 LUMINOUS COLOUR AND DIMENSIONS ARE FOR INFORMATION ONLY

CLIENT
 IRIS CAPITAL

PROJECT
 IBIS ST. PETERS

DATE
 22.07.2021

DESIGN REVISION
 5144 1

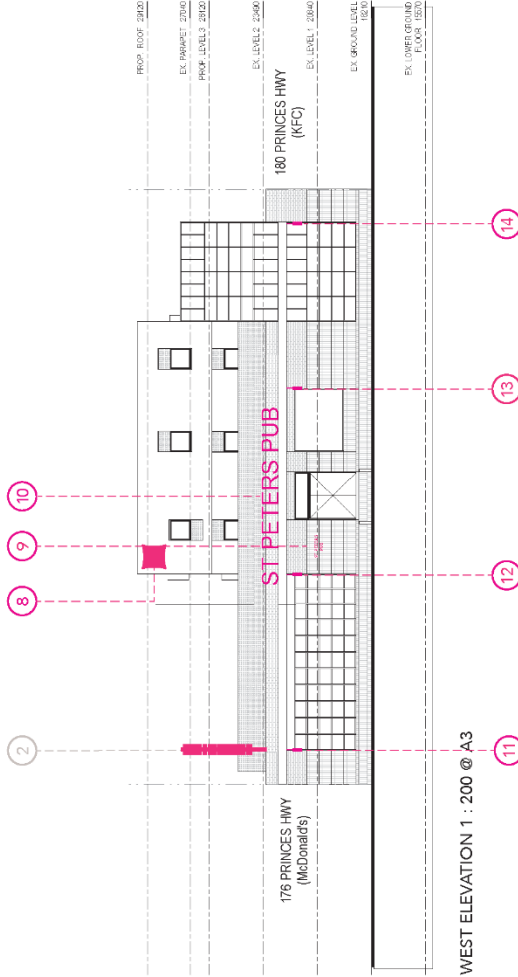
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FREMONT 2021

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FOR BOX 813 NEWPORT NSW 2106 DATE: 12.7.21 SCALE: 1:200 DOC: 1 OF 2

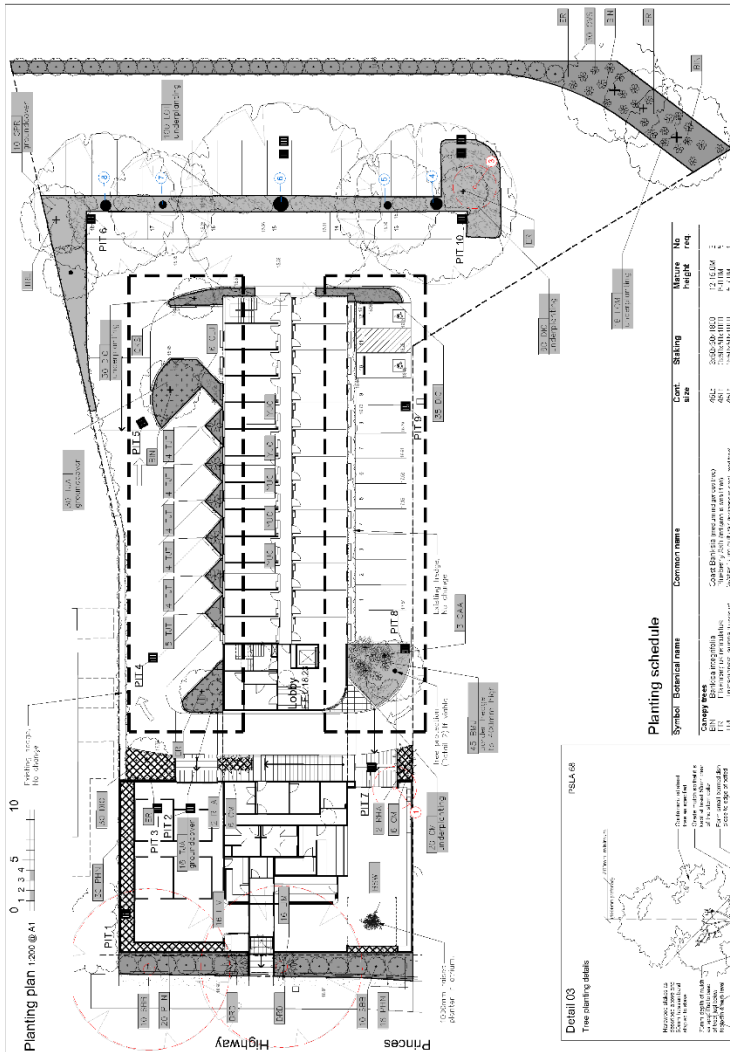
DOB: 8/11/1980
 PHONE: 02 9525 3033
 EMAIL: SALES@PASCAL.COM.AU
 PROJECT NO: 1802
 1802 HOLLYBUSH PRINCLES HWY
 ST PETERS NSW

ISSUE-A

PAUL SCARVENER
 L.A.M.S.P.A.

AMENDMENTS

A	12.7.21	FOR REVIEW
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Irrigation notes

1. Irrigation systems shall be designed in accordance with the Australian Standard AS/NZS 4547:2003 'Irrigation systems - Design, installation and maintenance'. The system shall be designed to provide adequate water to the plants during the peak summer months. The system shall be designed to provide adequate water to the plants during the peak summer months. The system shall be designed to provide adequate water to the plants during the peak summer months.

General construction notes

1. All construction shall be in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'. The steelwork shall be fabricated in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'. The steelwork shall be fabricated in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'.

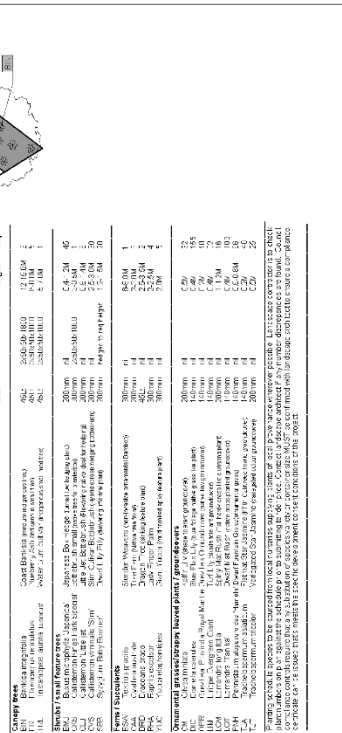
2. All construction shall be in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'. The steelwork shall be fabricated in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'. The steelwork shall be fabricated in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'.

3. All construction shall be in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'. The steelwork shall be fabricated in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'. The steelwork shall be fabricated in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'.

Symbol	Botanical name	Common name	Cont.	Shading	Min.	Max.	Height	req
C4	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C5	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C6	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C7	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C8	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C9	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C10	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C11	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C12	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C13	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C14	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C15	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C16	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C17	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C18	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C19	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1
C20	Carex flacca	Common sedge	200mm	100%	100%	100%	100%	1

Planting schedule

Planting shall be in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'. The steelwork shall be fabricated in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'. The steelwork shall be fabricated in accordance with the Australian Standard AS 1530.4:2005 'Structural steel design - Part 4: Welded connections'.



AMENDMENTS

No.	Description
A	12.7.21 FOR REVIEW

Refer also to Arborist Report Prepared by George Palmer, Botanic's P/C

RAISED PLANTER OVER NATURAL SOIL

NEW SOIL TO 200MM DEEP. (SEE DETAIL 4)

HAND CULTIVATED EXISTING GARDEN AREAS AS PER NOTE 2

FOR REVIEW

DATE: 12.7.21

ISSUE-A

PO BOX 813 NEWPORT NSW 2106 DATE: 12.7.21 SCALE: 1:200 DWG: 2 OF 2

488 6713 6811

WWW.GEORGEPALMER.COM

EMAIL: G@GEORGEPALMER.COM

10/100 RIVERVIEW DRIVE NEWPORT NSW 2106

PH: 02 9388 1000

10/100 RIVERVIEW DRIVE NEWPORT NSW 2106

PH: 02 9388 1000

10/100 RIVERVIEW DRIVE NEWPORT NSW 2106

PH: 02 9388 1000

10/100 RIVERVIEW DRIVE NEWPORT NSW 2106

PH: 02 9388 1000

10/100 RIVERVIEW DRIVE NEWPORT NSW 2106

PH: 02 9388 1000

Attachment C – Plan of Management



26 August 2021

PLAN OF MANAGEMENT: 178 Princes Highway, St Peters

Matter	Response
1. Introduction	
Objective	The purpose of this PoM is to meet the social and cultural needs of the locality, while managing the effects of the use on the neighbourhoods in which these are located.
2. The Site & Its Locality	
The Site	178 Princes Highway, St Peters
Configuration of the Premises	Premises is located on the ground floor with the following: <ul style="list-style-type: none"> • Hotel lobby • Amenities • Office • Coffee Bar • Bar • Gaming room • Outdoor seating area
Entry	Princes Highway Secondary entries from car park
The Locality	B6 Enterprise Zone
3. Operational Details	
Organisational Overview	The relevant liquor licence will be applied for subject upon receipt of development consent. The management and owners are experienced in running similar venues across Australia and are committed to providing a safe venue for their patrons by implementing a range of measures to ensure that the amenity of the area and nearby residential receivers are not adversely affected by the use.
Employment/Staffing Details	Up to five staff at any one time.
Patron Capacity	200
Hours of Operation	Monday to Saturday 7:00am – 12 midnight Sunday 7:00am – 10:00pm.

Document Set ID: 35241578
Version: 1, Version Date: 27/08/2021

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

Postal Address: PO Box 954 | Edgecliff 2027

02 9386 7000 www.hamptonspropertyservices.com

Hamptons Property Services Pty Ltd | ABN 66 141 622 433

Smoking Facilities	Compliance is required with the Smoke Free Environment Act 2000 and the Smoke Free Environment Regulation 2016
Patron Conduct	<p>To ensure that patrons do not cause undue disturbance when leaving the premises, between 15 and 30 minutes prior to closure, the following pre-closure procedures must occur:</p> <ul style="list-style-type: none"> o Liquor sales shall cease; o Lighting must be turned up; o Music shall be turned down; and o Announcements made to patrons during this period, to the effect that the premises is about to close and asking patrons to leave quietly, safely and respect the needs of nearby residents to not be disturbed
Queuing	<p>All patrons waiting outside to enter the premises shall queue along the immediate frontage of the premises.</p> <p>The queue shall not obstruct any fire exit or obstruct any entrance to the premises, which are in operation at that time. Should queuing spill over to the footpath area, a minimum of three (3) metres thoroughfare must be maintained along the footpath for pedestrians.</p>
Signage	<p>Signage shall be erected and maintained in a clear and prominent position adjacent to all points of egress, requesting that patrons depart the premises in a manner respectful of the surrounding area, or wording to that effect.</p> <p>All signage required under the LA 2007 and GM Act 2001 and their respective Regulations, shall be displayed and maintained in a prominent position, in accordance with those legislative requirements.</p>
Responsible Service of Alcohol	<ul style="list-style-type: none"> o The licence shall be exercised at all times in accordance with the provisions of the LA 2007 and LR 2008. o The following operational policies for the R S A shall apply:- o 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 premises' RSA Procedure as well as the House Policy for Compliance with the Secretary's Guidelines.

- The licensee shall not engage in any liquor promotion that is likely to promote irresponsible service of liquor.
- The licensee shall follow the Liquor Promotion Guidelines and Intoxication Guidelines, as published from time to time on the ILGA website.
- The licensee shall not sell or supply alcohol to any person who is intoxicated.
- Any person who is intoxicated shall be denied entry to the premises.
- The licensee will not permit intoxication or any indecent, violent or quarrelsome conduct by patrons of 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. 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;
 - Australian or foreign passport
- Low alcohol beer 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 LR 2008, and the premises House Policy for compliance with the Secretary's Guidelines, shall be available whenever alcohol is available for consumption in the premises.
- The licensee will arrange (without charge) for taxis to collect any patron from the premises if requested to do so.

	<ul style="list-style-type: none"> ○ An RSA Marshall shall be employed to patrol the premises between 11pm and close Friday and Saturday nights and any nights which precede a public holiday or a major event at Sydney Olympic Park. ○ The RSA Marshall shall 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.
<ul style="list-style-type: none"> ○ Drugs and Spiking of Drinks 	<p>If any person is caught dealing, purchasing or consuming drugs within the premises, the person (or persons) are to be requested to leave immediately and management must be informed of this. This is their first and only warning. If the same person is caught again, then the person (or persons) are to be banned for a period determined by the licensee.</p> <p>Drink spiking is often difficult to detect. Below are some things to look out for and what to do:</p> <ul style="list-style-type: none"> ○ Any occurrences of a person (or persons) escorting out an obviously affected and lone person. Ask questions and engage in conversation with the person escorting the affected patron away, asking for their name, where they are heading to, etc – 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

	<ul style="list-style-type: none"> ○ 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 Incident Register. ○ Remember the most common drug used for drink spiking is alcohol. Be aware of strange drink orders such as beer and a nip of vodka, double shots in shot glasses, etc.
<ul style="list-style-type: none"> ○ Noise 	<p>Noise likely to result from the operation of the premises includes:</p> <ul style="list-style-type: none"> ○ noise from patrons entering and leaving the premises, ○ patrons smoking on the footpath, ○ entertainment related noise from background music, ○ noise from the gaming room facade ○ mechanical plant noise, and ○ from the removal of waste. <p>To ensure that the impact of noise is mitigated, the following operations measures must be employed:</p> <ul style="list-style-type: none"> ○ patron capacity of the premises is limited to a maximum capacity of 200 people at any one time ○ the operational hours must be complied with ○ background music within the premises must not exceed 70dBA (sound pressure level) ○ removal of glass and waste is to be undertaken internally and not be undertaken between the hours of 10:00pm and 7:00am ○ a contact number is to be provided within the venue to enable contact should complaints of noise arise ○ signage is to be displayed at the exit points from the premises to remind patrons to be mindful of noise when they are leaving the premises ○ any speakers within the premises are to be vibration isolated from the base building structure.
<ul style="list-style-type: none"> ○ Operation of Doors 	<p>All doors to the premises are to be closed at 12 midnight. Entry into the building, to access hotel rooms, would only be with a security pass entry.</p>
<ul style="list-style-type: none"> ○ Car Parking Provision – Staff and Visitors 	<p>No staff or visitor parking is provided on site.</p>

<ul style="list-style-type: none"> ○ Deliveries and Loading/Unloading 	<p>All loading and unloading is to occur at the rear of the building.</p>
<ul style="list-style-type: none"> ○ General Security Measures 	<p>The licensee shall require any security personnel employed at the premises to:</p> <ul style="list-style-type: none"> ○ Be dressed in readily identifiable uniform so that they may be highly visible to patrons, displaying identification as a security guard and to be appropriately licensed. ○ Fill in a time sheet (with start and finish times) which is to be initialled by the manager/licensee on duty. ○ Report to the manager/licensee to obtain a briefing on any specific duties to be addressed before commencing duty. ○ Ensure that persons entering the premises are suitably attired in accordance with the premises' dress code, which shall require patrons, at least, to be neatly dressed in casual wear, with footwear and to be clean. ○ If monitoring the Main Entry, scan patrons with a metal detection wand if deemed necessary by security personnel. Security personnel operating metal detecting wands shall be adequately trained in the use of a metal detector and be aware of the required procedures to take, should a positive detection be made. These procedures must take into account recommendations from the Police and the peak industry body representing licensed security personnel. ○ Prevent any person, detected as intoxicated, entering the premises and bring to notice of the licensee or manager, any person in the premises who might be considered to be in, or approaching, a state of intoxication. ○ Prevent patrons leaving the premises with glasses or other opened drinking containers. ○ Prevent patrons entering the premises with alcoholic drinks. ○ Monitor patron behaviour in, and in the vicinity of, the premises until all patrons have left, taking all practical steps to ensure the quiet and orderly departure of patrons. ○ Collect any rubbish in the vicinity of the premises that may be associated with the premises.

	<ul style="list-style-type: none"> ○ Co-operate with the Police and any other private security personnel operating in the vicinity of the premises. ○ Patrol all toilets, at random intervals, notifying the licensee or management of any suspected illegal activity, or if the toilets need attention in regard to cleanliness. If there are no female security personnel on duty, then prior to entry into the female toilets, an announcement is to be made of the incoming patrol by knocking on the door and clearly stating that these toilets are about to be inspected by a male security person. ○ In the event of an incident, clearly identify themselves as security belonging to the premises and attempt to rectify the problem. ○ Continually apply a "Hands Off Policy". Patrons are only to be asked to leave at the direction of management and forced removal from the premises must only occur at the direction of management and with reasonable force only. Immediate hands-on action may still be used in self-defence or in the defence of another patron. ○ Make a written note with details of any incidents in the premises' Incident Register, as required by this PoM. The details should be immediately entered in the Incident Register or, where it is not practical to do this, written in a notebook and copied into the Incident Register at the end of the shift.
<ul style="list-style-type: none"> ○ Closed Circuit Television Cameras (CCTV) 	<p>CCTV security cameras are installed internally and externally to the Premises. Recorded images are kept for a minimum of 30 days before being erased or over written. The cameras are to be operated whenever the premises is open for trade. The CCTV footage must only be accessed by senior management.</p> <p>A copy of the required CCTV footage shall be made available upon request, from either the Police or Council subject to management being able to first make a copy prior to handing over footage, in the case where the CCTV footage is not stored on the CCTV system's hard drive, but on an external storage medium like a DVD disc.</p>
<p>4. Management Measures</p>	

<ul style="list-style-type: none"> ○ Waste Management 	<p>All waste shall be stored in the waste storage area until the collection day. The collection of waste and recycling must only occur between 7am to 8pm on weekdays and between 9am and 5pm on weekends and public holidays.</p> <p>The disposal of bottles and waste should be undertaken prior to 10 pm and not before 7am.</p> <p>Adequate bins are to be provided outside the premises, adjacent to doorways for patrons to properly dispose of cigarette butts.</p>
<ul style="list-style-type: none"> ○ Cleaning of the Premises 	<p>The premises shall be cleaned daily after close, or more frequently as the need arises</p>
<ul style="list-style-type: none"> ○ Training of Staff 	<p>All staff are provided with extensive training, both at the commencement of their employment and on an on-going basis during their retention.</p>
<ul style="list-style-type: none"> ○ General Amenity 	<p>The licensee shall consider the amenity of neighbours and shall take all reasonable measures to ensure the conduct of the business does not impact adversely on the surrounding area.</p> <p>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.</p> <p>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.</p> <p>The licensee shall ensure that the entry points and immediate vicinity are kept clean and tidy during the premise’s hours of operation.</p>
<ul style="list-style-type: none"> ○ Review Process 	<p>This PoM will be reviewed on an annual basis, or as otherwise required.</p> <p>This review will occur between management, staff and the relevant Liquor Accord and/or any other relevant person with an interest in the premises.</p> <p>Any amended PoM will be submitted to the SOPA as required in accordance with any condition of development consent</p>
<p>5. Complaints Handling</p>	<p>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:</p> <ul style="list-style-type: none"> ○ Any incident involving violence or anti-social behaviour; ○ 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;
- o Any incident that results in a person being turned out of the premises under section 77, LA 2007;
 - o Any incident that results in a patron of the premises requiring medical assistance;
 - o o Any other incident of a kind prescribed by the LR 2008;
 - o 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;
 - o Any complaints made directly to the management or staff of the premises by local residents or business people, about the operation of the premises or the behaviour of its patrons; and
 - o Any visits by any NSW Police Officers, ILGA Special Inspectors noting their agencies or departments, reasons for the visits and results of the visits.

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

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

The format of the premises' Incident Register may change at any time, to an electronic incident register, if it meets the requirements published by the ILGA website

If Security makes entries in their own internal incident register, the licensee or a duty manager shall copy the entries made into the premises Incident Register, by the end of the next business day.

The licensee shall make the Incident Register available to NSW Police Officers, or ILGA Special Inspectors on request, or where not possible, within 24 hours of the request.

Management is to provide a 24 hour a day contact phone number which residents and hotel patrons can use to contact the premises, in order to

make a complaint. Any staff member answering such a call, must do so 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 or patron's call to let them know what has been done to address the concerns/complaints expressed.

All complaints are to be responded to by management within 48 hours of a complaint being made.