

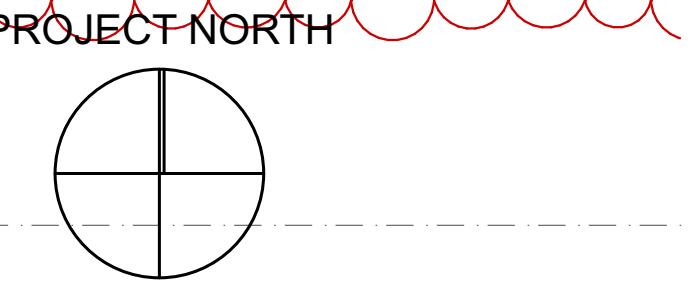
ARCHITECTS
 ABN 68 176 935 634
 NSW Architects Registration No 4932
 43 Queens Road ASQUITH NSW 2077
 PO Box 3065 ASQUITH NSW 2077
 t (02) 9477 6312 f (02) 9476 2465
 e swells@pp.com.au

revision			
issue ID	date	description	
01	R1	20/11/21	DRAWING
02	R2	20/11/21	TRUCK WORKING
03	R3	15/09/21	SW REVISION
04	R4	08/09/21	TENDER DOCUMENTATION
05	R5	08/09/21	CONTRACT
06	R6	08/09/21	FOR CONSTRUCTION
07	R7	20/11/21	BAR DECK MODIFICATION
08	R8	19/10/21	SHED EXPANSION
09	R9	19/10/21	SHED EXPANSION
10	R10	19/10/21	BAR DECK MODIFICATION
11	R11	19/10/21	SHED EXPANSION
12	R12	19/10/21	BAR DECK MODIFICATION

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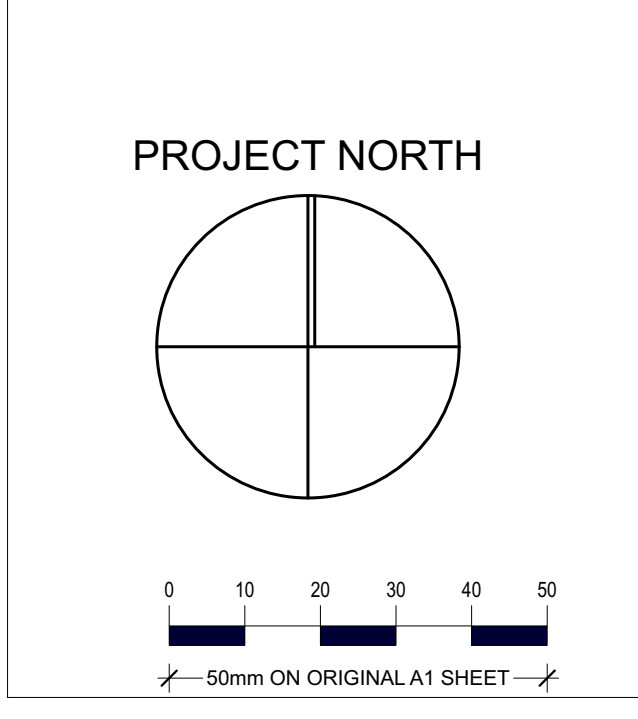
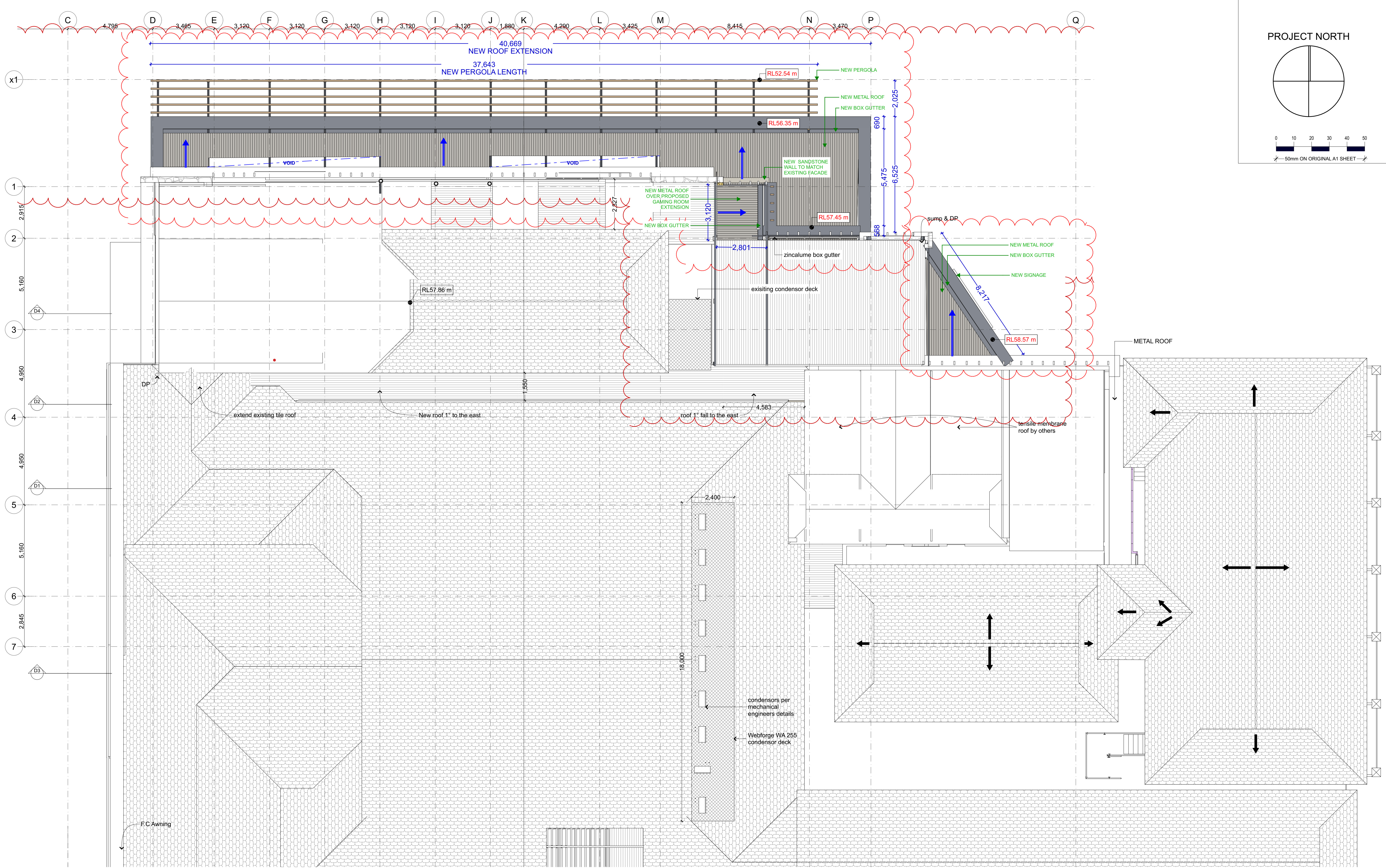


client BRISCOE HOTEL GROUP
 project name ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL
 180 RICHMOND ROAD CAMBRIDGE GARDENS

GROUND FLOOR

project no: 1025 drawing (issue)#: 2.1(12)
 checked by: SW plot date: 15/7/21

GROUND PLAN
 1:100



1 ROOF PLAN
1:100

revision		
issue ID	date	description
01	14/1	ISSUE FOR PERMIT
02	14/1	ISSUE FOR PERMIT
03	14/1	ISSUE FOR PERMIT
04	14/1	ISSUE FOR PERMIT
05	14/1	ISSUE FOR PERMIT
06	14/1	ISSUE FOR PERMIT
07	14/1	ISSUE FOR PERMIT
08	14/1	ISSUE FOR PERMIT
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14	14/1	ISSUE FOR PERMIT
15	14/1	ISSUE FOR PERMIT
16	14/1	ISSUE FOR PERMIT
17	14/1	ISSUE FOR PERMIT
18	14/1	ISSUE FOR PERMIT
19	14/1	ISSUE FOR PERMIT
20	14/1	ISSUE FOR PERMIT

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PO Box 3065 ASQUITH NSW 2077
t (02) 9477 6312 f (02) 9476 2465
m 0411 199 530 e swells@pip.com.au

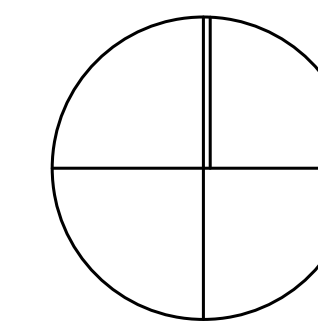
SIMON WELLS ARCHITECT
ARCHITECTS
ABN 88 176 935 634
NSW Architects Registration No 4932

client
BRISCOE HOTEL GROUP

project name
ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL
180 RICHMOND ROAD
CAMBRIDGE GARDENS

ROOF PLAN
project no: **1025** drawing (issue)#: **1.4(12)**
checked by: **SW** plot date: **15/7/21**

PROJECT NORTH

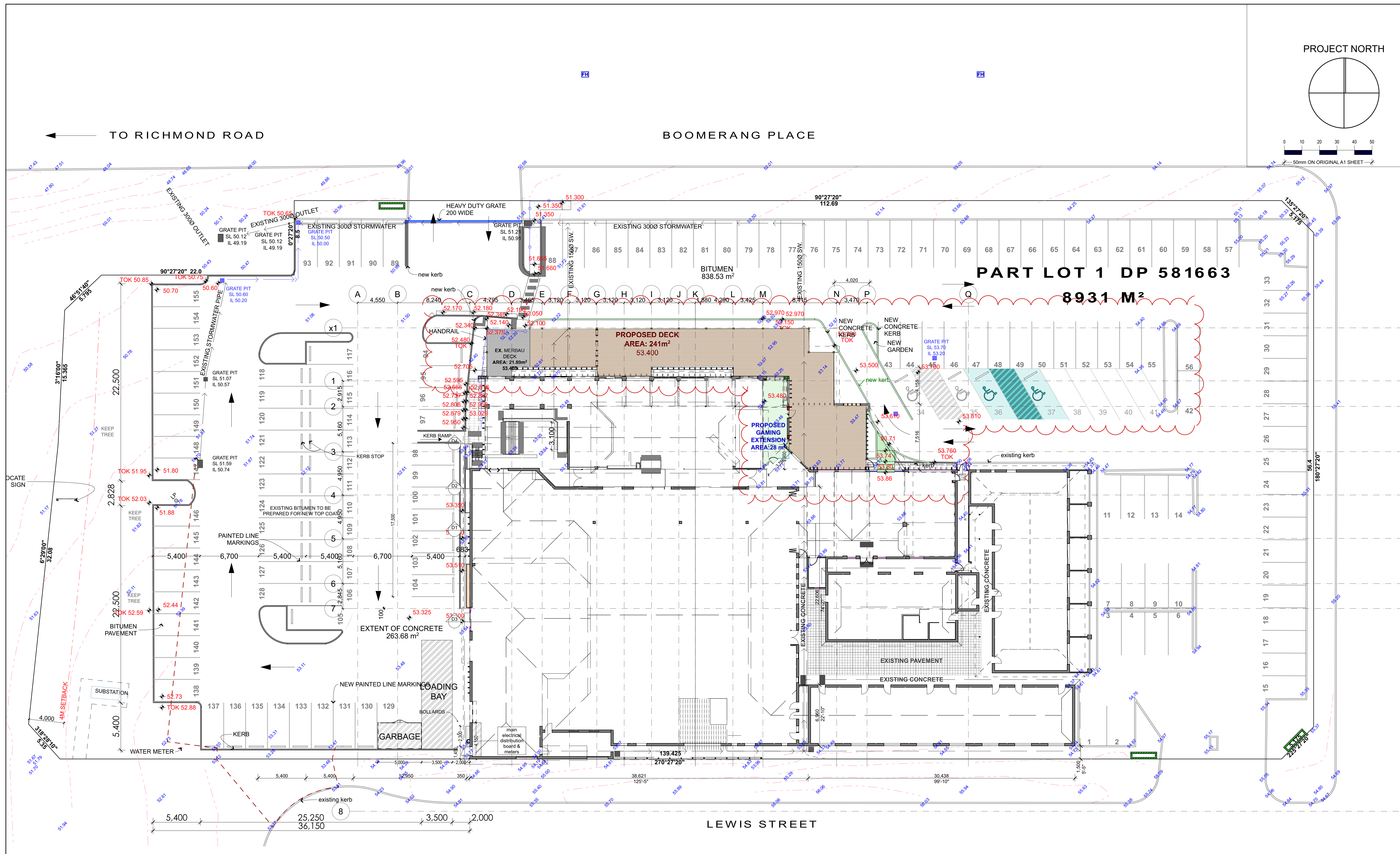


TO RICHMOND ROAD

BOOMERANG PLACE

PART LOT 1 DP 581663
8931 M²

LEWIS STREET



1 SITE PLAN
1:200

revision	date	description
01	201107	ISSUE FOR PERMIT
02	201111	ISSUE FOR PERMIT
03	201211	ISSUE FOR PERMIT
04	201311	ISSUE FOR PERMIT
05	201411	ISSUE FOR PERMIT
06	201511	ISSUE FOR PERMIT
07	201611	ISSUE FOR PERMIT
08	201711	ISSUE FOR PERMIT
09	201811	ISSUE FOR PERMIT
10	201911	ISSUE FOR PERMIT
11	202011	ISSUE FOR PERMIT
12	202111	ISSUE FOR PERMIT

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- PROPOSED NEW DECK
- PROPOSED NEW BUILDING
- PROPOSED CONCRETE SLAB WORK
- PROPOSED ACCESS PARKING

SIMON WELLS ARCHITECT
ARCHITECTS
ABN 88 176 935 634
NSW Architects Registration No 4932

43 Queens Road ASQUITH NSW 2077
PO Box 3065 ASQUITH NSW 2077
t (02) 9477 6312 f (02) 9476 2465
m 0411 199 530 e swells@pip.com.au

client
BRISCOE HOTEL GROUP

project name
ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL
180 RICHMOND ROAD
CAMBRIDGE GARDENS

SITE PLAN	
project no: 1025	drawing (issue): 1.1(12)
checked by: SW	plot date: 15/7/21



**Proposed Alterations and Additions
to the Overlander Hotel
180 Richmond Road, Cambridge Gardens

Parking Assessment**

14 April 2021
Ref: 20008

PREPARED BY
JOHN COADY CONSULTING
JOHN COADY PTY LTD T/A JOHN COADY CONSULTING
TOWNPLANNING AND TRAFFIC CONSULTANT
ABN 642 579 897
7/19A-21 ADDISON ROAD, MANLY NSW 2095
PO BOX 528, MANLY NSW 1655
MOBILE: 04111 24333
EMAIL: john@johnco.com.au

Table of Contents

1. INTRODUCTION..... 1

2. PARKING ASSESSMENT..... 6

**APPENDIX A PLANS OF THE EXISTING HOTEL, PROPOSED EAST DECK
EXTENSION AND ALTERATIONS TO EXISTING PORTE-
COCHERE AND HOTEL ENTRANCE**

1. Introduction

This report has been prepared to accompany a development application to Penrith City Council for proposed alterations and additions to the Overlander Hotel located at 180 Richmond Road, Cambridge Gardens (see Location/Site Plan in the following pages).

The Overlander Hotel site is located on the south-eastern corner of the T-intersection of Richmond Road and Boomerang Place approximately 1.75km north of Parramatta Road. The site is bounded by Richmond Road, Boomerang Place and Lewis Road. It is located within a large urban area comprising the suburbs of Cambridge Gardens, Cambridge Park, Werrington and Cranebrook, on the northern side of Parramatta Road approximately 2.5km (straight line measurement) from the centre of Penrith CBD.

The surrounding development on the eastern side of Richmond Road comprises:

- the Coles Cambridge Gardens Supermarket located on the northern side of Boomerang Place opposite the Overlander Hotel. The supermarket is served by a large carpark (approximately 170 spaces) with vehicular access off Boomerang Place
- the Caltex Service Station also located on the northern side of Boomerang Place opposite the Overlander Hotel, on the north-eastern corner of Boomerang Place with Star Court approximately 35m east of Richmond Road. Vehicular access for the service station is off both Boomerang Place and Star Court
- the McDonalds Cambridge Gardens restaurant which also fronts Star Court on the northern side of the Caltex Service Station. Vehicular access for the McDonalds Restaurant is off Star Court with vehicular access available between the McDonalds Restaurant carpark and the Coles Supermarket carpark
- detached residential development opposite the Overlander Hotel on the southern side of Lewis Road, with additional detached residential development fronting Lewis Road and Carlyle Crescent further to the east.

The existing Overlander Hotel is accommodated on a single level building and has a total *public floorarea*¹ of approximately 806m² comprising:

	<i>Public Floorarea (m²)</i>
Public Bar*	49.32
Public Bar Verandah	34.02
Sports Bar	137.86
Gaming Room*	118.81
Al Fresco Dining	117.73
Family Room 1	177.34
Family Room 2	60.38
Proposed Function Room	88.69
Merbau Deck	21.89
TOTAL	806.04

**The Overlander Hotel currently maintains a total of 28 gaming machines, 23 in the Gaming Room and 5 in the Public Bar*

The existing hotel development also incorporates a total of 20 motel rooms operated by the hotel management which are located on 2 levels in the south-eastern corner of the building. A TAB agency and bottle shop which operate independently of the hotel are located in the south-western corner of the building. There is no public access between the hotel and the TAB agency and bottle shop. The TAB Agency and associated office and WC occupies a total floorarea of approximately 131.5m² (Agency – 108.85m², office – 18.58m²; WC – 4.05m²) while the Bottle Shop occupies a total floorarea of approximately 202.86m² (Sales Area – 102.16m²; Cool Room – 32.30m²; Store Room – 68.40m²)

The Overlander Hotel site development is served by a total of 166 off-street parking spaces in a large carpark on the northern, western and eastern sides of the hotel building. The main vehicular access for that carpark is via a combined entry/exit driveway approximately 12m wide off Boomerang Place located approximately 60m from the eastern kerbline of Richmond Road. Secondary vehicular access is available off Lewis Road on the eastern and western sides of the hotel building although both accesses are controlled by boomgates which are regularly closed. The trading hours of the Overlander Hotel, bottle shop and TAB facility are:

	Overlander Hotel	Bottle Shop	TAB
Mon-Sat	10.00am-2.00am	8.00am-midnight	9.00am-5.00pm
Sun	10.00am-midnight	10.00am-11.00pm	9.00am-5.00pm

¹ *The term **public floorarea** is used to describe areas generally available to hotel patrons when participating in hotel activities. It includes bars, lounges, gaming rooms, billiard rooms, TAB areas, dining areas, function rooms, etc but excludes office areas, amenities, food preparation areas, foyers, etc.*

The existing Overlander Hotel employs a total workforce of 36 persons (including the 3 owners) with a maximum of 15 persons on the site on a Friday and Saturday nighttime and the following typical attendance pattern (ie number of staff on the premises) throughout the week:

Workforce Category	DAYTIME			NIGHTTIME		
	Mon-Thu	Fri-Sat	Sun	Mon-Thu	Fri-Sat	Sun
Manager & Admin	5	3 Fri/1 Sat	1	1	1	1
Bar/Dining/Kitchen	7	9	9	7	9	9
Bottle Shop	1	1	1	1	2	1
Cleaning	1	1	1	0	0	0
Security	0	0	0	2	3	2
TOTAL	14	14 Fri/12 Sat	12	11	15	13

The existing Overlander Hotel was assigned a POPE licence in 2011 which allowed a total patronage of 400 patrons on the premises. The provisions of that POPE licence no longer apply to the hotel and there is no condition of development consent which specifies a *maximum permitted* patronage for the existing Overlander Hotel. In these circumstances, a *maximum permitted* patronage of 400 persons has been adopted for the expanded Overlander Hotel. Notwithstanding, the current Covid restrictions limit the patron capacity of the existing Overlander Hotel to a total of approximately 156 persons.

The proposed alterations and additions to the existing Overlander Hotel include:

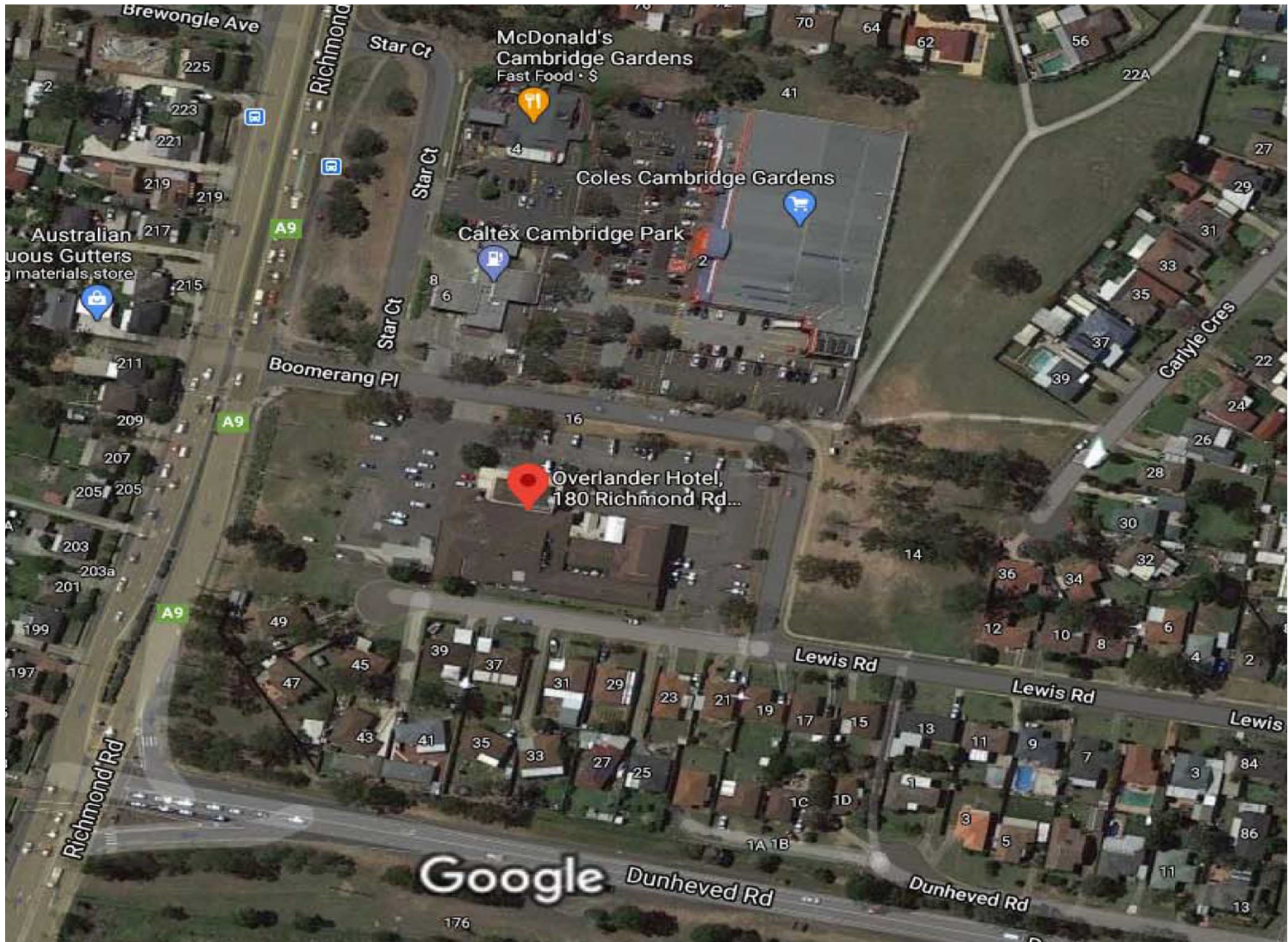
- construction of a new outdoor deck with a *public floorarea* of approximately 220m² in the general area of the existing, eastern porte-cochere. This will increase the *public floorarea* of the Overlander Hotel to a total of approximately 1026m²
- relocation of the existing eastern pedestrian access off the existing porte-cochere further to the east
- modification to the existing porte-cochere and adjacent parking spaces on the northern side of the existing hotel reducing the existing parking provision by 11 spaces. The total off-street parking provision available to serve the Overlander Hotel site development including the new eastern deck will therefore be 155 parking spaces.

Plans of the existing site development and the proposed alterations and additions are included in Appendix A.

While the Overlander Hotel has occupied the site at 180 Richmond Road, Cambridge Gardens for many years, the current operation of the hotel was directly influenced by a major

renovation of the premises conducted in 2018-2019. The patronage characteristics of the Overlander Hotel now reflect its operation as a *local family* hotel which attracts the majority of its patronage from the surrounding suburbs. Patronage is concentrated on weekends, between 3pm on Friday to 8.00pm on Sunday and is characterised by family dining activity in the hotel. During this period, there is heavy demand for the children's playground which occupies 46.66m² adjacent to the al fresco dining area, emphasising the family orientation of the existing hotel. Although live entertainment is provided, it is relatively minor and generally limited to individual artists, duos or trios. The Overlander Hotel does not provide live entertainment designed to attract patronage from a *regional* rather than a *local* market.

The purpose of this report is to assess the parking implications of the proposed alterations and additions.



Source – Google Maps

LOCATION / SITE PLAN

2. Parking Assessment

Table C10.2: *Carparking Rates* in Chapter 10.5.1: *Parking* of Penrith Development Control Plan 2014 specifies the following off-street parking requirements which are relevant to the Overlander Hotel:

Pubs/Registered Clubs	1 space per 4m ² of bar floorarea plus 1 per 6m ² lounge and dining room
Hotel or Motel Accommodation	1 space per unit plus 1 space per manager plus 1 space per 6 employees
Retail Premises Shop (Other Neighbourhood & Specialty Shops)	1 space per 30m ² GFA
Business and Office Premises	1 space per 40m ² GFA

Application of the DCP parking requirement of 1 space per 4m² of bar floorarea to the *public floorarea* of the Main Bar and Sports Bar (187.18m²), and the requirement of 1 space per 6m² to the remaining *public floorarea* of the expanded Overlander Hotel (738.86m²) yields a total parking requirement of 170 parking spaces calculated as follows:

- 187.18 @ 1 space per 4m² = 46.8 spaces
- 838.02 @ 1 space per 6m² = 139.8 spaces
- **Total** **187 spaces**

However, the parking requirement specified by Council's DCP is excessive and inappropriate for the expanded Overlander Hotel because the requirement of 1 space per 4m² and 6m² overstates the parking demand potential of contemporary pubs. In fact, in many cases the patron density in a pub is likely to be of a similar order or less than those rates, rather than the patron parking demand potential.

In this respect, while the RTA Guidelines identify the typical parking demand characteristics for a variety of landuse and development which are typically adopted in the preparation of Parking Assessment reports, they do not provide information on the typical parking demand characteristics of pubs, noting instead that:

“The RTA’s research on parking has found no strong relationship between peak carparking accumulation and floorarea, or function room capacity, at 10 pub sites surveyed.

The range in parking demand rates resulting from early research was broad, making it difficult to generalize. This variation was due to factors such as the location and age of the building, the internal

*design, the provision of live music and other facilities. Since the surveys were undertaken, behavioral changes have occurred in the use of pubs, due to factors such as the introduction of random breath testing. These changes have generally served to reduce parking demand rates. **It is recommended that proposed pub developments be compared to similar existing developments, noting the existing supply of, and demand for parking in the area, and the peak parking periods of individual facilities within the pub. (Emphasis added)***

When a proposed development includes a function room for live music performances (or a nightclub), particular attention must be paid to parking requirements to meet peak demands”.

It is generally accepted that for design purposes the parking demand potential of a pub should be based on the *average maximum* operating condition, and the RTA Guidelines specify that requirement for the purposes of estimating the parking demand potential of licensed clubs. It is reasonable to assume that the same criteria would apply to the determination of an appropriate parking requirement for pubs. While the RTA Guidelines do not define how to calculate the *average maximum* parking demand potential, it is generally accepted that this should be based on the 85th percentile patronage condition.

John Coady Consulting, and its predecessor companies John Coady Consulting Pty Ltd and Project Planning Associates, have prepared Traffic and Parking Assessment reports for a large number of pub and club development/redevelopment projects. That experience has revealed that the best approach to determining an appropriate parking requirement for pubs is to:

- i). Estimate the *average maximum* patron accumulation in the premises. The *average maximum* patron accumulation is that accumulation which is exceeded for only a few hours per week.
- ii). Apply a typical patron cardriver rate to the *average maximum* patron accumulation to determine the *average maximum* patron parking demand.
- iii). Estimate the pub workforce parking demand and add that to the *average maximum* patron parking demand to identify the total *average maximum* parking demand of the development.

As noted in the Introduction to this report, the *maximum permitted* patronage to be accommodated in the proposed pub is 400 persons. A maximum patronage of this level is unlikely to be achieved on a continuous basis, and is most likely to be achieved on only a limited number of occasions throughout the year, most likely at nighttime. A maximum

patronage of 400 persons was therefore adopted as the *maximum permitted* patronage for the expanded Overlander Hotel (ie with the proposed alterations and additions).

The maximum weekly patronage is likely to be achieved during the nighttime dining period (say between 6.00 – 8.00pm) on Friday and Saturday nights and around lunchtime (say between midday – 2.00pm) on weekends, particularly on Sunday. Nighttime patronage can be expected to be lower on other nights of the week, as can daytime patronage.

An appropriate method of estimating the *average maximum* patron accumulation for the expanded Overlander Hotel is to review the *average maximum* patron accumulations, and the underlying patron densities, of other pubs and select the patron density most appropriate for the Overlander Hotel taking into account its particular circumstances. The selected patron density can then be applied to the *public floorarea* of the expanded Overlander Hotel to determine its *average maximum* patronage. In this case, the particular circumstances that should influence selection of the appropriate patron density concern the relatively large size of the pub, the relatively high proportion of outdoor *public floorarea* where patronage can be affected by climactic conditions, the diversity of patron activity areas in the pub, and the *local family* orientation of the Overlander Hotel which concentrates the hotel's busiest trading periods on Friday – Sunday.

The *average maximum* patron accumulations and underlying patron densities are listed on the AVERAGE MAXIMUM PATRON ACCUMULATIONS table reproduced in the following pages for a selection of pubs surveyed by John Coady Consulting Pty Ltd/Project Planning Associates Pty Ltd (those surveys were all conducted pre Covid-19). The *average maximum* patron accumulation and underlying patron densities are shown for the weekday and weekend day, daytime and nighttime trading condition. As can be observed, the surveyed pubs which have a *public floorarea* most similar to the expanded Overlander Hotel (1026m²) are the Oatley Hotel (850m²) and the Terrigal Hotel (906m²) suggesting that the *average maximum* patron accumulation and underlying patron density characteristics of those hotels is likely to provide the most accurate indication of the patron density and *average maximum* patron accumulation characteristics of the expanded Overlander Hotel.

The patron densities selected for the weekday/weekend, daytime/nighttime periods and the *maximum permitted* patronage trading condition can then be applied to the total *public floorarea* of the expanded Overlander Hotel to determine the *average maximum* patron accumulation for those periods for the proposed pub. The estimated *peak* patron

accumulation can be derived from the *average maximum* patron accumulations on the basis that they represent approximately 85% of the *peak* patron accumulation. This calculation is set out in the projected *average maximum* and *peak* patron accumulation tables.

AVERAGE MAXIMUM PATRON ACCUMULATIONS									
Pub	Total Public Floorarea (m2)	Average Maximum Patron Accumulations							
		Daytime				Nighttime			
		Weekday		Weekend		Weekday		Weekend	
		No.	Rate	No.	Rate	No.	Rate	No.	Rate
Woollahra Hotel, Queen/Moncur St Woollahra	270	30	1:9.0	50	1:5.4	145	1:1.9	135	1:2.0
Oxford Tavern, William/Piper Streets, Bathurst	430	15	1:28.7	80	1:5.4	20	1:21.5	80	1:5.4
Centennial Hotel, Oxford/Victoria Streets	500	50	1:10.0	100	1:5.0	140	1:3.6	150	1:3.3
PJ Gallaghers, 13-17 Lyons Road, Drummoyne	568	40	1:14.2	60	1:11.4	120	1:4.7	70	1:8.1
New Brighton Hotel, Manly	700	50	1:14.0	60	1:11.6	120	1:5.8	140	1:5.0
Oatley Hotel, Oatley Avenue, Oatley	850	30	1:28.3	80	1:10.6	140	1:6.0	240	1:3.5
Terrigal Hotel, Terrigal Dr/Havenview Rd, Terrigal	906	60	1:15.1	100	1:9.1	140	1:6.5	140	1:6.5
Mona Vale Hotel, 2 Park Street, Mona Vale	1622	50	1:32.4	75	1:21.6	110	1:14.8	80	1:20.3

PUB PATRON CAR DRIVER RATES					
Pub	Total Public Floorarea (m2)	Patron Car Driver Rate			
		Daytime		Nighttime	
		Weekday	Weekend	Weekday	Weekend
		Woollahra Hotel, Queen/Moncur St Woollahra	270	27.7%	21.7%
Oxford Tavern, William/Piper Streets, Bathurst	430	42.1%	27.2%	27.2%	15.6%
Centennial Hotel, Oxford/Victoria Streets	500	21.8%	17.9%	19.0%	21.0%
New Brighton Hotel, Manly	700	9.2%	10.9%	11.6%	9.6%
Oatley Hotel, Oatley Avenue, Oatley	850	52.9%	40.4%	37.4%	30.3%
Terrigal Hotel, Terrigal Dr/Havenview Rd, Terrigal	906	50.8%	42.9%	39.3%	28.5%
Mona Vale Hotel, 2 Park Street, Mona Vale	1622	50.0%	40.4%	43.8%	18.5%

PROJECTED AVERAGE MAXIMUM AND PEAK PATRON ACCUMULATIONS FOR THE EXPANDED OVERLANDER HOTEL (1026m ²)					
	Daytime		Nighttime		<i>Maximum Permitted Patronage – 400 Persons</i>
	Weekday	Weekend	Weekday	Weekend	
	Patron Density	1:15m ²	1:10m ²	1:6m ²	
<i>Average Maximum Patron Accumulation</i>	70	100	170	205	340
<i>Peak Patron Accumulation</i>	80	120	200	240	400

Once again, a guide to the appropriate patron car driver rate for the expanded Overlander Hotel is provided by the patron car driver rates revealed by the surveys of a sample of pubs, modified and corrected to reflect the particular circumstances of the proposed pub. The patron car driver rates identified by the surveys of a sample of hotels are listed in the PUB PATRON CAR DRIVER RATES table reproduced in the foregoing.

The patron car driver rates for the various time periods adopted for the proposed pub are:

Daytime		Nighttime	
Weekday	50%	Weekday	45%
Weekend	40%	Weekend	30%
		340**/400* persons	25%

*Maximum permitted patron accumulation;

**Equivalent average maximum permitted patron accumulation

The patron parking demand potential of the expanded Overlander Hotel is calculated below by applying the adopted patron car driver rates to the adopted *average maximum* and *peak* patron accumulations for the various time periods:

PATRON PARKING DEMAND POTENTIAL		
DAYTIME	WEEKDAY	WEEKEND
<i>Peak Attendance</i>	80 persons x 50% = 40 vehicles	120 persons x 45% = 55 vehicles
<i>Average Maximum Attendance</i>	70 persons x 50% = 35 vehicles	100 persons x 45% = 45 vehicles
NIGHTTIME		
<i>Peak Attendance</i>	200 persons x 40% = 80 vehicles	240 persons x 30% = 70 vehicles
<i>Average Maximum Attendance</i>	170 persons x 40% = 70 vehicles	205 persons x 30% = 60 vehicles
MAXIMUM PERMITTED PATRON ACCUMULATION – 850 PERSONS		
<i>Peak Attendance</i>	400 persons x 25% = 100 vehicles	400 persons x 25% = 100 vehicles
<i>Average Maximum Attendance</i>	340 persons x 25% = 85 vehicles	340 persons x 25% = 85 vehicles

Also, allowance should be made for workforce parking demand. The total parking demand potential of the proposed pub, including workforce parking, is therefore:

TOTAL PARKING DEMAND POTENTIAL						
	Patron Parking Demand Potential		Workforce Parking Demand Potential		Total Parking Demand Potential	
	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
DAYTIME						
<i>Peak Attendance</i>	40	55	7	7	47	62
<i>Average Maximum Attendance</i>	35	45	7	7	42	52
NIGHTTIME						
<i>Peak Attendance</i>	80	70	6	8	86	78
<i>Average Maximum Attendance</i>	70	60	6	8	76	68
MAXIMUM PERMITTED PATRON ACCUMULATION – 400 PERSONS						
<i>Peak Attendance</i>	100	100	10	10	110	110
<i>Average Maximum Attendance</i>	85	85	10	10	95	95

As noted in the foregoing, the off-street parking provision on the Overlander Hotel site is required to serve the 20 motel rooms which form part of the hotel development and are operated by the hotel management. Application of the parking requirement specified by Council's DCP for hotel or motel accommodation to these motel units yields a requirement for 21 parking spaces comprising 20 parking spaces for motel guests and 1 workforce parking space. However, the vast majority of motel guests, estimated by the hotel management to be in the order of 75% of all guests, also patronize the Overlander Hotel during their stay such

that the parking demand potential of the patronage of the expanded Overlander Hotel can be discounted by 15 spaces to reflect that proportion of the hotel patronage which is accommodated in the motel rooms.

Similarly, although the bottle shop and TAB agency are not operated by the hotel management, it is the hotel's experience that a substantial proportion of the bottle shop/TAB agency patronage is drawn from patrons of the Overlander Hotel, representing more than one-half of the bottle shop/TAB patronage. Accordingly, the parking demand potential of the bottle shop and TAB agency which is independent of, and additional to, the parking demand potential of the expanded Overlander Hotel is approximately 5 spaces calculated as follows:

Bottle Shop	202.9m ² @ 1 space per 30m ² x 50%	=	3.4 spaces
TAB Agency	131.5m ² @ 1 space per 40m ² x 50%	=	1.6 spaces
Total		=	5 spaces

The total parking demand potential of the expanded Overlander Hotel taking into account the parking demand potential of the motel rooms, bottle shop and TAB agency is therefore:

- i). The total parking demand potential of the expanded Overlander Hotel (patron plus workforce parking demand) calculated in the foregoing minus the contribution of motel guests to that parking demand (15 spaces).
- ii). Plus the parking demand potential of the motel rooms 21 spaces
- iii). Plus the independent, additional parking demand potential of the bottle shop and TAB Agency 5 spaces

That calculation is summarised in the table below:

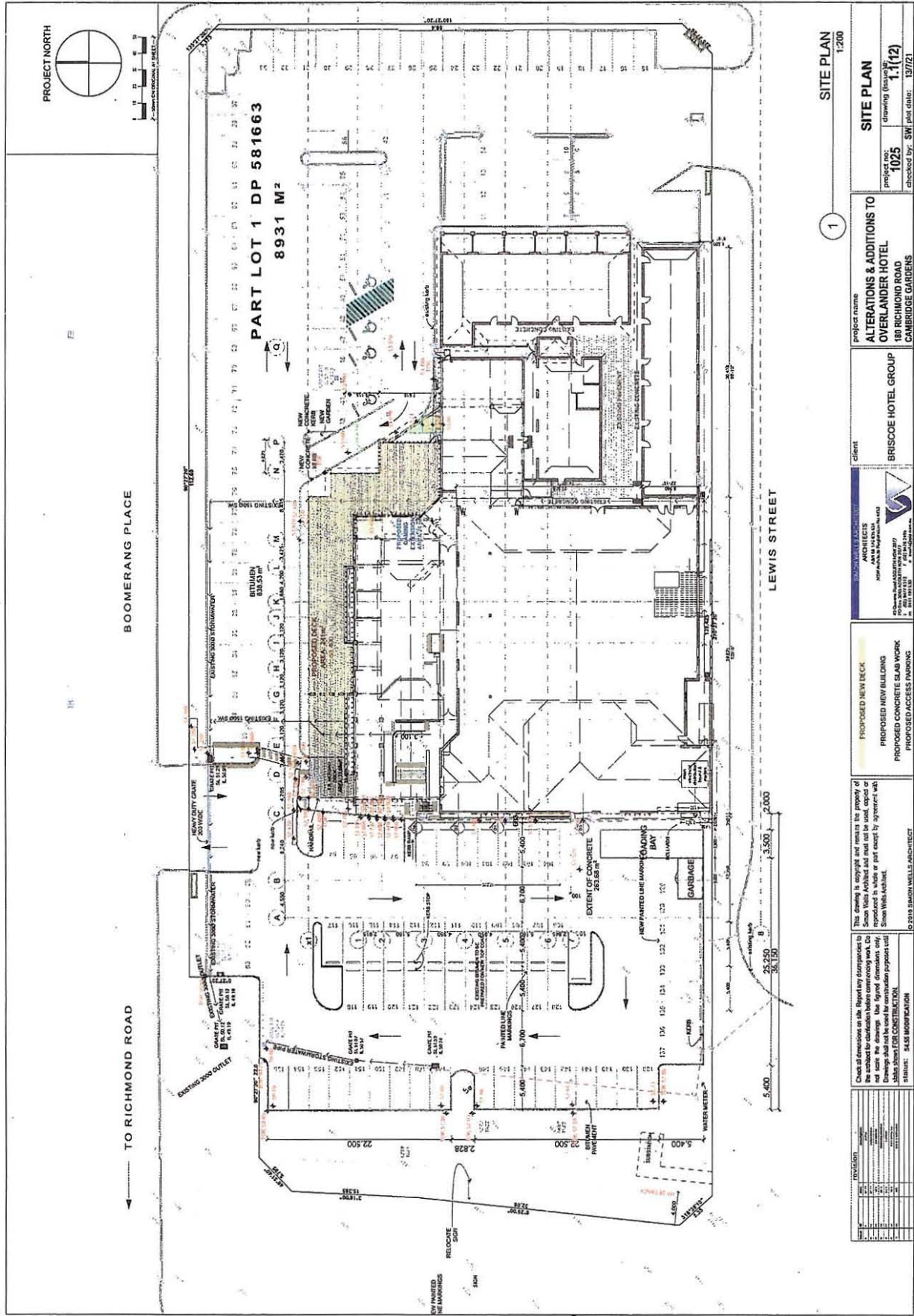
TOTAL PARKING DEMAND POTENTIAL OF OVERLANDER HOTEL SITE DEVELOPMENT								
	Expanded Overlander Hotel*		Motel Rooms		Bottle Shop/Tab Agency		Total Parking Demand Potential	
	W/day	We/day	W/day	We/day	W/day	We/day	W/day	We/day
DAYTIME								
<i>Peak</i>	32	47	21	21	5	5	58	73
<i>Average Maximum</i>	27	37	21	21	5	5	53	63
NIGHTTIME								
<i>Peak</i>	71	63	21	21	5	5	97	89
<i>Average Maximum</i>	61	53	21	21	5	5	87	79
MAXIMUM PERMITTED PATRON ACCUMULATION – 400 PERSONS								
<i>Peak</i>	120	120	21	21	5	5	146	146
<i>Average Maximum</i>	100	100	21	21	5	5	126	126

**The total parking demand potential of the Overlander Hotel calculated in the foregoing is discounted by 15 parking spaces to reflect that component of the hotel patron parking demand potential drawn from guests of the motel rooms which form part of the hotel development.*

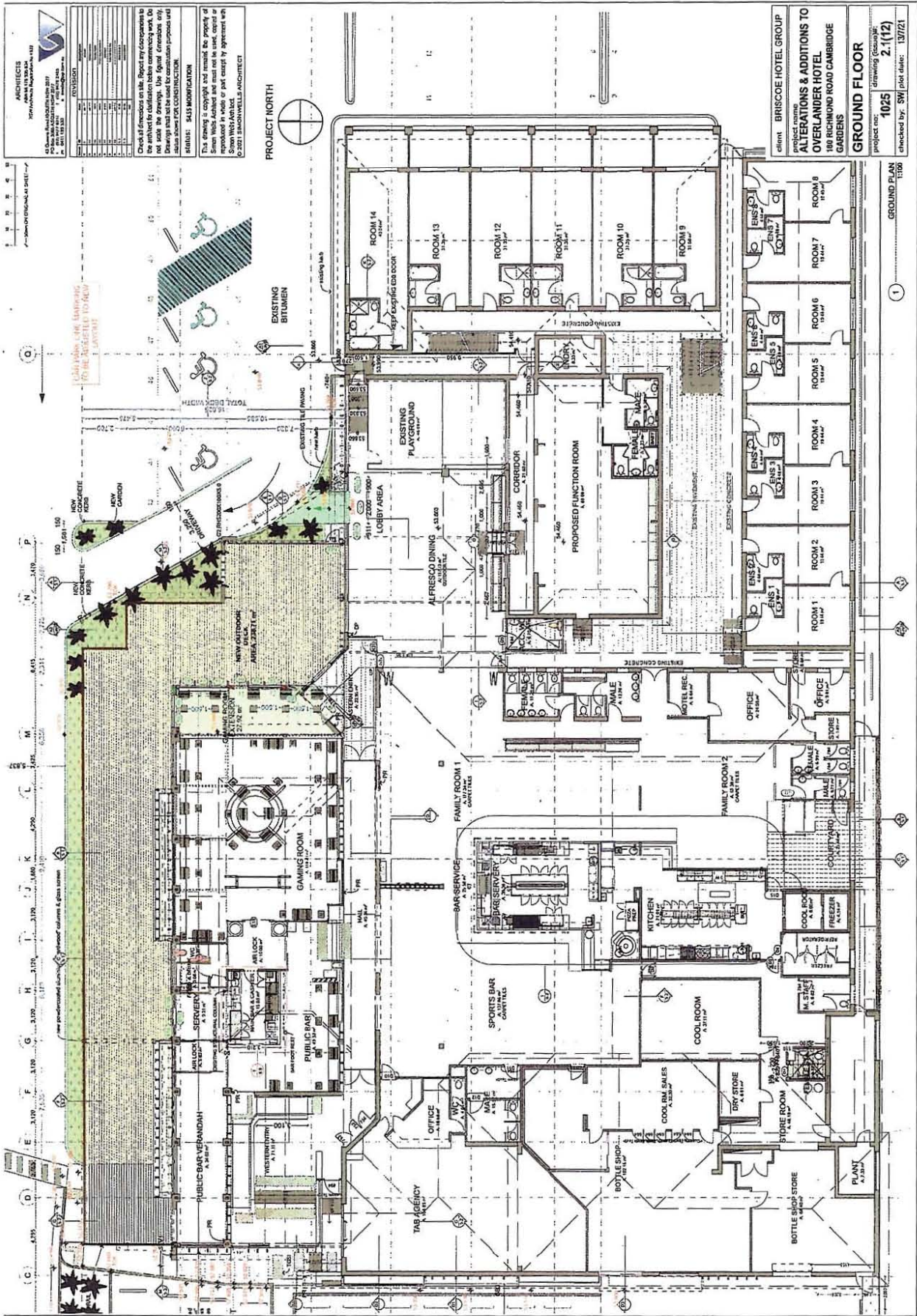
As noted in the foregoing, the expanded Overlander Hotel will have access to a total off-street parking provision of 155 spaces. That off-street parking provision should be adequate to accommodate the projected *peak* and *average maximum* parking demand potential of the expanded pub at all relevant times, even on the limited number of times per year when the *peak* attendance of 400 persons is experienced.

In the circumstances it can be reasonably concluded that the proposed pub has no unacceptable parking implications.

APPENDIX A
PLANS OF THE EXISTING HOTEL, PROPOSED EAST DECK EXTENSION
AND ALTERATIONS TO EXISTING PORTE-COCHERE
AND HOTEL ENTRANCE



<p>PROJECT NORTH</p>	
<p>PART LOT 1 DP 581663 8931 M²</p>	
<p>ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL 100 RICHMOND ROAD CAMBRIDGE GARDENS</p>	
<p>client</p> <p>BRISCOE HOTEL GROUP</p>	<p>project name</p> <p>ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL 100 RICHMOND ROAD CAMBRIDGE GARDENS</p>
<p>ARCHITECTS</p> <p>STUDIO WILLS ARCHITECTS</p> <p>4/20 Queen Street, Cambridge 3114 P: 06 337 1111 F: 06 337 1112 E: info@studiowills.com.au</p>	<p>project no.</p> <p>1025</p> <p>drawing no.</p> <p>1.1(12)</p> <p>checked by:</p> <p>SWH (date: 13/7/21)</p>
<p>PROPOSED NEW DECK</p> <p>PROPOSED NEW BUILDING</p> <p>PROPOSED CONCRETE SLAB WORK</p> <p>PROPOSED ACCESS PAVING</p>	<p>1</p> <p>SITE PLAN 1:200</p>
<p>Check all dimensions on site. Report any discrepancies to the architect for clarification before commencing work. Do not scale the drawings. Use figured dimensions only. All drawings are for information purposes only. All dimensions are to FACE UNLESS OTHERWISE SPECIFIED.</p> <p>STATUS: 54.5% MODIFICATION</p>	<p>This drawing is copyright and remains the property of Studio Wills Architects and must not be used, copied or reproduced in whole or part except by agreement with Studio Wills Architects.</p> <p>© 2018 STUDIO WILLS ARCHITECTS</p>

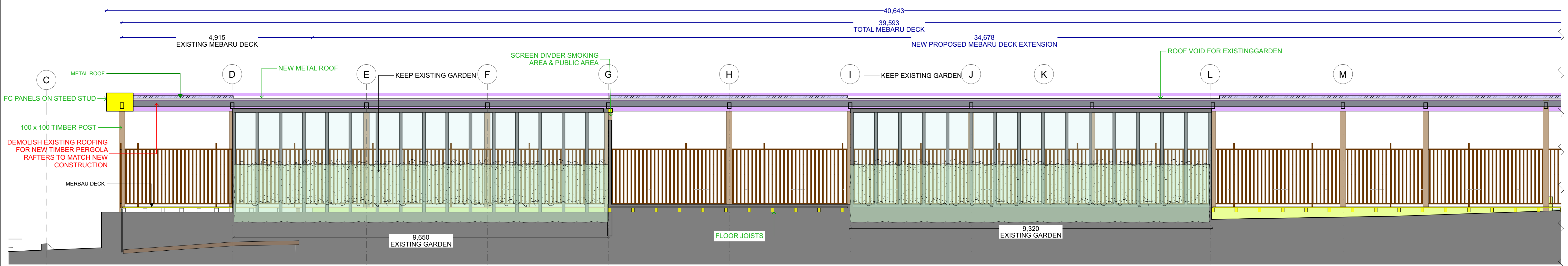


NO.	DATE	REVISION
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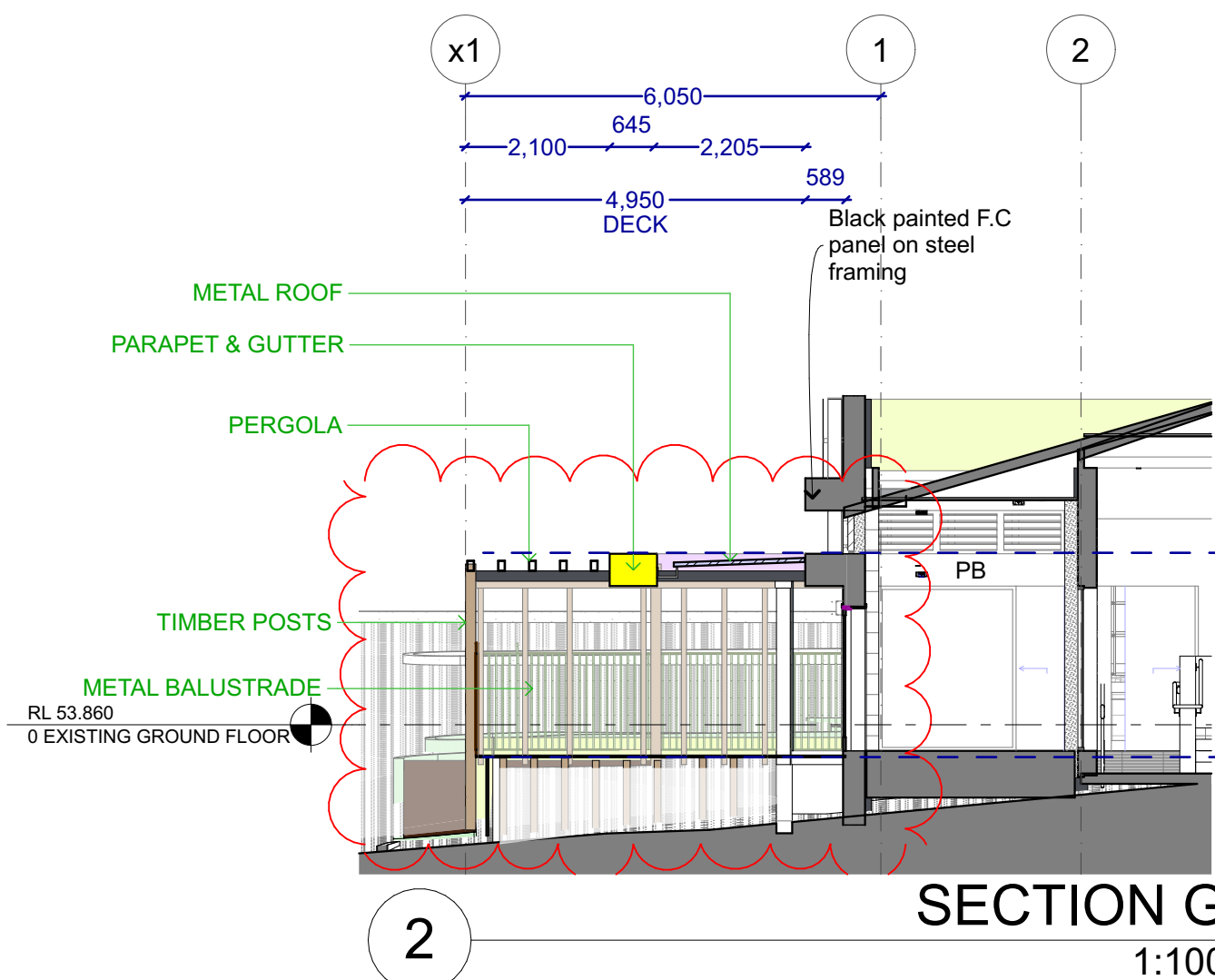
client: BRISCOE HOTEL GROUP
 project name: ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL
 104 BIRCHBOND ROAD CAMBRIDGE GARDENS

project no: 1025
 drawing: 2.1(12)
 checked by: SWJ
 plot date: 13/7/21

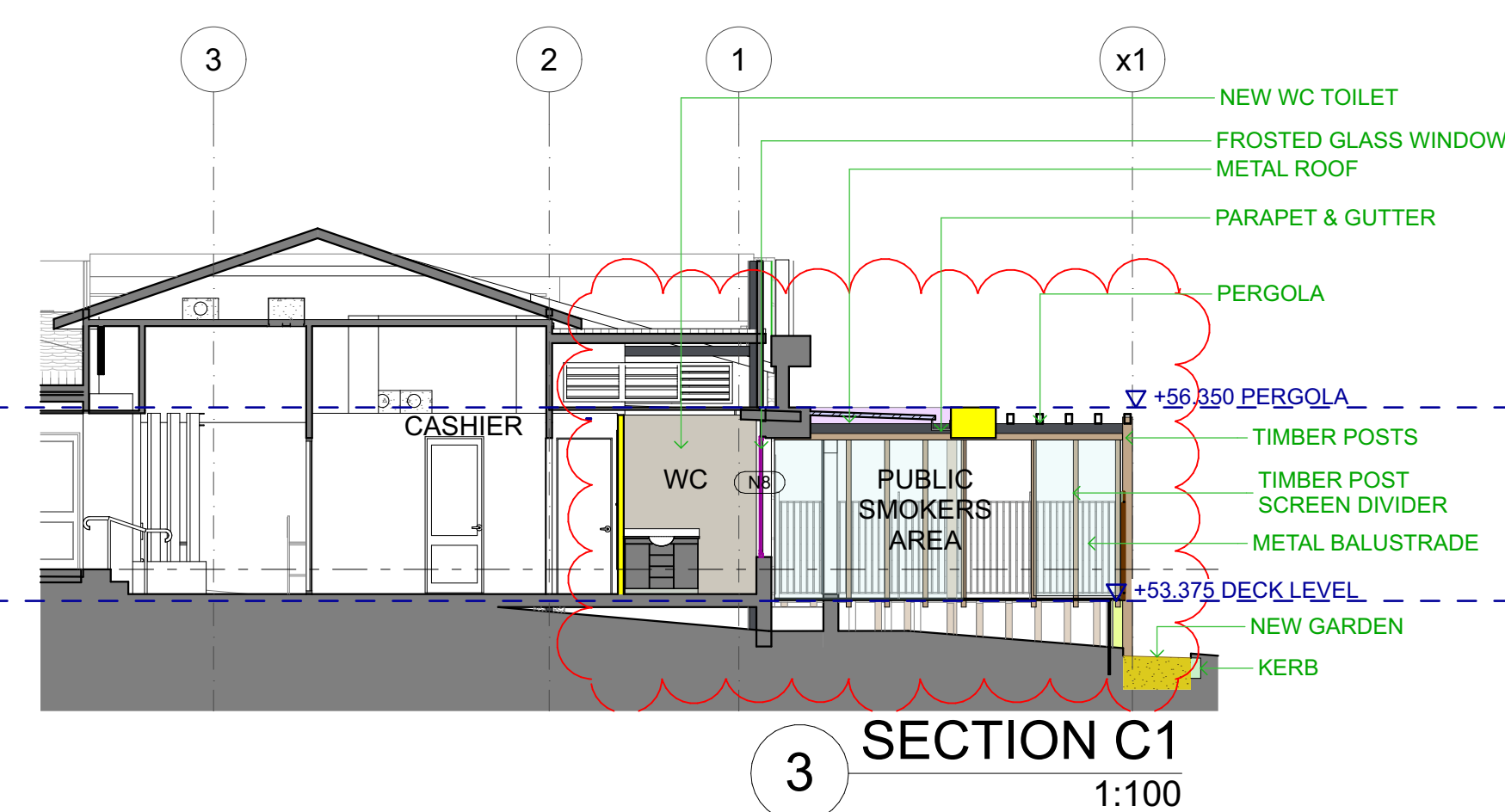
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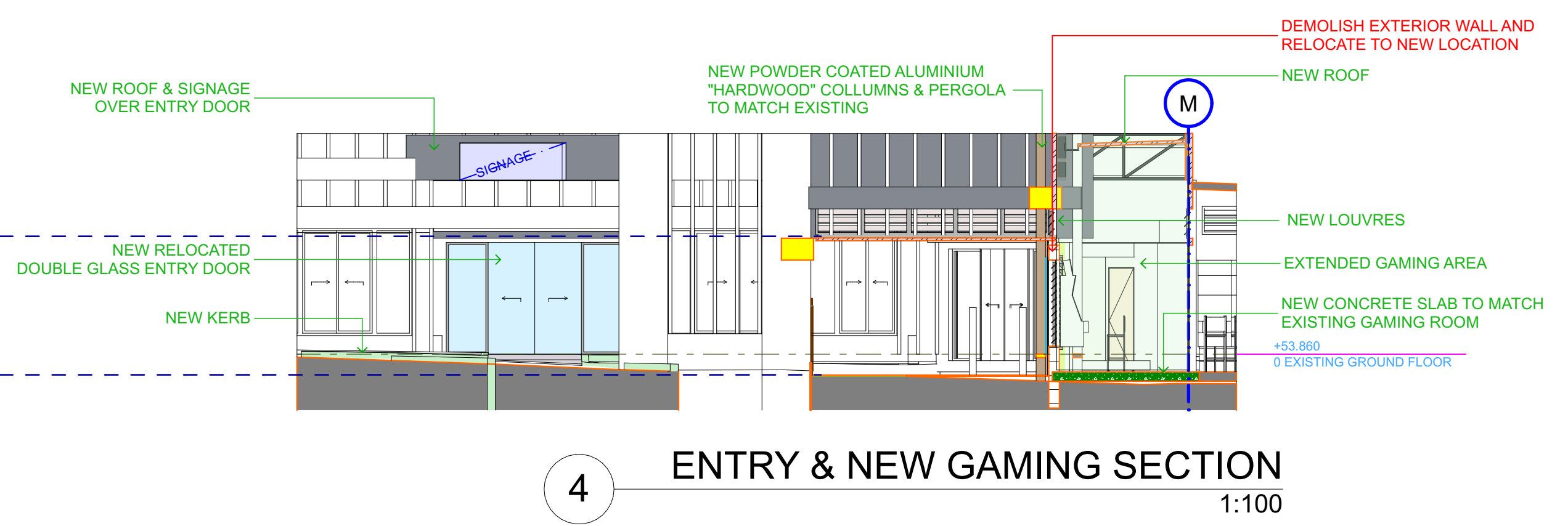
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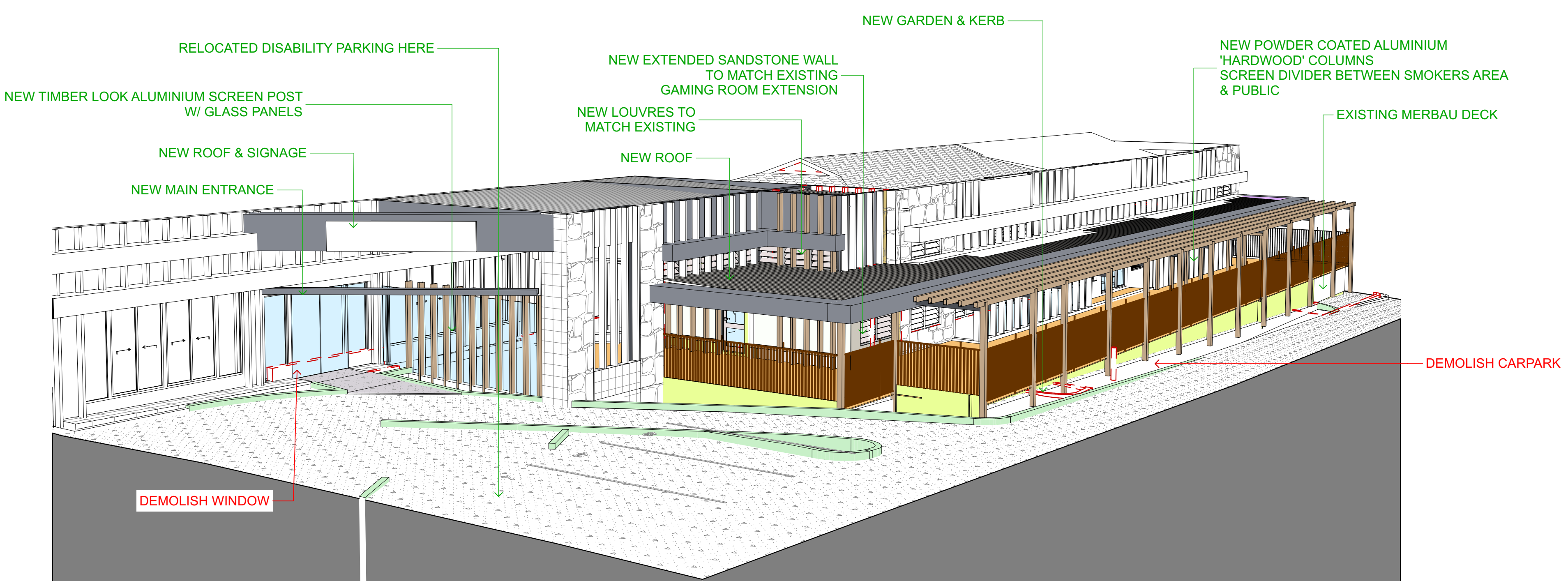
2 SECTION G
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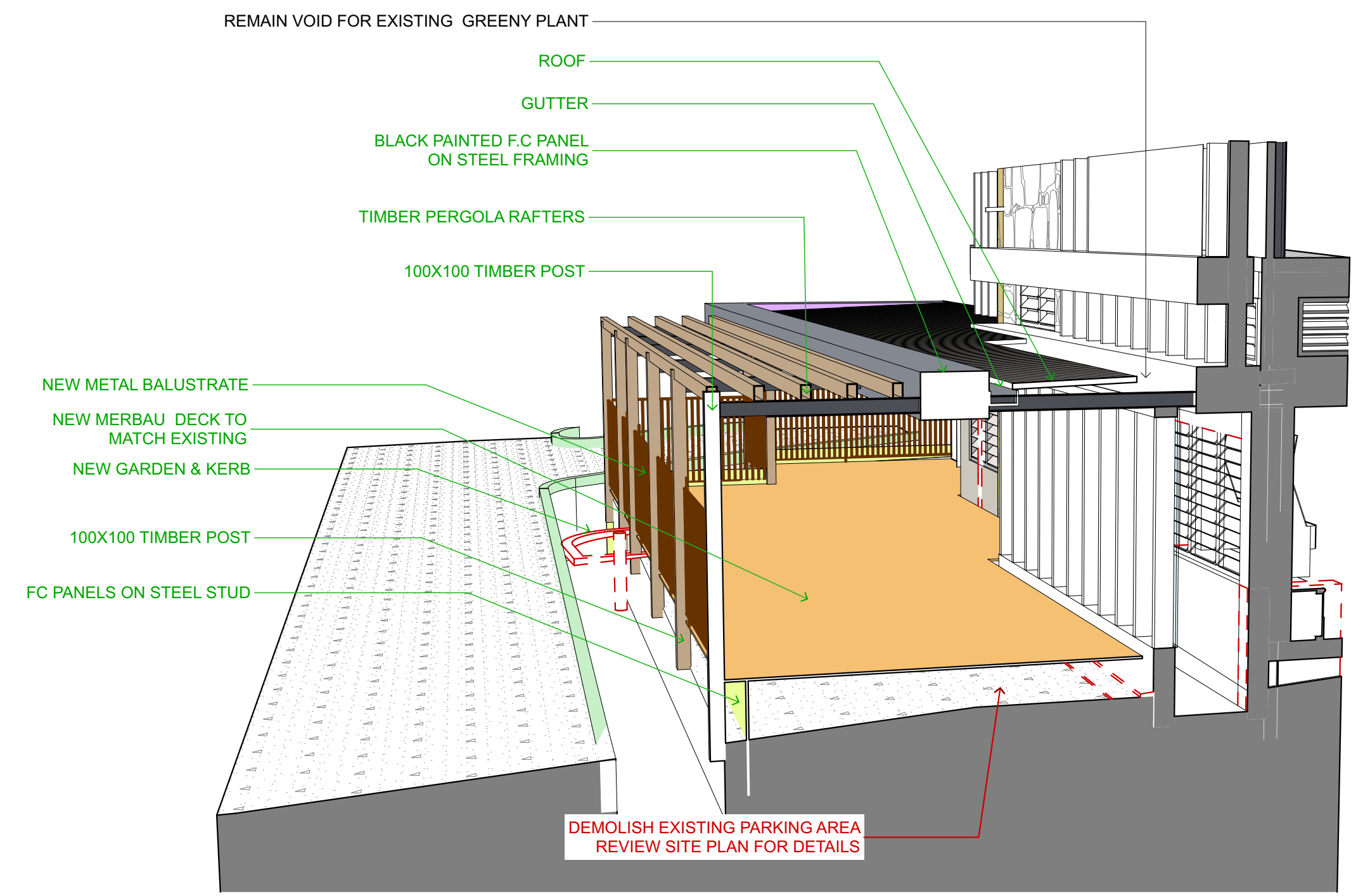
3 SECTION C1
1:100



4 ENTRY & NEW GAMING SECTION
1:100



5 FULL DECK PERSPECTIVE EXTENSION (1)
1:16.200



6 DECK PERSPECTIVE DETAIL
1:20

ARCHITECTS
ABN 68 176 935 634
NSW Architects Registration No 4932

43 Queens Road ASQUITH NSW 2077
PO Box 3065 ASQUITH NSW 2077
t (02) 9477 5312 f (02) 9476 2485
m 0411 199 530 e swells@pip.com.au

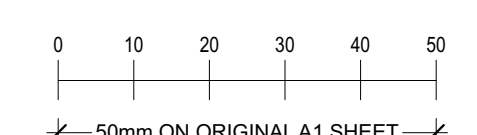
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11	01.11	2020		FINAL ISSUE
12	01.12	2021	6.4.55	DECK MODIFICATION

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status: **S4.55 MODIFICATION**

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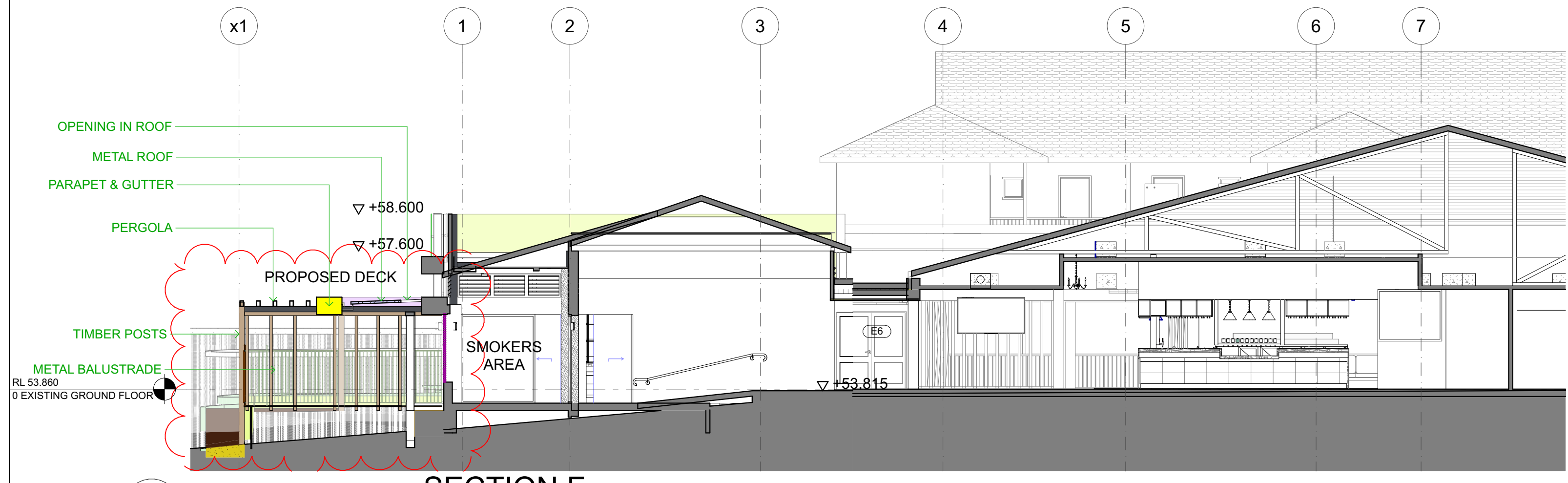
client BRISCOE HOTEL GROUP

project name
ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL
180 RICHMOND ROAD CAMBRIDGE GARDENS

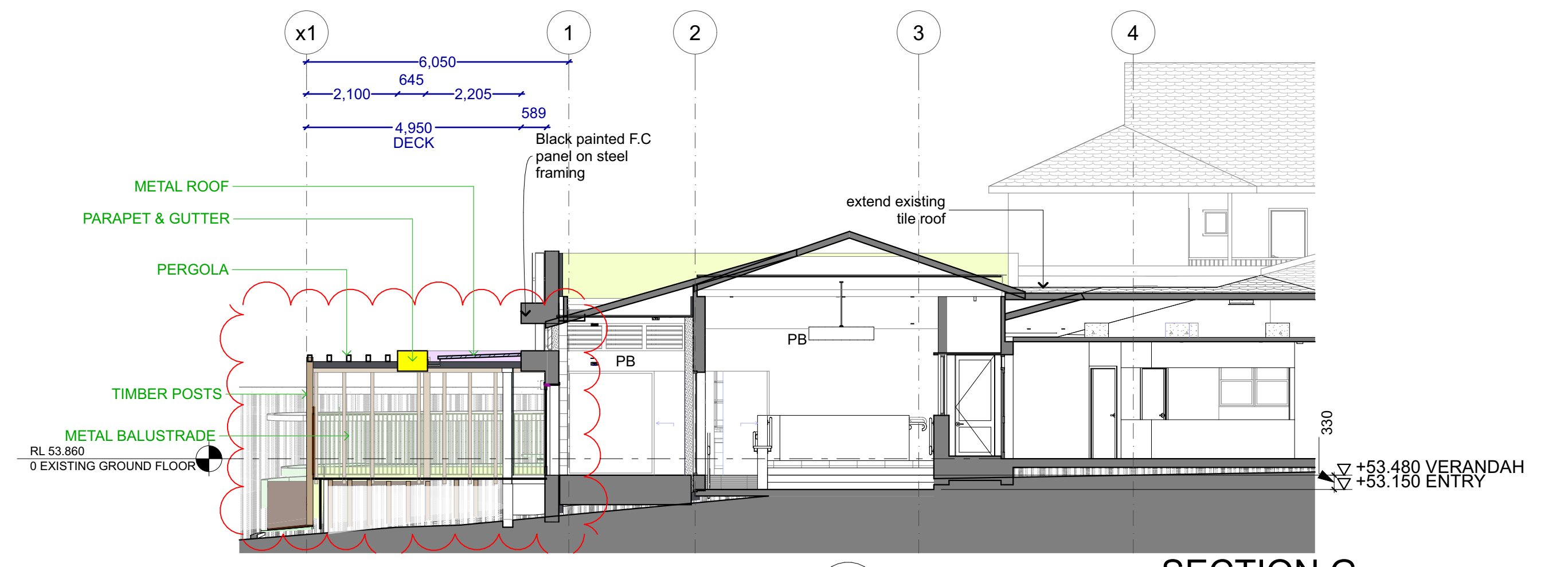
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project no: **1025** drawing (issue)#: **5.3(12)**

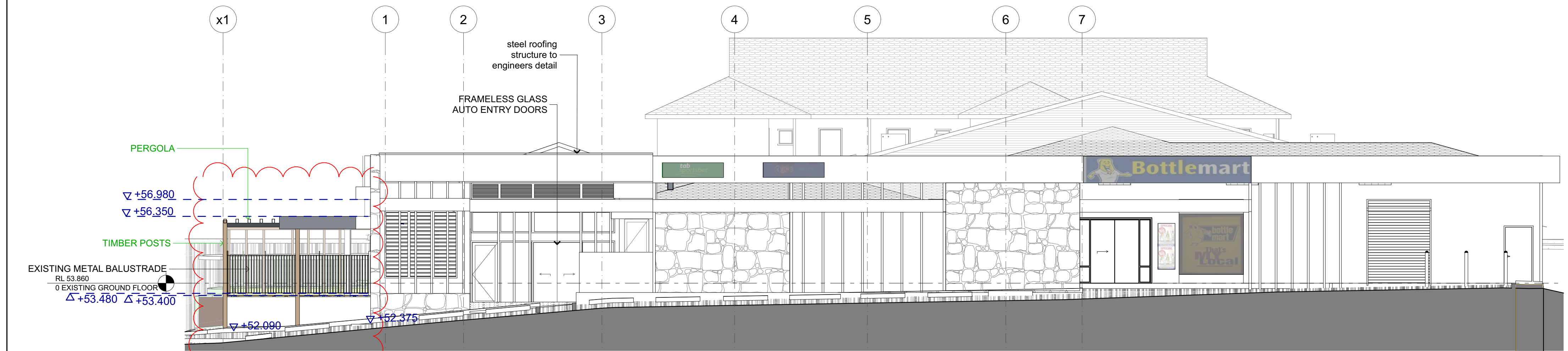
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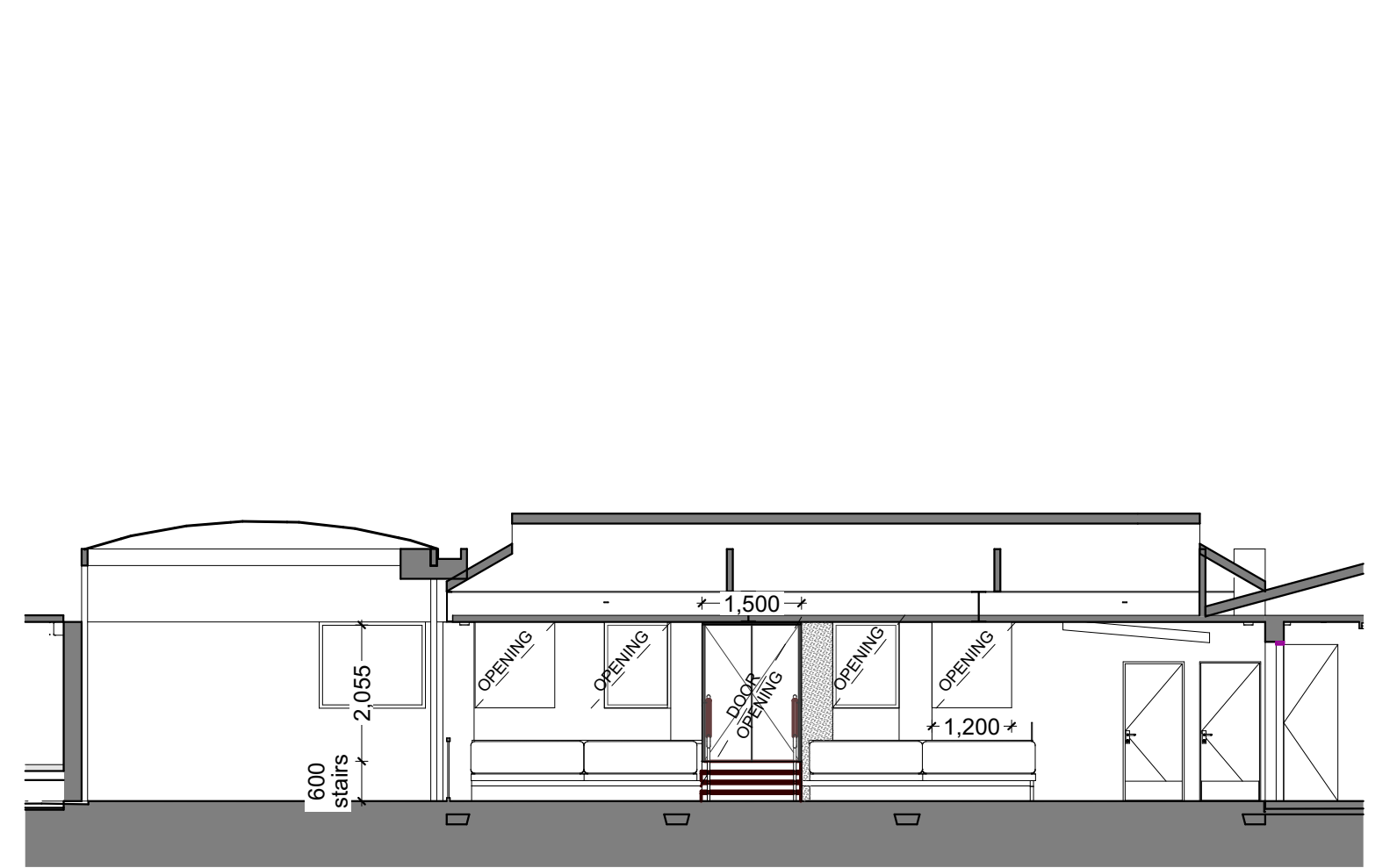
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SECTION G
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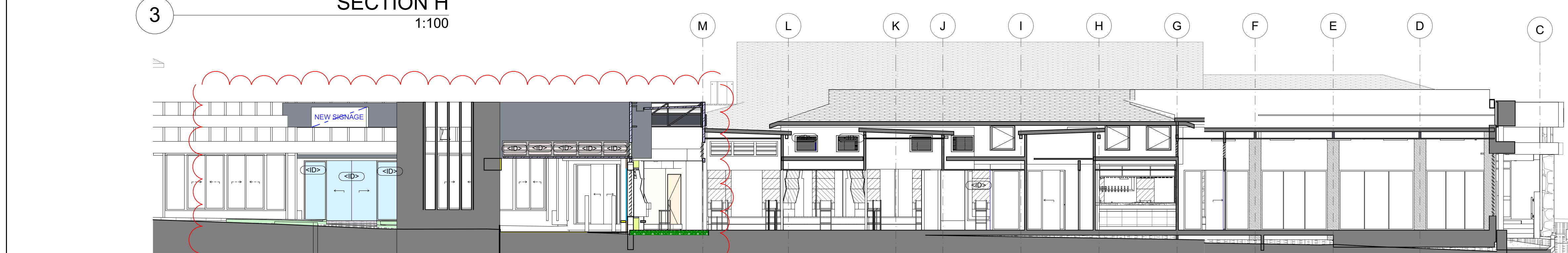


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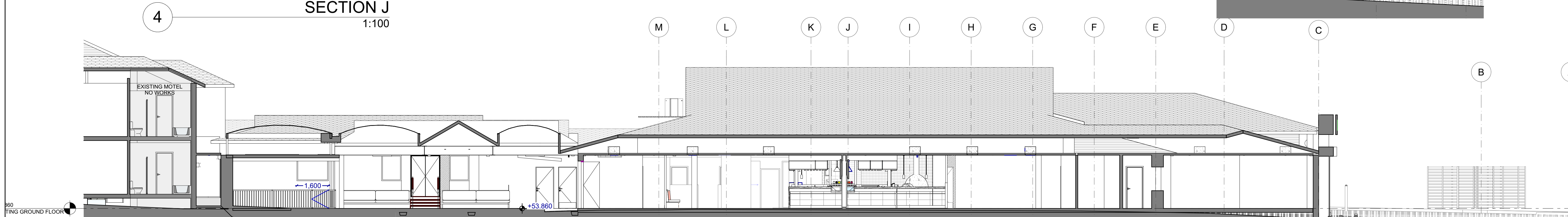


SECTION I
1:100

NO NEW WORKS REQUIRED



SECTION J
1:100



SECTION K
1:100

NO NEW WORKS REQUIRED

ARCHITECTS
ABN 68 176 935 634
NSW Architects Registration No 4932

43 Queens Road ASQUITH NSW 2077
PO Box 3065 ASQUITH NSW 2077
t (02) 9477 5312 f (02) 9476 2485
m 0411 199 530 e swells@pip.com.au

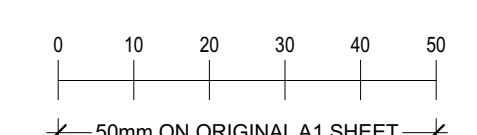
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02	22/11	02/11	TENDER RETURN
03	23/11	03/11	LOA RETURN
04	24/11	04/11	TENDER DOCUMENTATION
05	25/11	05/11	LOA RETURN
06	26/11	06/11	LOA RETURN
07	27/11	07/11	FOR CONSTRUCTION
08	28/11	08/11	FOR CONSTRUCTION
09	29/11	09/11	FOR CONSTRUCTION
10	30/11	10/11	FOR CONSTRUCTION
11	01/12	11/11	FOR CONSTRUCTION
12	02/12	12/11	FOR CONSTRUCTION

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status: **S4.55 CC**
S4.55 MODIFICATION



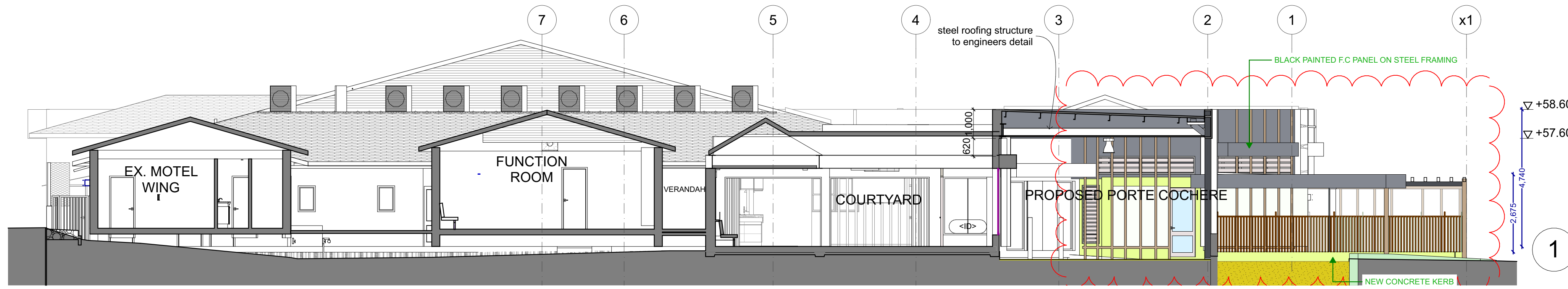
client **BRISCOE HOTEL GROUP**

project name
ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL
180 RICHMOND ROAD CAMBRIDGE GARDENS

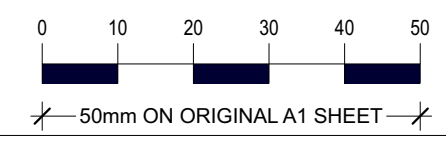
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project no: **1025** drawing (issue)#: **5.2(12)**

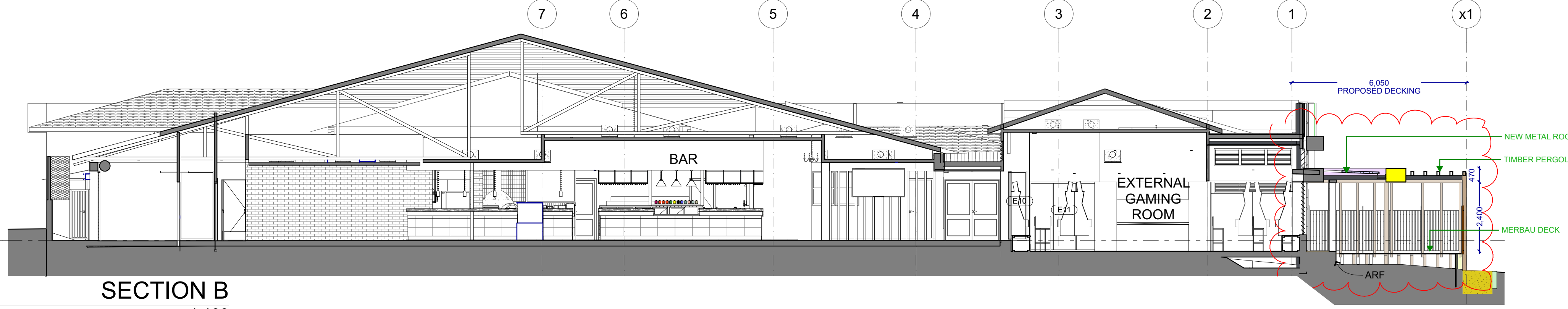
checked by: **SW** plot date: 15/7/21



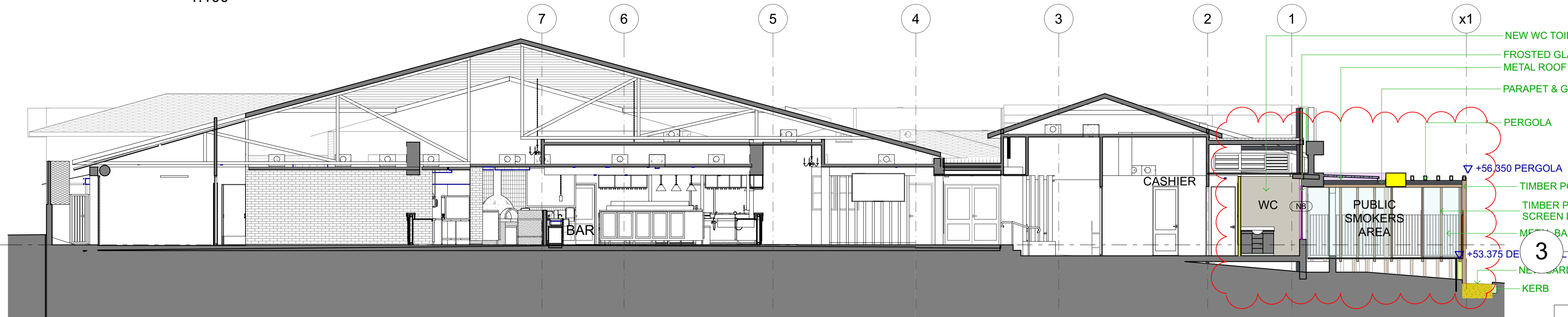
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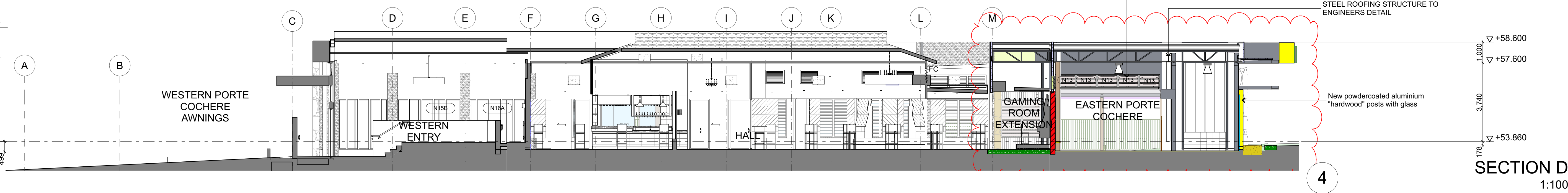
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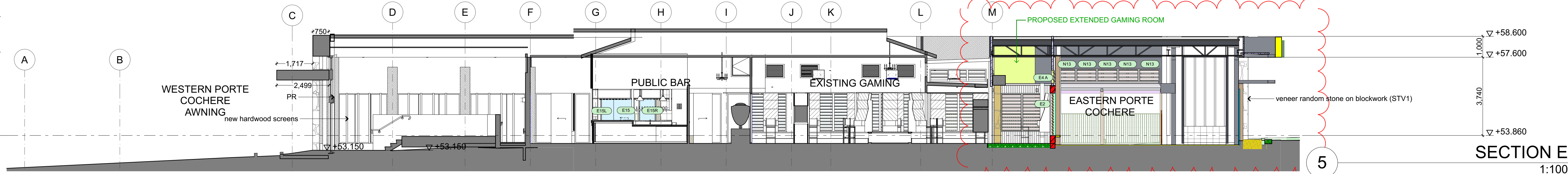
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SECTION C1
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SECTION D
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SECTION E
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R2	221117	22/11/17	TENDER REGION
R3	16214	16/02/18	R.W. REVISIONS
R4	20018	20/01/18	TENDER DOCUMENTATION
R5	19214	19/01/18	CONTRACT
R6	16614	16/01/18	FOR CONSTRUCTION
R7	16110	16/01/18	FOR CONSTRUCTION
R8	16101	16/01/18	FOR CONSTRUCTION

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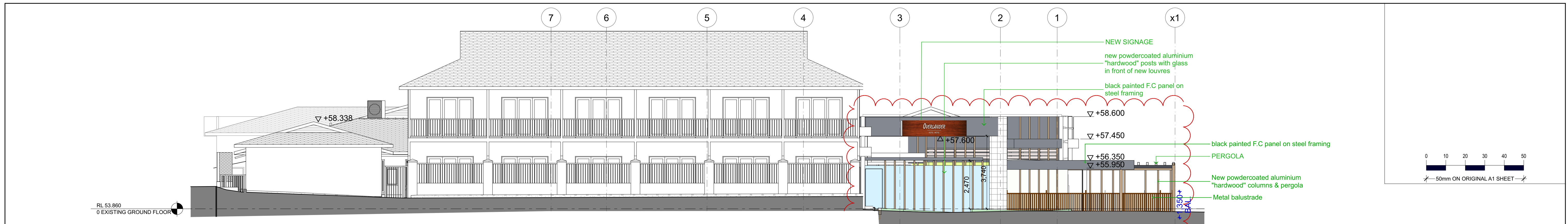
43 Queens Road ASQUITH NSW 2077
PO Box 3065 ASQUITH NSW 2077
t (02) 9477 6312 f (02) 9476 2465
m 0411 199 530 e swells@pip.com.au

client
BRISCOE HOTEL GROUP

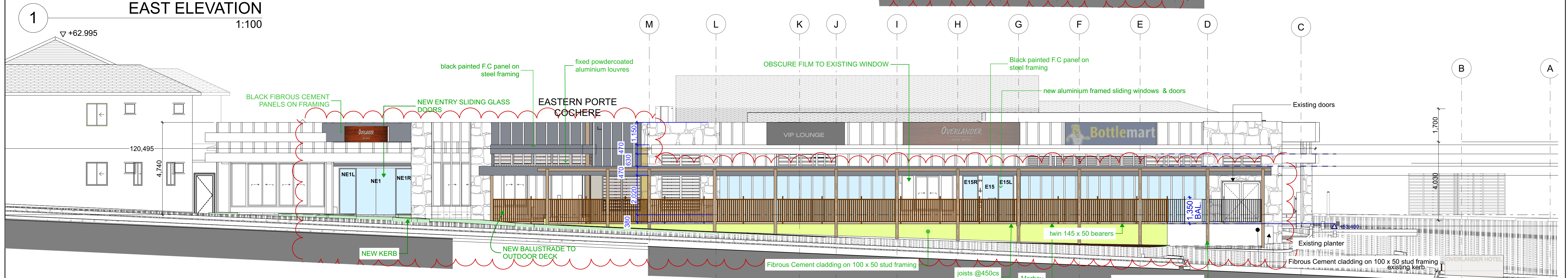
project name
ALTERATIONS & ADDITIONS TO OVERLANDER HOTEL
180 RICHMOND ROAD
CAMBRIDGE GARDENS

SECTIONS

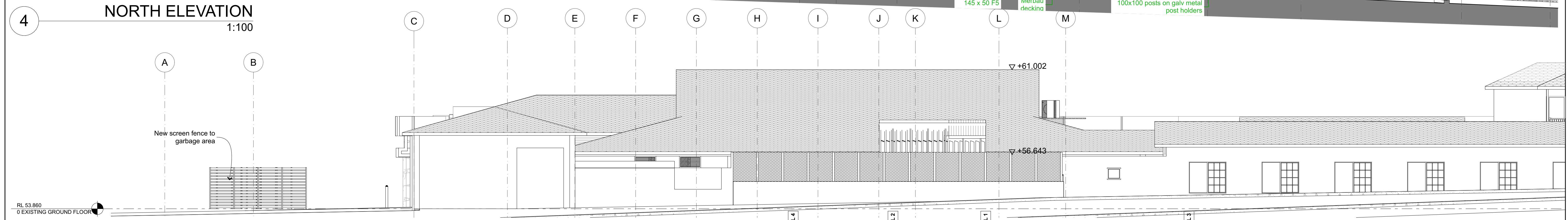
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checked by: **SW** plot date: **15/7/21**



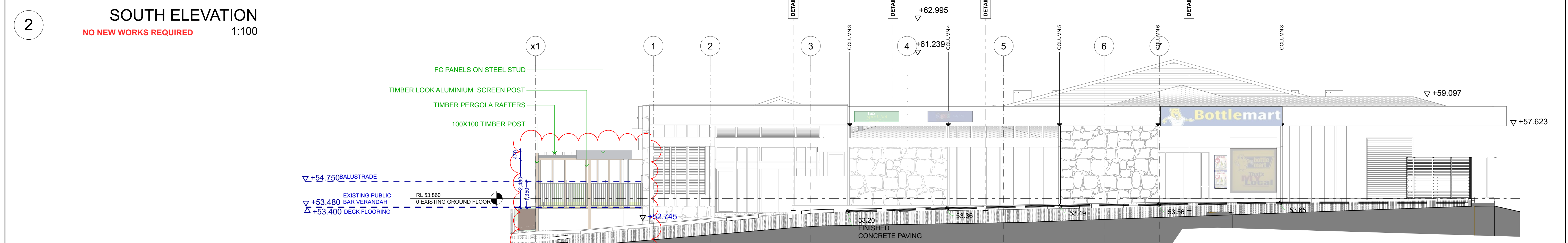
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4 NORTH ELEVATION
1:100



2 SOUTH ELEVATION
1:100
NO NEW WORKS REQUIRED



3 WEST ELEVATION
1:100

revision			
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01	R.1	20/11/17	ISSUED
02	R.2	23/11/17	TENDER RESPONSE
03	R.3	10/12/17	R.W. REVISIONS
04	R.4	20/01/18	TENDER OCCUPATION
05	R.5	10/02/18	CONTRACT
06	R.6	16/04/18	FOR CONSTRUCTION
07	R.7	10/07/18	FOR CONSTRUCTION

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ABN 68 176 935 634
NSW Architects Registration No 4932

43 Queens Road ASQUITH NSW 2077
PO Box 3065 ASQUITH NSW 2077
t (02) 9477 6312 f (02) 9476 2465
m 04111 199 530 e swells@pip.com.au

client
BRISCOE HOTEL GROUP

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ELEVATIONS
project no: **1025**
drawing (issue): **4.1(12)**
checked by: **SW** plot date: 15/7/21