



MEMORANDUM

Reference: DA20/0509

To: Penrith Local Planning Panel

From: Jane Hetherington – Senior Development Assessment Planner

Date: 26 July 2021

Subject: Proposed Construction of a Single Storey Building for a Pub and Associated Car Parking Spaces, Stormwater Management and Landscaping Works at Lot 3989 Lakeside Parade Jordan Springs

I refer to the subject development proposal and the related assessment report that is scheduled for consideration by the Penrith Local Planning Panel on 29 July 2021.

This memorandum provides a response to questions from the Local Planning Panel ahead of the upcoming Local Planning Panel meeting.

No.	Question	Response
1	The assessment report contained recommended conditions. The pdf we received did not include the words at the right hand edge of the page. That document cannot be used by the Panel. We will require a complete set of conditions for our deliberations.	An updated condition summary has been attached for your review. The following conditions have been amended: <ul style="list-style-type: none">- Condition 1
2	We now have a certificate which states the building is to be designed to comply with the acoustic consultant report dated 23 February 2021. The version of the acoustic report we previously received is dated 2020. We need a copy of the document referred to in the certificate	The applicant has advised that the Acoustic Certificate submitted to the Local Planning Panel contained a typo. An amended Acoustic Certificate has been provided which references the 5 February 2021 Acoustic Report. It is acknowledged that an outdated version of the Acoustic Report was previously provided to the Panel and referenced in Council's report. However, the correct version (dated 5 February 2021) was reviewed by Council's Environmental Health Officer and referenced in the recommended conditions of consent. The recommendations and conclusions of the two acoustic reports are identified, with the updated report amended to correctly reference the number of indoor seats.

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3	<p>The landscape plan has changed in several ways e.g. paving will be used in the beer garden instead of synthetic turf. Tree species have changed. The drawings no longer include a schedule of plant species so we cannot review exactly what has changed. Amended landscape plans that include a schedule are required if they are to be included in the conditions of consent.</p>	<p>An amended landscape plan has been provided that identifies the changes from the previous landscape plan. These changes include:</p> <ul style="list-style-type: none"> - The provision of planter boxes within the beer garden and entry ways; - Deletion of substation; - Kerb line adjusted to allow 3 additional parking spaces; - Provision of pavers instead of synthetic turf within beer garden; and - Minor changes to the plant schedule.
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Please be advised that the LPP's questions on the amended Traffic Impact Assessment were forwarded to the applicant on 23 July 2021. Council is awaiting their response however, this will be forwarded to the Panel ASAP.

Appendices:

- 1) Condition Summary
- 2) Acoustic Report dated 5 February 2021
- 3) Updated Acoustic Certificate dated 23 July
- 4) Updated Landscape Plan
- 5) Cover Letter dated 26 July 2021

Jane Hetherington
Senior Development Assessment Planner

CONDITIONS SUMMARY

Application Number:	DA20/0509
Assessing Officer	Jane Hetherington
Land to be developed (Address):	Lot 3989 DP 1190132 3989 Lakeside Parade JORDAN SPRINGS NSW 2747
Proposed Development:	Construction of a Single Storey Building for a Pub and Associated Car Parking Spaces, Stormwater Management and Landscaping Works

General

1 [A001 - Approved plans table](#)

The development must be consistent with the following plans stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Drawing Title	Drawing No.	Prepared By	Dated
Site Plan	DA010 (Rev. 6)	Team2 Architects	14/04/21
Roof Plan	DA050 (Rev. 5)	Team2 Architects	14/04/21
Ground Floor Plan	DA100 (Rev. 6)	Team2 Architects	16/12/20
Elevations	DA200 (Rev. 5)	Team2 Architects	14/04/21
Sections	DA300 (Rev. 4)	Team2 Architects	14/04/21
External Finishes Schedule	DA700 (Rev. 2)	Team2 Architects	12/11/20
Signage Details	DA701 (Rev. 1)	Team2 Architects	29/10/20
Stormwater Drainage Plans	No. 21933-001 (Rev. 2)	EWWF Consulting Engineers	17/11/20
Landscape Plan	JS-000 - JS-601 (Rev F/G/J/B)	Site Image Landscape Architects	23/04/21 06/04/21 20/10/20

2 [A012 - Food Act](#)

The proprietor of the food business shall ensure that the requirements of the NSW Food Act 2003, NSW Food Regulation 2010 and the Australian and New Zealand Food Standards Code are met at all times.

3 [A019 - Occupation Certificate](#)

The development shall not be used or occupied until an Occupation Certificate has been issued.

A satisfactory inspection from an authorised officer of Council's Environmental Health Department is required prior to the issue of the Occupation Certificate. The occupier is to contact the Environmental Health Department to organise an appointment at least 72 hours prior to the requested inspection time.

4 [A021 - Business Registration](#)

The business is to be registered with Penrith City Council by completing the "Registration of Premises" form. This form is to be returned to Council prior to the issuing of the occupation certificate and operation of the business.

- 5 [A046 - Obtain Construction Certificate before commencement of works](#)
A **Construction Certificate** shall be obtained prior to commencement of any building works.
- 6 [A Special \(Accessibility\)](#)
Prior to the issue of a Construction Certificate, the design recommendations of the Access Design Assessment Report, prepared by Design Confidence and dated 17 July 2020 shall be incorporated into the Construction Certificate plans. The works shall be certified accordingly by a suitably qualified access consultant **prior to the issue of an Occupational Certificate**.
- 7 [A Special \(BLANK\)](#)
Prior to the issue of an Occupation Certificate, the car park is to be sign posted with a message reminding patrons of the residential surroundings and to remain quiet.
- 8 [A Special \(BLANK\)](#)
The Plan of Management must be complied with at all times during the operation of the approved development.
- 9 [A Special \(BLANK\)](#)
The operator must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the operator/management team are responsible for noise management and minimisation as well as litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council and the Licensing Authority.
- 10 [A Special \(BLANK\)](#)
The maximum number of people (including staff and customers) in the premises shall be no more than 484 people at any one time. In accordance with the requirements of the approved acoustic report, no more than 24 patrons are permitted in the beer garden area and no more than 120 patrons are permitted in the outdoor enclosed area at any one time.
- 11 [A Special \(Courtesy bus\)](#)
A courtesy bus shall be available and on call whenever the premises is open for business.
- 12 [A Special \(RFS condition\)](#)
Prior to the issue of an Occupation Certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and should include the planning for the early relocation of occupants. A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.
- 13 [A Special \(RFS condition\)](#)
The building and associated structures (i.e. fencing, outdoor seating etc.) shall be constructed in accordance with Section 3 and Section 7 (BAL 29) Australian Standard AS 3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas - 2014 as appropriate and Section 7.5 of Planning Bush Fire Protection 2019.

14 [A Special \(RFS Condition\)](#)

From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2-5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation and debris should be removed.

15 [A Special \(RFS Condition\)](#)

Landscaping of the site must comply with Appendix 4 of Planning for Bush Fire Protection 2019 and the following:

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to the building.
- Planting is limited in the immediate vicinity of the building.
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters).
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity.
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies.
- Smooth bark species of trees are chosen which generally do not carry a fire up the bark into the crown.
- Planting of deciduous species is avoided which may increase fuel at surface/ground level (i.e. leaf litter).
- Climbing species are avoided to walls and pergolas.
- Combustible materials such as woodchips/mulch and flammable fuel are stored away from the building.
- Combustible structures such as garden sheds, pergolas and materials such as timber garden furniture are located away from the building.
- Low flammability vegetation species are used.

16 [A Special \(RFS condition\)](#)

The provision of water, electricity and gas must comply with the following in accordance with Table 7.4a of Planning for Bush Fire Protection 2019:

- reticulated water is to be provided to the development where available;
- all above-ground water service pipes external to the building are metal including and up to any taps;

- where practical, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - (a) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - (b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes area metal, including and up to any outlets.

17 [A Special \(Signage\)](#)

Building identification signage on the northern building facade is approved by this consent. Any further signage is to be subject to a separate application.

The approved signage must only be illuminated during the approved business hours of operation and shall not flash or vary in luminosity. The illumination level shall not impact on the amenity of adjoining premises or vehicles travelling along Lakeside Parade.

18 [A Special 1](#)

Management will be available at a mutually convenient time, at the invitation of Penrith City Council and/or the NSW Police, to discuss and action agreed Community Safety, Security or other issues in conjunction with other local stakeholders in the area should the need arise.

19 [A Special CPTED Requirements](#)

The following community safety and crime prevention through environmental design (CPTED) requirements are required to be implemented:

(a) Lighting

- All outdoor/public spaces throughout the development must be lit to the minimum Australian Standard of AS 1158. Lighting must be consistent in order to reduce the contrast between shadows and illuminated areas and must be designed in accordance with AS 4282 - Control of the obtrusive effects of outdoor lighting.

(b) Car Parking

- All areas of the car park must be well-lit, with consistent lighting to prevent shadowing or glare.
- A security access control system (e.g. boom gate) shall be installed on the vehicle entry/exit point to the car park to minimise opportunities for unauthorised access and congregation after hours.

(c) Building Security & Access Control

- Intercom, code or card locks or similar must be installed for all restricted entries to the venue.
- Australian Standard 220 – door and window locks must be installed.
- CCTV is to be provided to cover communal public space areas. Cameras must be of sufficient standard to be useful for police in the event of criminal investigations. Lighting must be provided to support cameras at night (alternatively infra-red cameras are recommended). Signage must be displayed to indicate that CCTV cameras are in use.

(d) Graffiti/Vandalism

- Graffiti resistant coatings must be used to external surfaces where possible, including signage, furniture, retaining walls etc.
- Procedures must be in place to ensure the prompt removal and/or repair of graffiti or vandalism to the buildings, fencing, and common areas. This includes reporting incidents to police and/or relevant authorities.
- Outdoor furniture/equipment must be well secured or stored away after hours.

(e) Landscaping

- All vegetation must be regularly pruned to ensure that sight lines are maintained.

Heritage/Archaeological relics

20 [C003 - Uncovering relics](#)

If any archaeological relics are uncovered during the course of the work no further work shall be undertaken until further directed by Penrith City Council or the NSW Heritage Office.

The applicant is advised that depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the Heritage Act, 1977 may be required before any further work can be recommenced in that area of the site.

Environmental Matters

21 [D001 - Implement approved sediment& erosion control measures](#)

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

(Note: To obtain a copy of the publication, you should contact Landcom on (02) 98418600).

Certification that the erosion and sediment control measures have been installed in accordance with the approved erosion and sediment control plan (s) for the development and "Managing Urban Stormwater: Soils and Construction 2004" shall be obtained and issued a minimum 2 days before any other site works are to commence, including earthworks and clearing of the site.

The approved sediment and erosion control measures are to be installed **prior to and maintained throughout the construction phase of the development until the landscaping, driveway and on-site parking areas have been completed for the development**. These measures shall ensure that mud and soil from vehicular movements to and from the site does not occur during the construction of the development.

22 [D004 - Dust](#)

Dust suppression techniques are to be employed during construction to reduce any potential nuisances to surrounding properties.

23 [D005 - Mud/Soil](#)

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

24 [D005 – No filling without prior approval \(may need to add D006\)](#)

No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Sydney Regional Environmental Plan No.20 (Hawkesbury-Nepean River) (No.2-1997). No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.

25 [D006 - No filling without prior approval \(Use always, except for bulk earthworks/ major fill operations\)](#)

No fill material shall be imported to the site until such time as a Validation Certificate (with a copy of any report forming the basis for the validation) for the fill material has been submitted to, considered and approved by Council. The Validation Certificate shall:

- state the legal property description of the fill material source site,
- be prepared by an appropriately qualified person (as defined in Penrith Development Control Plan) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
- clearly indicate the legal property description of the fill material source site,
- provide details of the volume of fill material to be used in the filling operations,
- provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
- (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

{Note: Penrith Development Control Plan defines an appropriately qualified person as "a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance."}.

If the Principal Certifying Authority or Penrith City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall be carried out prior to any further approved works.

26 [D009 - Covering of waste storage area](#)

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

27 [D010 – Appropriate disposal of excavated or other waste](#)

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

28 [D013 - Approved noise level 1](#)

Noise levels from the premises shall not exceed the relevant noise criteria detailed in the DA Acoustic Assessment prepared by Acoustic Logic (dated 5 February 2021, ref 20200387.1/0502A/R6/LL). The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development, and shall be shown on plans **accompanying the Construction Certificate application**.

A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the approved acoustic report. This certificate is to be submitted to the Principal Certifying Authority **prior to the issue of an Occupation Certificate**.

Note: This condition does not override the limitations imposed on hours of operation as otherwise conditioned in this consent.

The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

29 [D026 - Liquid wastes](#)

Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes suitable for discharge to the mains sewer are to be discharged in accordance with Sydney Water requirements.

If mains sewer is not available or if Sydney Water will not allow disposal to the sewer then a licensed waste contractor is to remove the liquid waste from the premises to an appropriate waste facility.

The waste contractor and waste facility are to hold the relevant licenses issued by the NSW Environment Protection Authority.

30 [D Special \(Hours of operation\)](#)

The approved operating hours are as follows:

- Monday to Wednesday, 10am to 10pm;
- Thursday to Saturday, 10am to 12 (midnight);
- Sunday, 10am to 10pm.

Delivery and service vehicles, including waste collection vehicles generated by the development are limited to between 7:00am and 6:00pm.

In addition, the development must comply with the management measures in the Hotel Plan of Management by GJ Consulting, dated 22 July 2020.

31 [D Special BLANK](#)

The development shall be carried out in accordance with the procedures set out in the *Western Precinct Contamination Management Plan (URS 2008 Contamination Management Plan, Western Precinct Development Phase dated 7 July 2008, ref 4321 7287)* and the conditions and procedures set out in the Site Audit Statement relating to the Western Precinct.

32 [D Special BLANK](#)

An Unexpected Finds Protocol (the Protocol) is to be developed by an appropriately qualified environmental consultant. **Prior to the issue of the Construction Certificate**, the Protocol is to be submitted to Council and approved. If Council is not the certifying authority for this development, the report is required to be provided to Penrith City Council for approval.

The Protocol is to address, at minimum, the management of any contamination found on the site during the excavation/construction phase of the development, including at minimum, contaminated soils, groundwater, buried building materials, asbestos, odour and staining.

The above Protocol is to be complied with at all times during the excavation and construction phase of the development.

33 [D Special BLANK](#)

Amplified music and public address systems associated with the development are not to be audible at the boundaries of the property.

The provisions of the Protection and Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

34 [D Special BLANK](#)

All mechanical plant and equipment is to comply with the noise criteria outlined in the DA Acoustic Assessment prepared by Acoustic Logic (dated 5 February 2021, ref 20200387.1/0502A/R6/LL).

Prior to the issue of the Construction Certificate, further details on the type and location of all mechanical plant and equipment associated with the development is to be provided to Council for consideration and approval. Suitable data and information on the noise impacts associated with this plant and equipment is also to be supplied to demonstrate compliance with the established noise criteria.

35 [D Special BLANK](#)

Prior to the issue of the Construction Certificate, a Construction Noise and Impact Management Plan is to be prepared and submitted to Council for approval. This assessment is to consider (at minimum) the details of the construction program, construction methods, equipment and vehicles in association with the NSW Department of Environment and Change's Interim Construction Noise Guideline 2009.

The recommendations of the approved Management Plan are to be implemented and adhered to during the construction of the development.

36 [D Special BLANK](#)

Noise levels from the premises shall not exceed the relevant noise criteria detailed in the DA Acoustic Assessment prepared by Acoustic Logic (dated 5 February 2021, ref 20200387.1/0502A/R6/LL). The recommendations listed in Section 7.1 of the Acoustic Assessment shall be implemented and incorporated into the design and construction of the development. The recommendations listed in Section 7.2 of the Acoustic Assessment shall be implemented and incorporated into the operational phase of the development.

BCA Issues

37 [E01A - BCA compliance for Class 2-9](#)

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) complying with the deemed to satisfy provisions, or
- (b) formulating an alternative solution which:
 - complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

Health Matters and OSSM installations

38 [F001 - General Fitout](#)

The construction, fit out and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, and AS4674-2004 *Design, Construction and Fitout of Food Premises*.

39 [F006 - Water tank & nuisance](#)

The rainwater tank must be maintained so as not to create a nuisance and it must be protected against mosquito infestation.

40 [F022 - Commercial kitchen\(exhaust system\)](#)

Cooking appliances which exceed a total maximum power input of 8kw for electrical, or a total gas input of 29MJ/h for a gas appliance are required to have a kitchen exhaust system installed in accordance with Clause F4.12 of the Building Code of Australia and Australian Standard AS1668 Parts 1 & 2.

Detailed plans together with calculations for the system must be provided as part of the development application or as part of the Construction Certificate application.

The exhaust hood must completely cover the equipment to be ventilation and extended at least 200mm beyond the perimeter of the equipment. The exhaust hood must be provided with a condensation gutter around its base. The gutter must be at least 50mm wide by 25mm deep. Where abutting walls are located the hood must be constructed so as to finish flat against the wall surface.

The low edge of a canopy type exhaust hood must be at least 2000 mm above floor level.

Prior to the issuing of an Occupational Certificate, and operation of the business, the exhaust system shall be certified by an appropriately qualified person to comply with the Building Code of Australia and Australian Standard AS1668 Parts 1 & 2. A copy of the certification and supporting documentation must be provided to Council's Environmental Health Department if Council is not the Principal Certifying Authority.

41 [F025 - Food safety supervisor](#)

A Food Safety Supervisor, with a current Food Safety Supervisor Certificate recognised by the NSW Food Authority, must be appointed by the business prior to commencement of the business.

42 [F182 - Toilet Facilities](#)

Toilets facilities in the premises shall be maintained in a clean and hygienic condition free from a build up of waste at all times.

43 [F186 - Smoke Free Environment](#)

The construction and operation of the premises shall comply with the NSW Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2000.

44 [F Special BLANK](#)

A detailed plan showing the details below of the kitchen and bar areas associated with the development must be submitted to an approved by Council prior to the issue of a Construction Certificate:

- Details of the finish of the walls, floor and ceiling (note: no drop in ceiling panels are permitted in food preparation/storage areas);
- Details and location of coving to all floor wall joins;
- Details and location of shelving to the storage area for food and packaging;
- Construction material of shelving indicating lowest shelf at least 150mm above ground level;
- Details of materials used on benches in kitchen;
- Reference to the construction of the premises being in accordance with the Australian New Zealand Food Standards Code, Food Safety Standard 3.2.3 "Food Premises and Equipment " and the AS 4674 – 2004 "Design, Construction and Fit Out of Food Premises";
- Hand wash facilities fitted with a hands-free operation warm water through a common spout (hand washing facilities are for the sole purpose of hand washing in the kitchen;
- Location of separate sink for (a) washing of vegetables and fruit (b) hand washing (c) washing (required) and sanitizing sinks (if no dishwasher);
- Location of any floor wastes (if being installed) and cleaners sink;
- Details and location of all equipment in the kitchen including, but not limited to ovens , fridges, freezers, dishwasher etc.;
- Location of personal staff storage area;
- Any fluorescent light fittings being fitted with a smooth faced diffuser and identified on the plan;
- Location and information of mechanical ventilation for oven/stove in accordance with Section 2.5.2 of AS 4674 – 2004 "Design, Construction and Fit Out of Food Premises";
- Details of the dishwashing/glass washing machines. All utensils and equipment must undergo a washing, sanitising and rinsing cycle. The sanitising rinse cycle must achieve a water temperature of 80°C for 2 minutes or 75°C for 10 minutes.

No fit out works shall commence on the site until Council has provided approval of the plans. The applicant is to give documentation of the approval to the Certifying Authority.

Utility Services

45 [G002 - Section 73 \(not for](#)

A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to “Your Business” section of Sydney Water’s website at www.sydneywater.com.au then the “e-developer” icon, or telephone 13 20 92.

The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

46 [G004 - Integral Energy](#)

Prior to the issue of a Construction Certificate, a written clearance is to be obtained from Endeavour Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

In the event that a pad mounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation before the Construction Certificate for the development is issued as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.

Construction

47 [H001 - Stamped plans and erection of site notice](#)

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

48 [H002 - All forms of construction](#)

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, 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. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

49 [H006 - Submission of and implement waste management plan](#)

The approved waste management plan must be implemented on-site and adhered to throughout all stages of the development including demolition, with supporting documentation / receipts retained in order to verify the recycling and disposal of materials in accordance with the approved plan.

50 [H041 - Hours of work \(other devt\)](#)

Construction works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use

of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Engineering

51 [K101 - Works at No Cost to Council](#)

All roadworks, stormwater drainage works, signage, line marking, associated civil works and dedications required to effect the consented development shall be undertaken by the applicant at no cost to Penrith City Council.

52 [K201 - Infrastructure Bond](#)

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to commencement of any works on site or prior to the issue of any Construction Certificate, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

An application form together with an information sheet and conditions are available on Council's website.

Contact Penrith City Council's Asset Management Department on 4732 7777 or visit Penrith City Council's website for more information.

53 [K202 - S138 Roads Act - Minor Works in the Public Road](#)

Prior to the issue of any Construction Certificate, a Section 138 Roads Act application, including payment of application and inspection fees together with any applicable bonds, shall be lodged with and approved by Penrith City Council (being the Roads Authority for any works required in a public road). These works may include but are not limited to the following:

- a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- b) Concrete footpaths and or cycleways
- c) Road occupancy or road closures
- d) The placement of hoardings, structures, containers, waster skips, signs etc. in the road reserve
- e) Temporary construction access

All works shall be carried out in accordance with the Roads Act approval, the development consent, including the stamped approved plans, and Penrith City Council's specifications, guidelines and best engineering practice.

Contact Penrith City Council's Asset Management Department on 4732 7777 or visit Penrith City Council's website for more information.

Note:

- Where Penrith City Council is the Certifier for the development, the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.
- All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate as applicable.

54 [K205 - S68 Local Government Act - Stormwater Drainage Works](#)

Prior to the issue of any Construction Certificate, the Certifier shall ensure that an application under Section 68 of the Local Government Act, including payment of application and inspection fees, has been lodged with and approved by Penrith City Council for provision of the stormwater drainage connection to the existing channel (via headwall) as proposed on the engineering plans prepared by EFWW Consulting Engineers, job number 21933-001, revision 2, dated 17/11/2020.

Engineering plans are to be prepared in accordance with the development consent, Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works, Austroads Guidelines, and best engineering practice.

Contact Penrith City Council's Development Engineering Department on 4732 7777 to obtain a formal fee proposal prior to lodgement and visit Penrith City Council's website for more information.

Note:

- All works associated with the Section 68 Local Government Act approval must be completed prior to the issue of any Occupation Certificate as applicable.

55 [K210 - Stormwater Management](#)

The stormwater management system shall be consistent with plans lodged for development approval, prepared by EFWW Consulting Engineers, job number 21933-001, revision 2, dated 17/11/2020.

Prior to the issue of any Construction Certificate, the Certifier shall ensure that the stormwater management system has been designed in accordance with Penrith City Council's Stormwater Drainage Specification for Building Developments and Water Sensitive Urban Design (WSUD) Policy.

Engineering plans and supporting calculations for the stormwater management system are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

56 [K212 - No Loading on Easements](#)

Prior to the issue of any Construction Certificate, the Certifier shall ensure that the foundations of proposed structures adjoining the drainage easements on-site have been designed clear of the zone of influence of the drainage pipelines within these easements.

57 [K222 - Access, Car Parking and Manoeuvring - General](#)

Prior to the issue of any Construction Certificate, the Certifier shall ensure that vehicular access, circulation, maneuvering, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS 2890.2, AS 2890.6 and Penrith City Council's Development Control Plan.

58 [K224 - Construction Traffic Management Plan](#)

Prior to the commencement of any works on-site (including demolition works) or prior to the issue of any Construction Certificate, whichever occurs first, a Construction Traffic Management Plan (CTMP) shall be submitted to Penrith City Council's Asset Management Department for endorsement. The CTMP shall be prepared by a suitably qualified consultant with appropriate training and certification from Transport for NSW. The CTMP shall include details of any required road closures, work zones, loading zones and the like. Approval of the CTMP may require approval of the Local Traffic

Committee. Please contact Council's Asset Management Department on 4732 7777 and refer to Council's website for a copy of the Temporary Road Reserve Occupancy Application Form.

59 [K225 - Performance Bond](#)

Prior to the issue of any Local Government Act Approval, a Performance Bond is to be lodged with Penrith City Council for the stormwater drainage connection to the existing channel (via headwall).

The value of the bond shall be determined in accordance with Penrith City Council's adopted Fees and Charges.

Note:

- Contact Penrith City Council's Development Engineering Department on 4732 7777 for further information relating to bond requirements.

60 [K228 - Dilapidation Report](#)

The developer shall undertake a dilapidation report for all surrounding buildings and Council owned infrastructure that confirms that no damage occurs due to any excavations/piering associated with the development. If Council is not the Certifier for the development then the dilapidation report shall be submitted to Council prior to the issue of any Construction Certificate and then updated and submitted prior to the issue of any Occupation Certificate confirming no damage has occurred.

61 [K301 - Sediment & Erosion Control](#)

Prior to commencement of any works associated with the development, sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and ensure compliance with the Protection of the Environment Operations Act 1997 and Managing Urban Stormwater series from the Office of Environment and Heritage.

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

62 [K403 - Major Filling / Earthworks](#)

All earthworks shall be undertaken in accordance with AS3798 and Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments and Engineering Construction Specification for Civil Works.

The level of testing shall be determined by the Geotechnical Testing Authority / Superintendent in consultation with the Principal Certifier.

63 [K405 - Turf to Verge](#)

Upon completion of all works in the road reserve, all verge areas fronting and within the development are to be turfed. The turf shall extend from the back of kerb to the property boundary, with the exception of concrete footpaths, service lids or other infrastructure which is not to be turfed over. Turf laid up to concrete footpaths, service lids or other infrastructure shall finish flush with the edge.

64 [K501 - Penrith City Council Clearance - Roads Act / Local Government Act](#)

Prior to the issue of any Occupation Certificate, the Principal Certifier shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Penrith City Council.

65 [K503 - Works As Executed - Stormwater Management](#)

Prior to the issue of any Occupation Certificate, Works As Executed drawings, final operation and maintenance management plans and any other compliance documentation for the stormwater management system shall be submitted to the Principal Certifier in accordance with Penrith City Council's Engineering Construction Specification for Civil Works, Stormwater Drainage Specification for Building Developments and WSUD Technical Guidelines.

An original set of Works As Executed drawings and copies of the final operation and maintenance management plans and compliance documentation shall also be submitted to Penrith City Council with notification of the issue of the Occupation Certificate where Penrith City Council is not the Principal Certifier.

66 [K504 - Stormwater Compliance](#)

Prior to the issue of any Occupation Certificate, the Principal Certifier shall ensure that the stormwater management systems (including on-site detention and water sensitive urban design):

- have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent;
- have met the design intent with regard to any construction variations to the approved design, and;
- Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works As Executed drawings.

67 [K505 - Restriction on the Use of Land and Positive Covenant](#)

Prior to the issue of any Occupation Certificate, a restriction on the use of land and positive covenant relating to the stormwater management systems (including on-site detention and water sensitive urban design) shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Penrith City Council's standard wording as detailed in Council's Stormwater Specification for Building Developments - Appendix F.

68 [K515 - Maintenance Bond](#)

Prior to the issue of any Occupation Certificate, a Maintenance Bond is to be lodged with Penrith City Council for the stormwater drainage connection to the existing channel (via headwall).

The value of the bond shall be determined in accordance with Penrith City Council's adopted Fees and Charges.

Note:

- Contact Penrith City Council's Development Engineering Department on 4732 7777 for further information relating to bond requirements.

69 [K601 - Stormwater Management System Operation and Maintenance](#)

The stormwater management system shall continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan.

Regular inspection records are required to be maintained and made available to Penrith City Council on request. All necessary improvements are required to be made

immediately upon awareness of any deficiencies in the stormwater management systems.

70 [K Special \(BLANK\)](#)

Prior to the issue of any Construction Certificate the Principal Certifying Authority shall ensure that a Waste Collection / Service / Delivery Vehicle Operational Management Plan is provided to the satisfaction of Council's Waste Management Section. This shall include an operational management plan that shall apply to all waste and service / delivery vehicles access the site heavy vehicle loading area and include:

- Coordinating all development site businesses and operators agreements and management of all waste collection / service/ delivery vehicles to the site out of peak car park and pedestrian activity times.
- Limiting and controlling waste collection / service / delivery vehicle arrivals to only to only one vehicle arriving and at only times when the site heavy vehicle loading area is clear.
- Limiting access to vehicles no larger than medium rigid vehicles not greater than 8.8m metres long.

71 [K Special \(BLANK\)](#)

Access to the site is not permitted for vehicles larger than a medium rigid vehicle or longer than 8.8m.

72 [K Special \(BLANK\)](#)

Prior to the issue of any Construction Certificate the Principal Certifying Authority shall ensure that the plans include dimensions of driveways, aisles, parking spaces, obstructions, accessible parking, bicycle parking and accessible pedestrian paths of travel complying with AS 2890, AS 1428, Council Development Control Plan (DCP) C10 and Council 'Industrial, Commercial and Mixed-use Waste Management Guideline'. These details shall include but not limited to:

- Driveway, aisle, loading bay and car space width and lengths in accordance with DCP C10, AS2890.1, AS2890.2 and AS2890.6
- Swept turn path clearances at driveways (including accordance with AS 2890.1 Table 2.2 and Figure 2.9). External driveway access turning paths are to be provided and be at least 0.3 metres clear of driveway edges, parking and road centrelines and at least 0.3m clear of kerbs and medians. Internal aisle and car park manoeuvring area light vehicle turning paths are to be at least 0.3 metres and median rigid vehicle (MRV) / Waste Collection / Service / Delivery Vehicle at least 0.5m clear of obstructions including to walls, bollards and other obstructions.
- Car park aisle widths, waste and service vehicle areas, car park column locations and clearances (including accordance with AS 2890.1 Figure 5.1 and 5.2).
- Additional car space clearances from obstructions (including accordance with AS 2890.1 B4.1 minimum additional clearance of 0.3 metres).
- Replacement of the proposed western car space on the southern parking row adjacent to the loading area with a kerbed, tapered and landscaped median to ensure that the loading area reversing area is defined and clear of the parking spaces.
- Sight distance requirements in accordance with AS 2890.1 and / or AS 2890.2 Figure 3.2 at access driveways and Figure 3.3 Minimum sight lines for pedestrian safety.
- Accessible pedestrian paths of travel from all car parking spaces to the building points of entry.
- Separate accessible pedestrian paths of travel from the fronting roadway footpath to access the building points of entry.
- Complying numbers of secure and all weather bicycle parking, end of journey facilities, change rooms, showers, and lockers are provided at convenient locations in

accordance with DCP C10, AS 2890.3 Bicycle Parking Facilities and Planning Guidelines of Walking and Cycling (NSW Government 2004).

73 [K Special \(BLANK\)](#)

All car spaces and loading areas are to be sealed / line marked and dedicated for the parking of vehicles only and not be used for storage of materials/products/waste materials etc.

74 [K Special \(BLANK\)](#)

Subleasing of car parking spaces is not permitted by this Consent.

75 [K Special \(BLANK\)](#)

Prior to Occupation Certificate, appropriate signage, visible from the public road and on-site shall to be installed to reinforce designated vehicle circulation and to direct staff / delivery vehicle drivers / service vehicle drivers /ambulances / visitors to on-site parking, delivery and service areas to the satisfaction of the Principal Certifying Authority.

76 [K Special \(BLANK\)](#)

The required sight lines around the driveway entrances are not to be compromised by landscaping, fencing or signage.

77 [K Special \(BLANK\)](#)

All vehicles are to enter/exit the site in a forward direction.

Landscaping

78 [L001 - General](#)

All landscape works are to be constructed in accordance with the approved landscape plan and Penrith Council's Development Control Plan.

Landscaping shall be maintained:

- in accordance with the approved plan, and
- in a healthy state, and in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or was removed.

79 [L002 - Landscape construction](#)

The approved landscaping for the site must be constructed by a suitably qualified and experienced landscape professional.

80 [L003 - Report requirement](#)

The following series of reports relating to landscaping are to be submitted to the nominated consent authority at the appropriate time periods as listed below. These reports shall be prepared by a suitably qualified and experienced landscape professional.

i. Implementation Report

Upon completion of the landscape works associated with the development and prior to the issue of an Occupation Certificate for the development, an Implementation Report must be submitted to the Principal Certifying Authority attesting to the satisfactory completion of the landscaping works for the development.

An Occupation Certificate should not be issued until such time as a satisfactory

Implementation Report has been received. If Penrith City Council is not the Principal Certifying Authority, a copy of the satisfactory Implementation Report is to be submitted to Council together with the Occupation Certificate for the development.

ii. Maintenance Report

On the first anniversary of the date of the Occupation Certificate issued for the development, a Landscape Maintenance Report is to be submitted to Penrith City Council certifying that the landscape works are still in accordance with the development consent and the plant material is alive and thriving.

81 [L006 - Aust Standard](#)

All landscape works are to meet industry best practice and the following relevant Australian Standards:

- AS 4419 Soils for Landscaping and Garden Use,
- AS 4454 Composts, Soil Conditioners and Mulches, and
- AS 4373 Pruning of Amenity Trees.

82 [L Special \(BLANK\)](#)

Prior to the issue of a Construction Certificate, an amended landscape plan is to be submitted to and approved by Council. The amended landscape plan is to incorporate the following:

- a) Details of the proposed children's playground equipment and shade sail. The colours of the playground equipment and shade sail shall complement the tavern and natural materials should be used where possible.
- b) Details (location, materials, colours, dimensions) of proposed fencing. Fencing along the southern boundary is to be at least 1.8m high and of open style design, to prevent access to the Regional Park and the diversion of any floodwater coming from the adjoining channel. Fencing is to be consistent with the approved colour palette of the tavern.

Development Contributions

83 [N001a - Section 7.12 contribution](#)

This condition is imposed in accordance with Penrith City Council's Section 7.12 Contributions Plan for non-residential development. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$84,655.00 is to be paid to Council **prior to the issue of a Construction Certificate** for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 7.12 Contributions plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S7.12 invoice accompanying this consent should accompany the contribution payment. The Section 7.12 Contributions Plan may be inspected at Council's Civic Centre, 601 High Street, Penrith.

Note: The timing of contributions payable may be otherwise affected in accordance with Planning Circular PS20-003 dated 3 July 2020 and the associated NSW Government Ministerial Direction - Infrastructure Contributions.

Certification

84 [Q006 - Occupation Certificate \(Class 2 - 9\)](#)

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works and prior to the occupation of the building/tenancy and commencement of the approved use. The Occupation Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the development, are outstanding, and/or if the development does not comply with the provisions of the Environmental Planning and Assessment Act and Regulation.

Before the Occupation Certificate can be issued for the development, Fire Safety Certificates issued for the building are to be submitted to Penrith City Council and the New South Wales Fire Brigades.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of that Certificate shall be submitted to Penrith City Council, if Council is not the Principal Certifying Authority.

85 [Q01F - Notice of Commencement & Appointment of PCA2 \(use for Fast Light only\)](#)

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Laundry Taverns, Jordan Springs Tavern, Lakeside Parade, Jordan
Springs

DA Acoustic Assessment

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MASCOT NSW 2020
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Attention To	FDC Construction & Fitout Pty Limited

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1 INTRODUCTION

Acoustic Logic Consultancy (ALC) has been engaged to conduct an acoustic assessment of potential noise impacts as a result of the proposed licensed premises at Lot 3989 of DP 1190132, Laundry Taverns, Jordan Springs Tavern, Lakeside Parade, Jordan Springs.

ALC have utilised the following documents and regulations in the noise assessment of the development:

- Penrith City Council Development Control Plan (DCP) 2014;
- Penrith City Council Local Environment Plans (LEP) 2010;
- NSW Department of Industry – Office of Liquor and Gaming (L&G); and
- NSW Department of Environment and Heritage, Environmental Protection Agency document – ‘Noise Policy for Industry’ (NPfI) 2017.

This assessment was based off the proposed plan drawings by Team 2 Architects (Job No. 930, Rev 1, dated 12th of November 2020)

2 SITE DESCRIPTION

Laundy Taverns, Jordan Springs Tavern, Lakeside Parade, Jordan Springs is a proposed single storey licensed premises with an external carpark to the west, children's play area to the north-west, and beer garden to the north.

The licensed premises is proposed to include 212 indoor seats. The tavern is proposed to operate under the following hours:

- Monday-Saturday: 10:00am – 3:00am; and
- Sunday: 10:00am – 12:00am.

The tavern is to be a liquor licensed venue and is proposing to have background music played through an amplified system at a low level.

Investigation has been carried out by this office in regards to the existing properties and noise impacts surrounding the proposed development. The nearest noise receivers around the site include:

- **Receiver 1:** Newly constructed aged care independent living units to the north-west of the site, on lot DP1248137, Jordan Springs,
- **Receiver 2:** DA approved 4-storey residential development to the north of the site over Lakeside Parade, at 76-94 Lakeside Parade, Jordan Springs (DA16/0487);
- **Receiver 3:** Newly constructed multistorey residential development to the north-east of the site over Lakeside Parade, at 98 Lakeside Parade, Jordan Springs; and
- **Receiver 4:** Existing residential house to the south-east of the site, at 8 Jubilee Drive, Jordan Springs.

A site map, measurement description and surrounding receivers are presented in the figure below.



- Attended Noise Measurement
- Unattended Noise Measurement

Figure 1 – Aerial View of Site & Receivers
(Sourced from Nearmap 2020)

- Project Site
- Residential Receiver

3 NOISE DESCRIPTORS

Environmental noise constantly varies. Accordingly, it is not possible to accurately determine prevailing environmental noise conditions by measuring a single, instantaneous noise level.

To accurately determine the environmental noise a 15-20 minute measurement interval is utilised. Over this period, noise levels are monitored on a continuous basis and statistical and integrating techniques are used to determine noise description parameters.

In analysing environmental noise, three-principle measurement parameters are used, namely L_{10} , L_{90} and L_{eq} . The L_{10} and L_{90} measurement parameters are statistical levels that represent the average maximum and average minimum noise levels respectively, over the measurement intervals.

The L_{10} parameter is commonly used to measure noise produced by a particular intrusive noise source since it represents the average of the loudest noise levels produced by the source.

Conversely, the L_{90} level (which is commonly referred to as the background noise level) represents the noise level heard in the quieter periods during a measurement interval. The L_{90} parameter is used to set the allowable noise level for new, potentially intrusive noise sources since the disturbance caused by the new source will depend on how audible it is above the pre-existing noise environment, particularly during quiet periods, as represented by the L_{90} level.

The L_{eq} parameter represents the average noise energy during a measurement period. This parameter is derived by integrating the noise levels measured over the 15 minute period. L_{eq} is important in the assessment of environmental noise impact as it closely corresponds with human perception of a changing noise environment; such is the character of environmental noise.

4 EXISTING AMBIENT NOISE SURVEY

Background noise levels were calculated on site using long-term noise monitoring measurements.

The long-term monitoring was conducted using an Acoustic Research Laboratory's noise logger. The logger was set to A-weighted fast response and was programmed to store 15-minute statistical noise levels throughout the monitoring period. The monitor was calibrated at the start and end of the monitoring period using a Rion NC-73 calibrator. No significant drift was noted.

Unattended noise monitoring was conducted in the locations as detailed Figure 1 from 18th May 2020 to 24th May 2020.

The measured background noise levels from the unattended long-term monitoring are summarised in the table below.

Table 4.1 - Measured Rating Background Noise Levels

Location	Time	Rating Background Noise Level dB(A) _{L90}
On site at Lot 3989, DP 1190132 (Jordan Springs Tavern)	Day (7am-6pm)	44
	Evening (6pm-10pm)	44
	Late Evening (10pm – 12am)	42
	Early Morning (12am-3am)	38
	Night Time (10pm – 7am)	43

4.1 BACKGROUND NOISE SPECTRUMS

An external background noise measurement was also conducted at the site on the 16th June 2020 to ascertain the noise spectrum and validate previous monitoring data. The spectrum is presented below.

Table 4.2 – Measured Rating Background Noise Levels

	31.5Hz	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	dB(A)
Measured RBL at R5 near Jubilee Drive	60	64	55	52	49	52	47	39	33	55

5 NOISE EMISSIONS CRITERIA

The noise criteria for this site is established from the following documents:

- Penrith City Council DCP 2014 & LEP 2010;
- NSW Department of Industry – Office of Liquor and Gaming (L&G); and
- NSW Department of Environment and Heritage, Environmental Protection Agency document – 'Noise Policy for Industry' (NPfI) 2017.

The documents above are presented in detail below.

5.1 PENRITH CITY COUNCIL DCP 2014 & LEP 2010

The site exists in a subdivision of Penrith City Council within St Marys SREP 30 LEP. As per this document, the surrounding land is zoned as urban.

It is noted that there are no specific numerical criteria relating to noise emissions from licensed venues contained within the Penrith City Council DCP 2014. Therefore, reference will be made to NSW Department of Industry, Office of Liquor and Gaming Guidelines when assessing noise impacts from patrons of the proposed venue, below.

5.2 NSW DEPARTMENT OF INDUSTRY – OFFICE OF LIQUOR & GAMING (L&G)

When assessing noise emissions from licensed premises, noise emissions must comply with the acoustic requirements generally imposed by the NSW L&G. These guidelines relate to noise generated by patrons and by music. The requirements are set out below:

- *The L_{10} noise level emitted from the premises shall not exceed 5dB above the background L_{90} sound level in any Octave Band Centre Frequency (31.5kHz to 8kHz inclusive) between the hours of 7.00am to 12.00 midnight when assessed at the boundary of the nearest affected residential premises.*
- *L_{10} noise level emitted from the premises shall not exceed the background L_{90} sound level in any Octave Band Centre Frequency (31.5kHz to 8kHz inclusive) after midnight when assessed at the boundary of the nearest affected residential premises.*

After midnight, noise emissions from the Place of Public Entertainment are to be inaudible within any habitable rooms in nearby residential properties.

The following assessment criteria have been determined based on the noise levels measured. These apply when measured outside the open window of a residential facade.

Table 5.1 – L&G Noise Emission Objectives (Operational Noise) – dB(A) L_{10(15min)}

Time Period	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A- wt
7am – 6pm (BG+5 dB)	58	49	46	43	46	41	33	27	49
6pm – 10pm (BG+5 dB)	58	49	46	43	46	41	33	27	49
10pm – 12am (BG + 5 dB)	56	47	44	41	44	39	31	25	47
12am – 3am (BG + 0 dB)	47	38	35	32	35	30	22	16	38

5.3 NSW EPA NOISE POLICY FOR INDUSTRY (NPFI) 2017

The EPA NPFI has two criteria which both are required to be satisfied, namely Intrusiveness and amenity. The NPFI sets out acceptable noise levels for various localities. The policy indicates four categories to assess the appropriate noise level at a site. They are rural, suburban, urban and urban/industrial interface. Under the policy the nearest residential receivers would be assessed against the suburban criteria.

Noise levels are to be assessed at the property boundary or nearby dwelling, or at the balcony or façade of an apartment.

5.3.1 Intrusiveness Criterion

The guideline is intended to limit the audibility of noise emissions at residential receivers and requires that noise emissions measured using the L_{eq} descriptor do not exceed the background noise level by more than 5dB(A). Where applicable, the intrusive noise level should be penalised (increased) to account for any annoying characteristics such as tonality.

Background noise levels adopted are presented in Section 4. Noise emissions from the site should comply with the noise levels presented below when measured at nearby property boundary.

Table 5.2 – Intrusiveness Noise Emission Goals

Location	Period/Time	Rating Background Noise Level dB(A)L ₉₀	Intrusiveness Noise Emission Goal dB(A) L _{eq(15min)}
Nearby Residences	Day (7am-6pm)	44	49
	Evening (6pm-10pm)	44	49
	Late Evening (10pm-12am)	42	47
	Early Morning (12am-3am)	38	43
	Night (10pm-7am)	43	48

5.3.2 Amenity Criterion

The guideline is intended to limit the absolute noise level from all noise sources to a level that is consistent with the general environment.

The NSW EPA Industrial noise policy sets out acceptable noise levels for various localities. Table 2.1 on page 16 of the policy indicates 4 categories to distinguish different areas. They are rural, suburban, urban and urban/industrial interface. This site is categorised by suburban receivers.

The NPfl requires project amenity noise levels to be calculated in the following manner;

$$L_{Aeq,15min} = \text{Recommended Amenity Noise Level} - 5 \text{ dB(A)} + 3 \text{ dB(A)}$$

Table 5.3 - Amenity Noise Emission Goals

Type of Receiver	Time of day	Recommended Noise Level dB(A) $L_{eq}(\text{period})$	Project Amenity Noise Level dB(A) $L_{eq}(15 \text{ min})$
Residential – Suburban	Day (7am-6pm)	55	53
	Evening (6pm-10pm)	45	43
	Night (10pm-7am)	40	38
Commercial	When in Use	65	-

The NSW EPA Noise Policy for Industry (2017) defines;

- Day as the period from 7am to 6pm Monday to Saturday and 8am to 6pm Sundays and Public Holidays;
- Evening as the period from 6pm to 10pm.
- Night as the period from 10pm to 7am Monday to Saturday and 10pm to 8am Sundays and Public Holidays

5.3.3 Sleep Arousal Criteria

Potential sleep arousal impacts should be considered for noise generated before 7am or after 10pm.

Short duration, intermittent noise events (such as cars driving into the car park) are typically assessed for potential sleep disturbance.

Potential impacts are assessed using the recommended procedure in the Application Notes to the EPA Noise Policy for Industry. As recommended in the Application Notes, when assessing potential sleep arousal impacts, a two stage test is carried out:

- Step 1 - An emergence test is first carried out. That is, the L_1 noise level of any specific noise source should not exceed:
 - $L_{eq,15min}$ 40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
 - L_{Fmax} , 52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater,

...outside a resident's bedroom window between the hours of 10pm and 7am. If the noise events are within this, then sleep arousal impacts are unlikely and no further analysis is needed. This is consistent with the Noise Guide for Local Government. The guideline level is set out below. The guideline has both a 15 minute average criteria ($L_{eq}(15min)$) and a peak noise event criteria (L_{max}).

Table 5.4 - Sleep Arousal Criteria

Location	Background Noise Level (10pm-7am)	NPfi Maximum Noise Level (Based on Background Levels)
Residential Receivers	43 dB(A) _{L90}	58 dB(A) _{L_AF_{max}}
	43 dB(A) _{L90}	48 dB(A) _{L_{Aeq,15min}}

- Step 2 - If there are noise events that could exceed the emergence level, then an assessment of sleep arousal impact is required to be carried out taking into account the level and frequency of noise events during the night, existing noise sources, etc. This test takes into account the noise level and number of occurrences of each event with the potential to create a noise disturbance. As is recommended in the explanatory notes of the EPA Industrial Noise Policy, this more detailed sleep arousal test is conducted using the guidelines in the EPA Road Noise Policy. Most relevantly, the Road Noise Policy states:

For the research on sleep disturbance to date it can be concluded that:

- *Maximum internal noise levels below 50-55dB(A) are unlikely to awaken people from sleep.*
- *One to two noise events per night with maximum internal noise levels of 65-70dB(A) are not likely to affect health and wellbeing significantly.*

The internal noise level guidelines have also been adopted in this assessment.

5.4 SUMMARISED NOISE EMISSION CRITERIA

Table 5.5 – Patron Noise Emission Criteria (L&G)

Time Period	Noise Emission Criteria dB L ₁₀								
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A- wt
7am-6pm (BG+5 dB)	58	49	46	43	46	41	33	27	49
6pm-10pm (BG+5 dB)	58	49	46	43	46	41	33	27	49
10pm –12am (BG + 5 dB)	56	47	44	41	44	39	31	25	47
12am-3am (BG + 0 dB)	47	38	35	32	35	30	22	16	38

Table 5.6 – Operational Noise Emissions Criteria (NPfI) (Car Park and Static Plant)

Type of Receiver	Time Period	Governing Noise Emission Goal dB(A) _{L_{eq}(15 min)}
Residential Receivers	Day (7am-6pm)	49
	Evening (6pm-10pm)	43
	Late Evening (10pm-12am)	38
	Early Morning (12am-3am)	38
	Night (10pm-7am)	38
Commercial Receivers	When in Use	65

Table 5.7 – Sleep Disturbance Noise Emissions Criteria (NPfI) (Car Park and Static Plant)

Location	NPfI Maximum Noise Level
Residential Receivers	58 dB(A) L _{AFmax}
	48 dB(A) L _{Aeq,15min}

6 NOISE EMISSIONS ASSESSMENT

6.1 OPERATIONAL NOISE SOURCES

Noise from the use of venue (including extended trading hours) will primarily be from the following noise sources:

- Noise from patrons;
- Noise from children;
- Noise from gaming machines; and
- Noise from amplified background music.
- Noise from vehicles within the carpark

An assessment of the predicted noise levels emitted from noise sources above has been predicted to nearby sensitive receivers. The analysis presented in this section of the report has been based on the internal dimensions of the space, building construction, openings in the façade and spatial layouts including awnings.

Noise emissions will be assessed with reference to the relevant criteria outlined in Section 5.

6.2 ACOUSTIC DATA & ASSUMPTIONS

6.2.1 Carpark & Vehicle Noise

An assessment of noise from cars entering and existing the car park was conducted assuming the following:

- Worst case day/evening time traffic movement:
 - 50% of the car park capacity enters/exits in the period of 15 minutes.
- Worst-case night-time traffic movement:
 - 25% of the car park capacity enters/exits in the period of 15 minutes.
- Vehicles are travelling at 10km/hr
- Each vehicle has a sound power level of 84dB(A).
- Car door slam and engine start has a sound power level, L_{max} , of 90dB(A)

6.2.2 Patron, children & Music

Noise emissions from the operation of the venue will be predicted to the closest residential receivers based on the following assumed noise levels.

- The average sound power level per patron within the venue has been taken as 77 dB(A) L_{10} with 1 in 2 patrons talking at any one time. The noise spectrum for patron speech is as follows:

Table 6.1 – Noise Spectrum for Patron Speech Sound Power Level (Internal Areas)

31.5Hz	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A-weighted level dB(A)L ₁₀
61	66	69	73	74	69	50	47	61	77

- The uniform sound pressure level for amplified music within the venue has been assessed as 75 dB(A) L₁₀. The noise level & spectrum is typical of moderate level background music as would typically be expected to be played within this type of venue, as follows:

Table 6.2 – Noise Spectrum for Amplified Music Sound Pressure Level

31.5Hz	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A-weighted level dB(A)L ₁₀
71	71	77	73	72	71	66	57	59	75

Noise emissions from the operation of the proposed children’s play area have been predicted based on the following assumptions/information:

- Section 4 of the Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment Version 3.0 provides the following typical range of effective sound power levels for groups of 10 children playing, summarised below.

Table 6-3 – Effective Sound Power Levels for Groups of 10 Children Playing

Number and Age of Children	Sound Power Levels [dB] at Octave Band Centre Frequencies [Hz]								
	dB(A)	63	125	250	500	1k	2k	4k	8k
10 Children - 0 to 2 years	78	54	60	66	72	74	71	67	64
10 Children - 2 to 3 years	85	61	67	73	79	81	78	74	70
10 Children - 3 to 5 years	87	64	70	75	81	83	80	76	72

For the purposes of this assessment, the sound power level (dB) spectrum for children 3-5yrs will be adopted for all children to present worst case scenario predicted noise emissions.

6.2.3 Poker Machine Noise

Typical poker machine noise levels have been measured within another similar project site with details below.

Table 6-4 – Noise Spectrum for Poker Machine Room

Noise Level dB – Frequency (Hz)									
31.5	63	125	250	500	1k	2k	4k	8k	A-wt
60	60	57	64	60	57	54	57	60	65

6.2.4 Operational Assumptions

Venue operation will be assessed based on the following assumptions:

- 1 in 2 patrons talking at any one time;
- Patrons evenly distributed within the outdoor dining and beer garden areas;
- Music outside of the venue at all times limited to 6 dB(A) L₁₀ sound pressure level; and
- Music within the venue at all times limited to 75 dB(A) L₁₀ sound pressure level.
- All recommendations within Section 7 have been adopted.

6.3 PREDICTED NOISE LEVELS

The predicted noise levels from venue operation are presented in the following tables. Predicted noise levels are based on the dimensions of the building, factor in losses due to distance attenuation and barrier effects (where applicable). Predicted noise emissions have been calculated on the assumption that the recommendations in Section 7 are implemented.

Predicted noise levels have been presented for receiver 2, the future residential development to be constructed at 76-94 Lakeside Parade. Compliance at this location will result in compliance at all receiver locations due to the additional distance and screening which is inherently provided for receivers 1, 3, and 4. Demonstrating compliance at this Receiver 2 demonstrates compliance at all other receivers.

6.3.1 Carpark Sleep Disturbance

Predicted noise levels have been presented for receiver 2, the future residential development to be constructed at 76-94 Lakeside Parade. This receiver represents the worst affected receiver. Demonstrating compliance at this location inherently demonstrates compliance at all other receivers.

Table 6.5 – Predicted External Noise Levels from Vehicles to Residential Receiver 2 (76-94 Lakeside Parade)

Time Period	Predicted Noise Emission Level	Criteria	Complies
General Operation, dB L_{Aeq,15min}			
Day (7am-6pm)	41	49	Yes
Evening (6pm-10pm)	41	43	Yes
Night (10pm-7am)	38	38	Yes
Sleep Disturbance, dB L_{AFmax}			
Night (10pm-7am)	51	58	Yes

6.3.2 Patron, Children, Gaming and Amplified Music Noise Emissions

Predicted noise levels have been presented for receiver 2, the future residential development to be constructed at 76-94 Lakeside Parade. This receiver represents the worst affected receiver. Demonstrating compliance at these locations inherently demonstrates compliance at all other receivers.

Table 6.6 – Predicted (L₁₀) External Noise Levels from Venue to Residential Receiver 2 (76-94 Lakeside Parade)

Noise Source	Time of Day		Octave Band Noise Levels, dB								
			63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	A-wt
Venue Operation (Patron, Children, Gaming and Amplified Music Noise)	Day & Evening 7am – 10pm	Predicted Noise Level (L _{eq})	41	40	40	43	46	41	33	23	49
		External Criteria (BG + 5)	58	49	46	43	46	41	33	27	49
		Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Late Evening 10pm – 12am	Predicted Noise Level (L _{eq})	32	38	39	42	43	38	21	20	46
		External Criteria (BG + 5)	56	47	44	41	44	39	31	25	47
		Complies with	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Early Morning 12am-3am	Predicted Noise Level (L _{eq})	20	25	28	32	33	28	9	6	36
		External Criteria (BG + 5)	47	38	35	32	35	30	22	16	38
		Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Refer to Section 7 for recommendations required to achieve predicted noise levels.

7 RECOMMENDATIONS

7.1 CONSTRUCTIONS

The indoor dining and gaming area are to implement the following:

- Glazing installed must be minimum 6.38mm laminate, with the frame and glazing system to achieve minimum Rw 31.

The outdoor dining area is to implement the following:

- Glazing installed must be minimum 10.38mm laminate, with the frame and glazing system to achieve minimum Rw 34.
- The roof of the outdoor enclosed dining areas is to be constructed as follows:
 - Metal deck sheeting
 - Minimum 100mm cavity with 100mm thick glass wool
 - 13mm plasterboard ceiling
 - Ceiling to be lined with absorptive material with a minimum noise reduction coefficient (NRC) of 0.75. Absorption to be evenly distributed for 75% of the ceiling.

7.2 PATRON & CHILDREN NOISE/VENUE OPERATIONAL CONTROLS

The findings in this report show that compliance with the noise criteria set out in Section 5 can be achieved. To ensure ongoing compliance with these noise criteria, the following is recommended:

Table 7.1 – Allowable Venue Capacity

Venue Area	Day & Evening 7am – 10pm	Late Evening 10pm – 12am	Early Morning 12am-3am
Outdoor Enclosed Dining	Patron numbers must not exceed 120	Patron numbers must not exceed 120	Use of this area is not permitted
Beer Garden Areas	Patron numbers must not exceed 24	Use of this area is not permitted	Use of this area is not permitted
Kids Play Area	Children numbers must not exceed 10 children	Use of this area is not permitted	Use of this area is not permitted
Indoor Dining	Patron numbers as per architectural plans.	Patron numbers as per architectural plans.	Patron numbers must not exceed 100
Gaming Area	Patron numbers as per architectural plans.	Patron numbers as per architectural plans.	Patron numbers as per architectural plans.

- Amplified music within the venue is not to exceed a sound pressure level of 75 dB(A) L₁₀ in the tavern generally
- Amplified music within the outdoor dining is not to exceed a sound pressure level of 65 dB(A) L₁₀
- During the daytime period (7am-6pm), 20m² of the perimeter façades is permitted to be opened
- At all other times the outdoor dining area must be 100% enclosed (6pm-12am).
- No amplified music is permitted in the beer garden or children’s play areas at any time.
- Speakers are to be vibration isolated by NRD mounts or equal;
- Doors and windows may remain open during daytime hours of operation but must be closed after 10pm except for ingress and egress;
- Signs are to be displayed at the entry/ exit of the venue reminding patrons to minimise noise when departing the premises, especially after 10:00pm;
- To protect the amenity of residents located around the development, where possible – garbage collection, deliveries and disposal of bottle/waste should be completed between the hours of 7:00am and 6:00pm. In particular, glass bottles and similar should not be disposed of after 10:00pm. They should instead be stored within the premises and disposed of the following day;

7.3 MECHANICAL PLANT NOISE

Detailed plant selection and location has not been undertaken at this stage. At the current stage, there is no additional external plant proposed over base building services. In the event that additional external plant is installed as part of the development, noise emissions from all mechanical services to the closest receiver should comply with the requirements of Section 5.

Satisfactory levels will be achievable through appropriate plant selection, location and if necessary, standard acoustic treatments such as duct lining, acoustic silencers and enclosures. Based on the proposed use of the venue, refrigeration and ventilation/air conditioning equipment may be proposed at a later date. In this regard, we note:

- Locate mechanical plant as far as practicable from adjacent noise sensitive development. Noise screening (using either a dedicated noise screen or the building shell between the condensers and noise sensitive buildings) may be required.
- To ensure compliance with EPA NPfl requirements during day, evening and night time, additional review is recommended following final plant selection and review of night time operational speeds.

It is noted that due to the small space of the venue, no major mechanical plant is expected to be added.

Compliance with EPA acoustic criteria (as set out in Section 5.3) will be achievable, provided that detailed acoustic review of plant items is undertaken once plant is selected, and acoustic treatments similar to those outlined above are adopted.

8 CONCLUSION

This report presents the results of the acoustic assessment of potential noise impacts associated with the proposed licensed premises to be located at Lot 3989 of DP 1190132 Laundry Taverns, Jordan Springs Tavern, Lakeside Parade, Jordan Springs.

External noise emissions criteria have been established in this report to satisfy the requirements from the following documents:

- Penrith City Council DCP 2014 & LEP 2010;
- NSW Department of Industry – Office of Liquor and Gaming (L&G); and
- NSW Department of Environment and Heritage, Environmental Protection Agency document – *'Noise Policy for Industry'* (NPfI) 2017.

Provided that the recommendations in Section 7 of this report are adopted, noise emissions to all nearby developments will be compliant with the requirements above.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



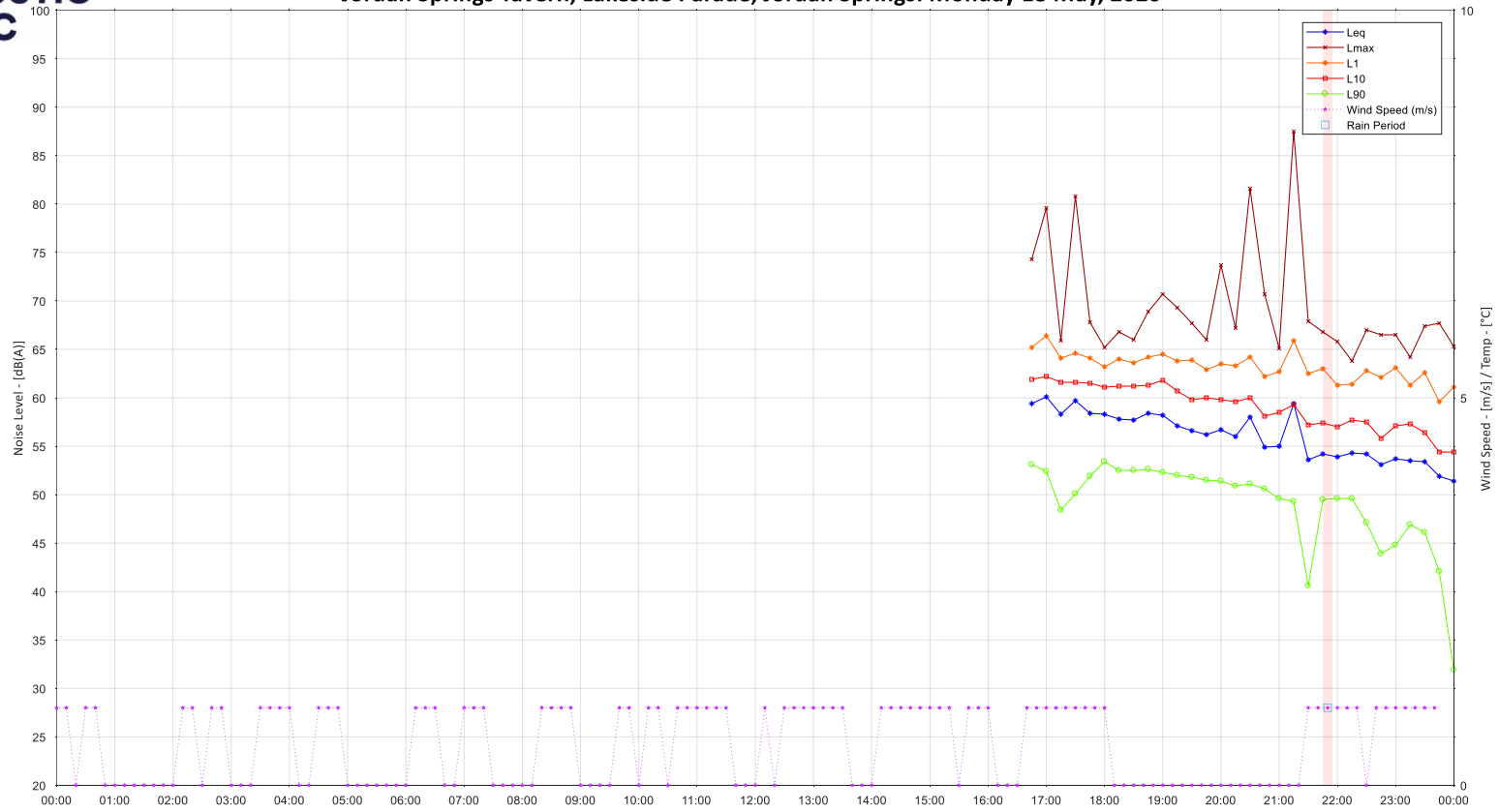
Acoustic Logic Consultancy Pty Ltd

Lillian Lockett

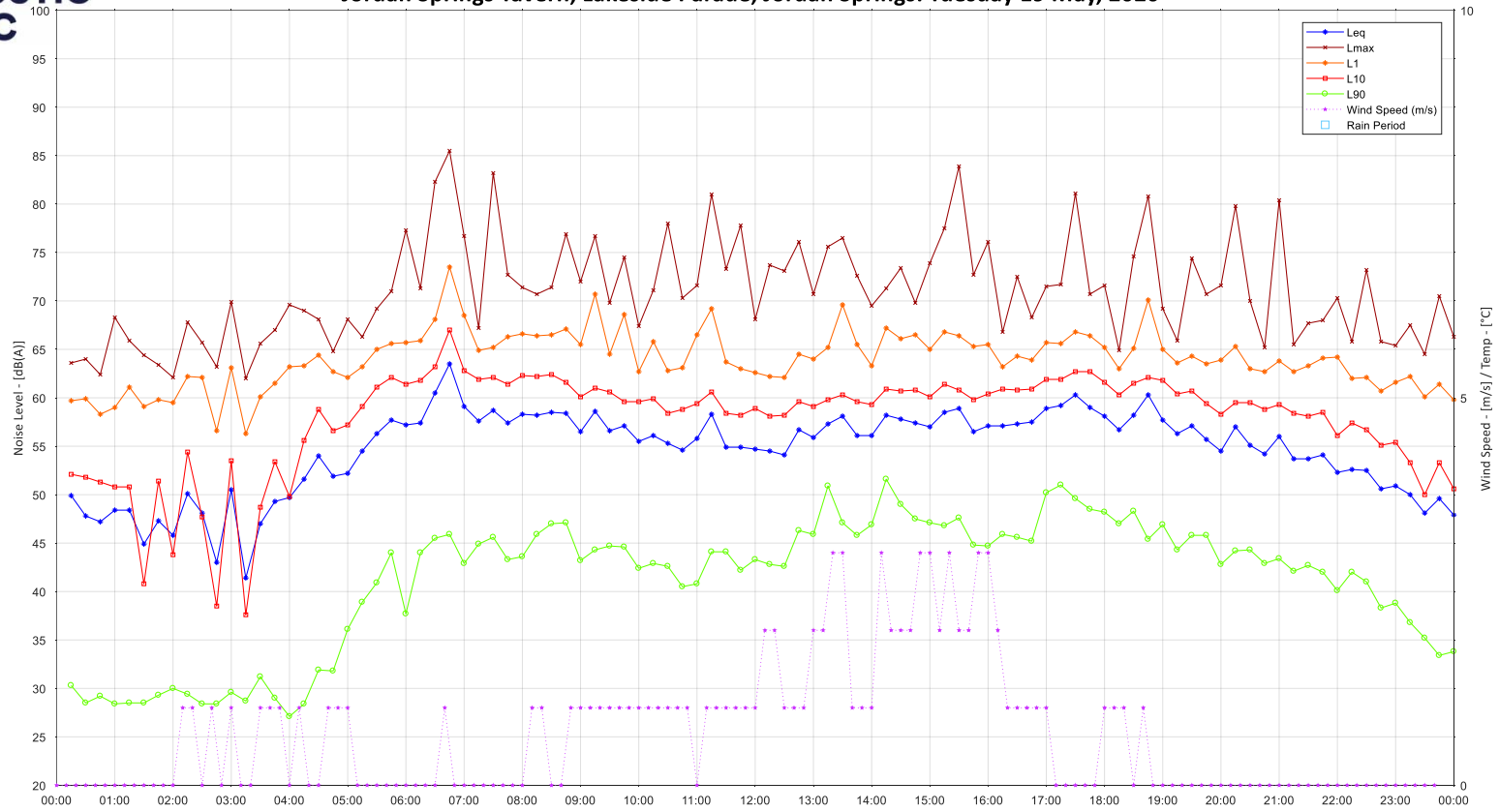
APPENDIX ONE – UNATTENDED NOISE MONITORING

LOCATION 1

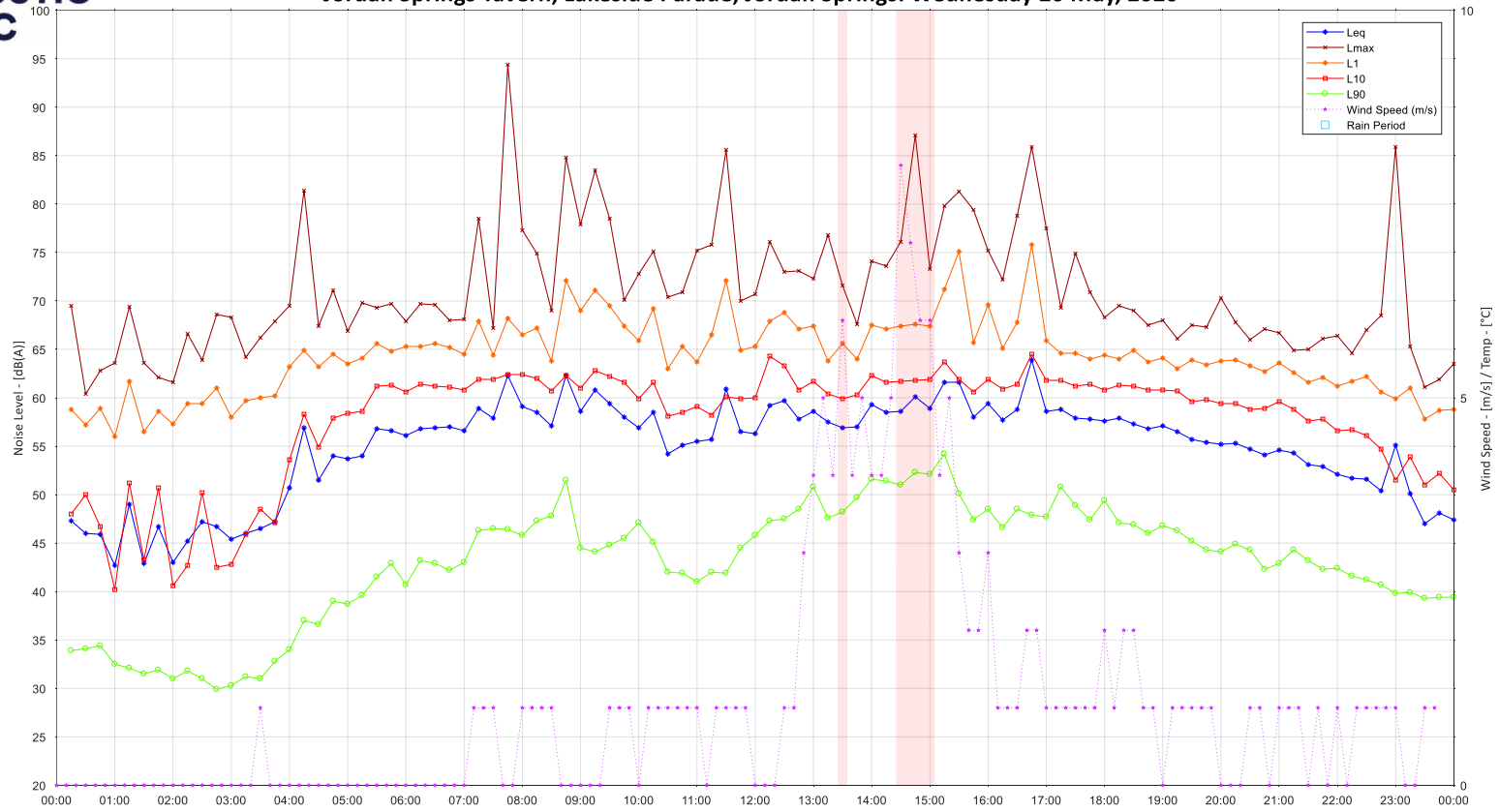
Jordan Springs Tavern, Lakeside Parade, Jordan Springs: Monday 18 May, 2020



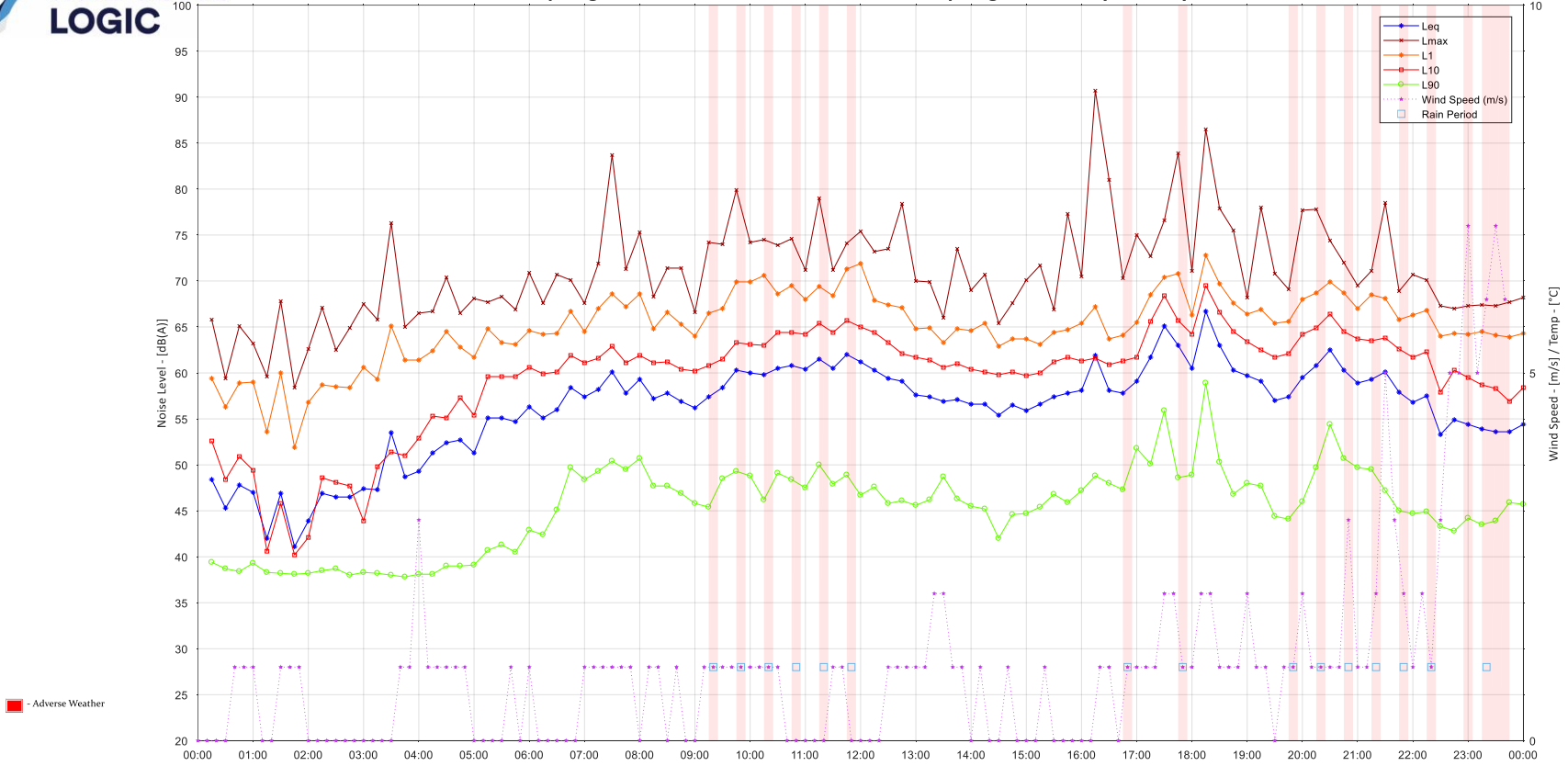
Jordan Springs Tavern, Lakeside Parade, Jordan Springs: Tuesday 19 May, 2020



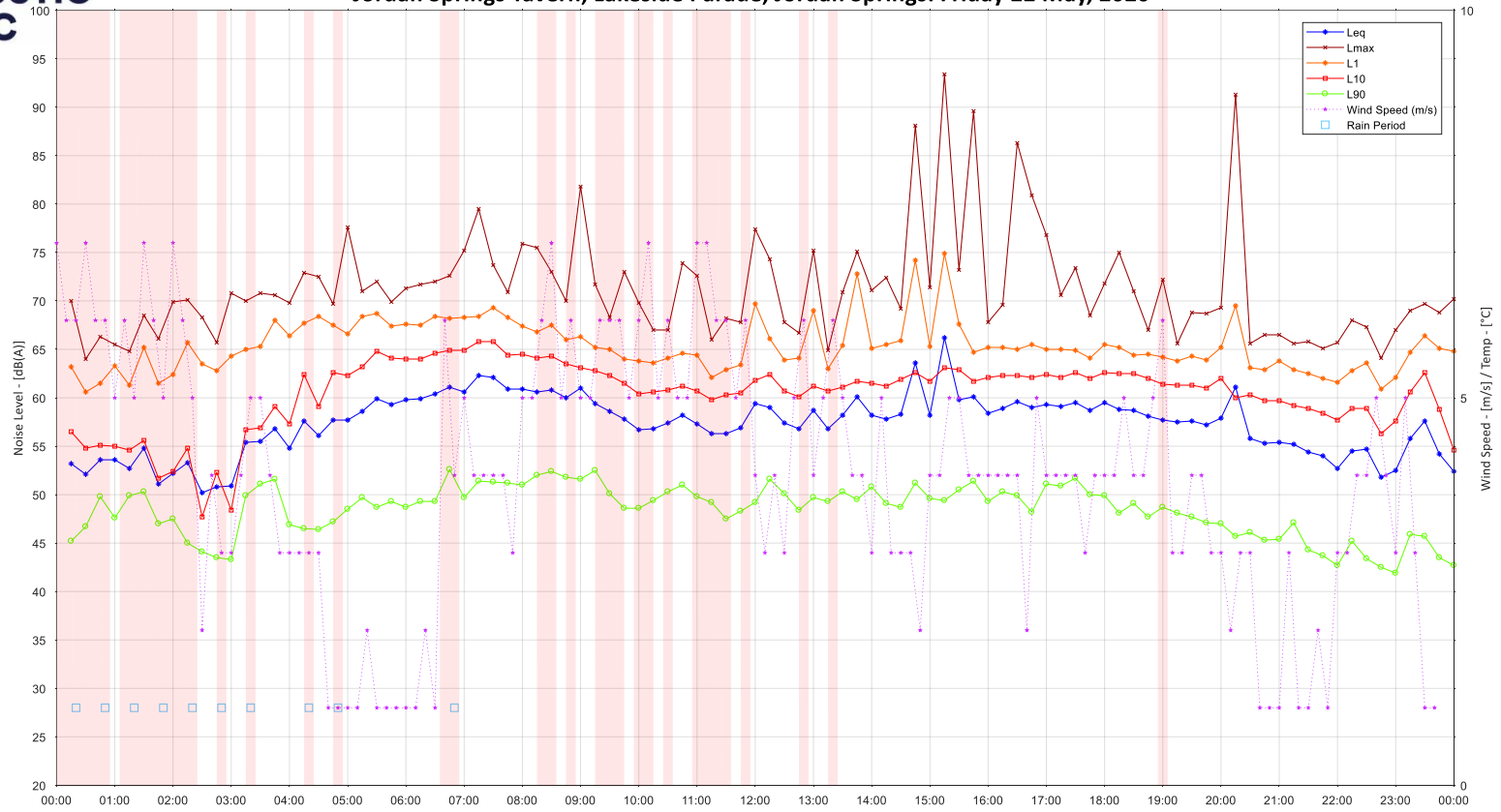
Jordan Springs Tavern, Lakeside Parade, Jordan Springs: Wednesday 20 May, 2020



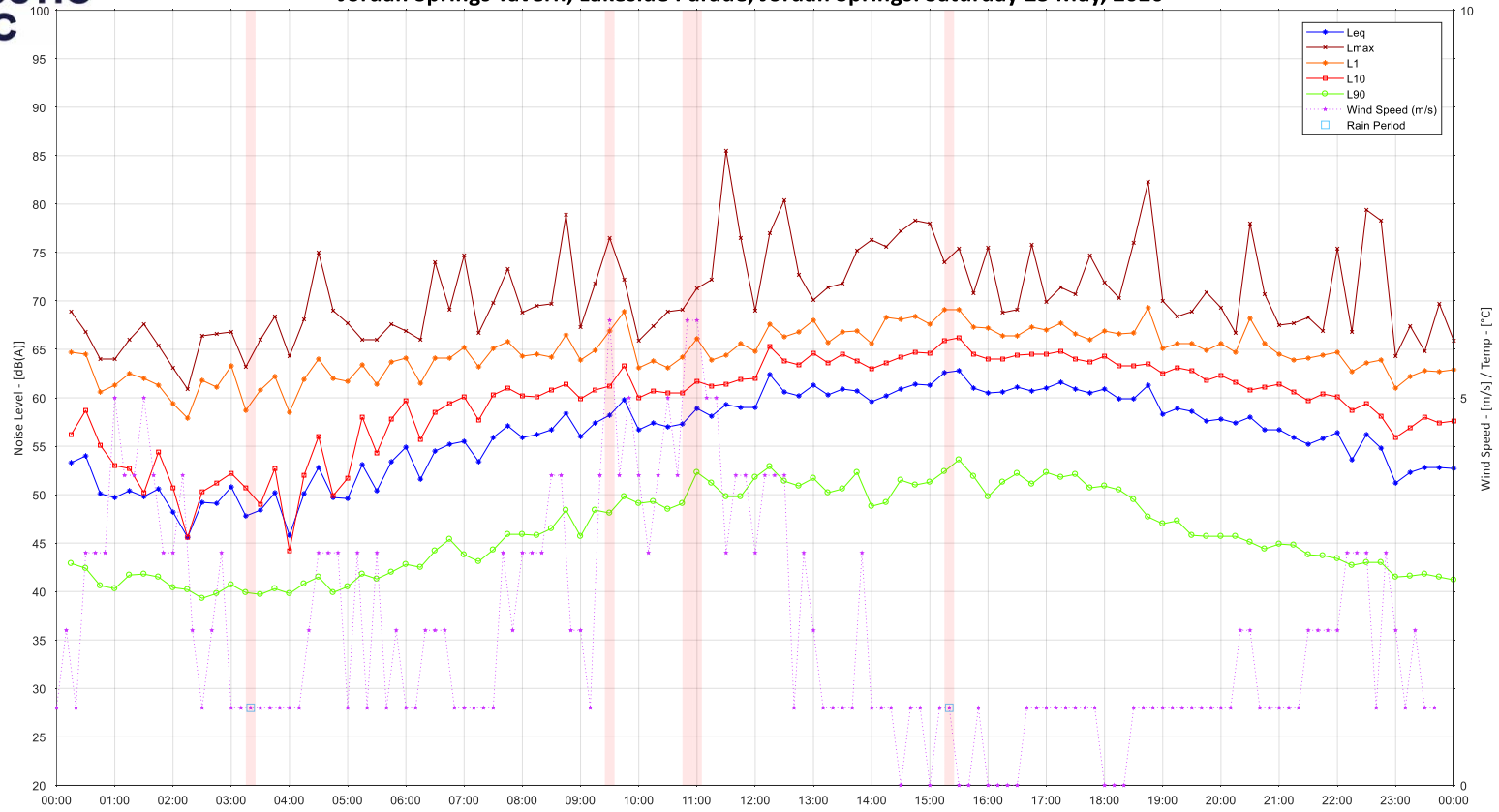
Jordan Springs Tavern, Lakeside Parade, Jordan Springs: Thursday 21 May, 2020



Jordan Springs Tavern, Lakeside Parade, Jordan Springs: Friday 22 May, 2020

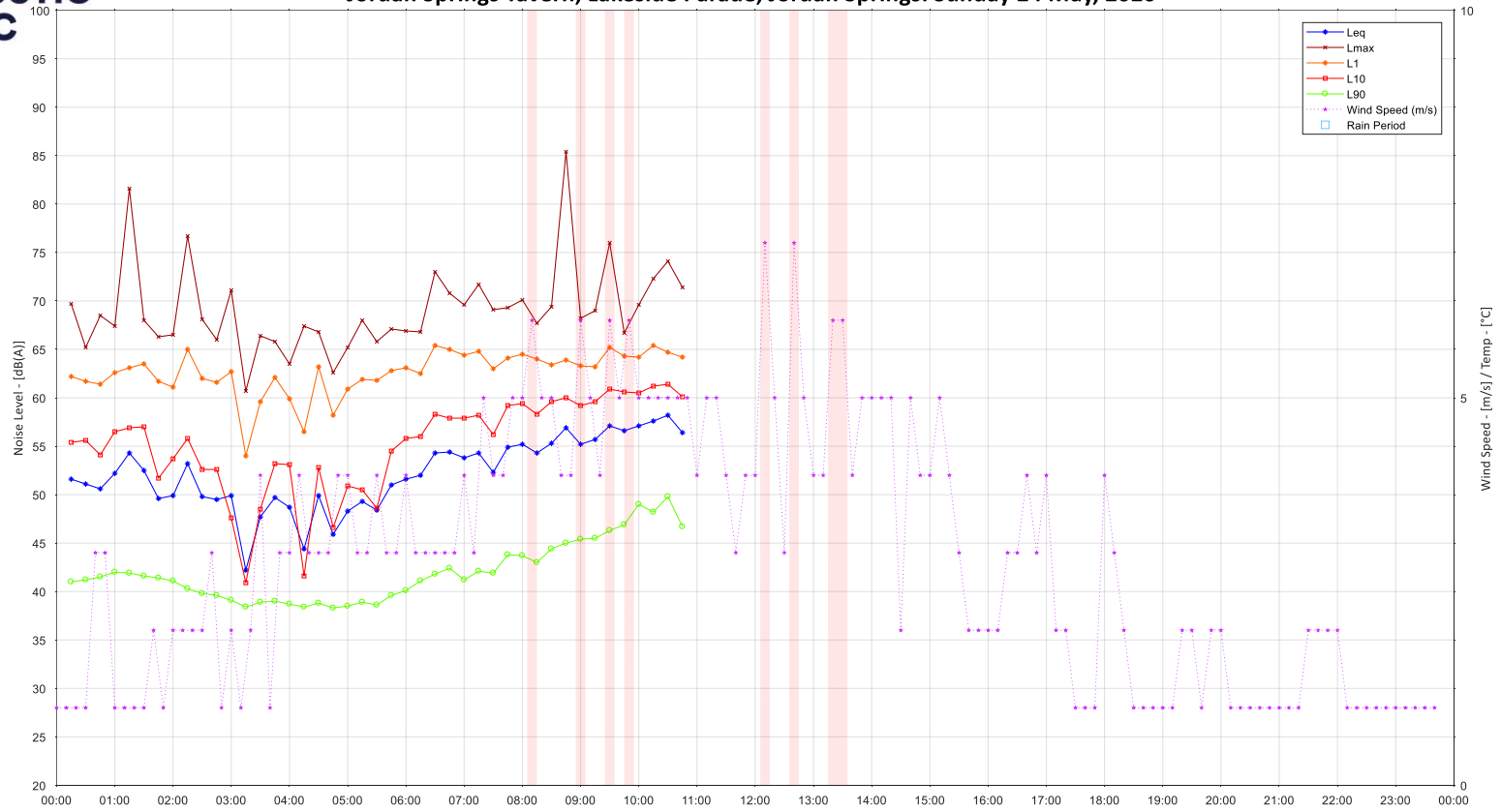


Jordan Springs Tavern, Lakeside Parade, Jordan Springs: Saturday 23 May, 2020



■ - Adverse Weather

Jordan Springs Tavern, Lakeside Parade, Jordan Springs: Sunday 24 May, 2020



■ - Adverse Weather



A R C H I T E C T S

Team 2 Architects Pty Ltd

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FDC Construction & Fitout (NSW) Pty Ltd
22-24 Junction Street
Forest Lodge NSW 2037

For the attention of: Michael Badaoui

23 July 2021

P:\930 Pub Jordan Springs\ADMIN\0101
GENERAL\Certificate for DA

Dear Michael,

Re: Jordan Springs Tavern – Bushfire and Acoustic Requirements

Project Name: Jordan Springs Tavern

Project Address: Lot 3989 of DP 1190132, Lakeside Parade, Jordan Springs, NSW 2747

Team 2 Architects certifies that:

- The building is to be designed in accordance with Bushfire Protection Assessment Report, dated on 9th July 2020 (REF:18FDC08).
- The building is to be designed to comply with Acoustic Consultant's Report, dated on 5th February 2021.

Yours sincerely,

Zack Ashby – Director for Team 2 Architects

Directors:
Zack Ashby BA(Hons) Dip Arch ARB RAIA
Richard Webster BA(Hons) Dip Arch RIBA RAIA

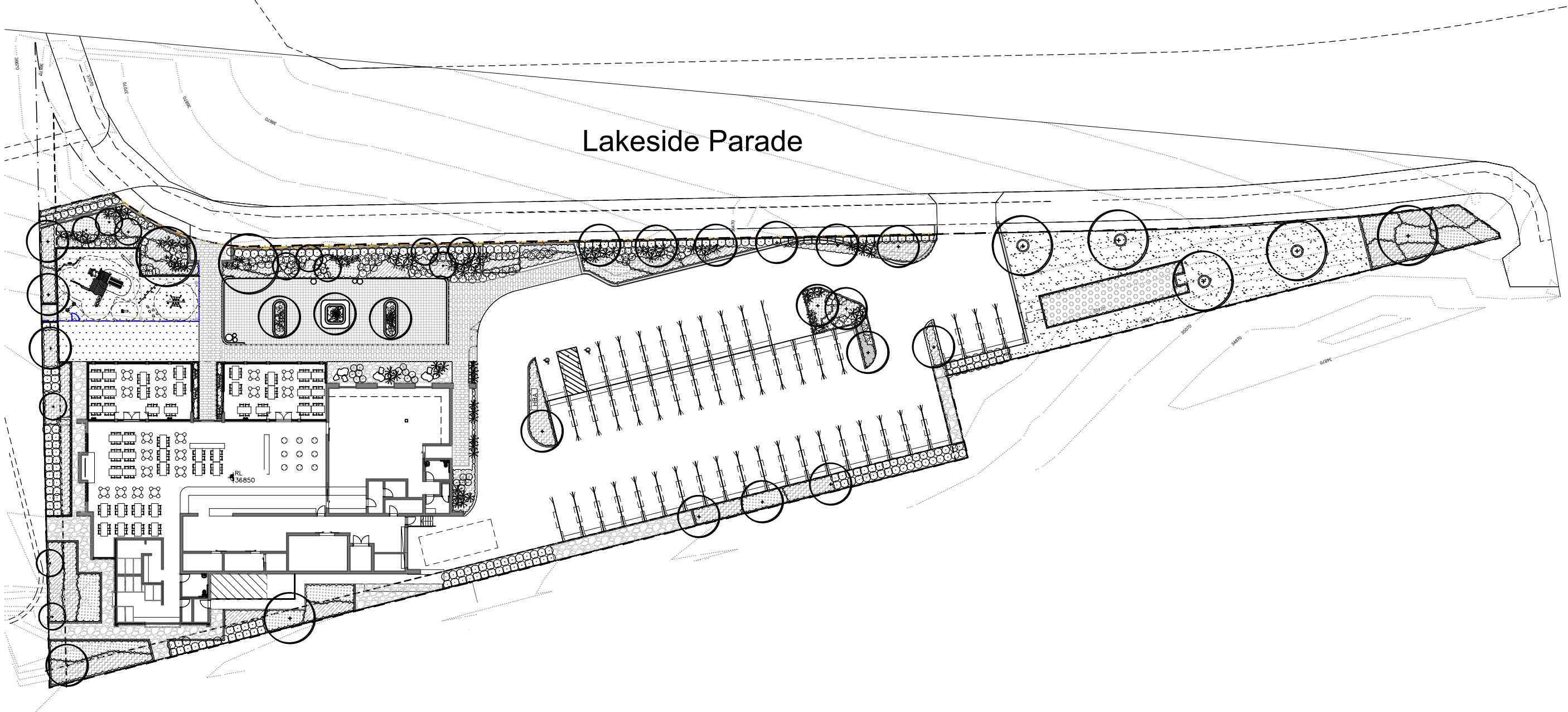
Jordan Springs Tavern

Landscape Development Application

Lot 3989 of DP 1190132

Drawing Schedule

Drawing Number	Drawing Title	Scale
JS-000	Landscape Coversheet	N/A
JS-001	Landscape Masterplan	1:250
JS-101	Landscape Plan	1:100
JS-102	Landscape Plan	1:100
JS-501	Landscape Details	As Shown
JS-601	Landscape Sections	As Shown



Site Plan | Scale 1:500

NOT FOR CONSTRUCTION

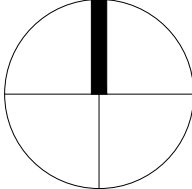
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

LEGEND

Issue	Revision Description	Drawn	Check	Date
F	Architectural Coordination	NN	NM	23.04.2021
E	Architectural Coordination	JW	NM	17.11.2020
D	Bio-retention Added	JW	NM	05.11.2020
C	Revised For Comments	JW	NM	29.10.2020
B	Architectural Coordination	JD	NM	17.07.2020
A	Preliminary	JD	NM	15.06.2020

Key Plan:



SITE IMAGE



Client: Laundry Hotels

Project: Jordan Springs Tavern
Lot 3989 of DP1190132

Drawing Name: Landscape Coversheet

PRELIMINARY

Scale: SS20-4376

Job Number: Drawing Number: JS-000 Issue: E



01 Carpark and boundary planting



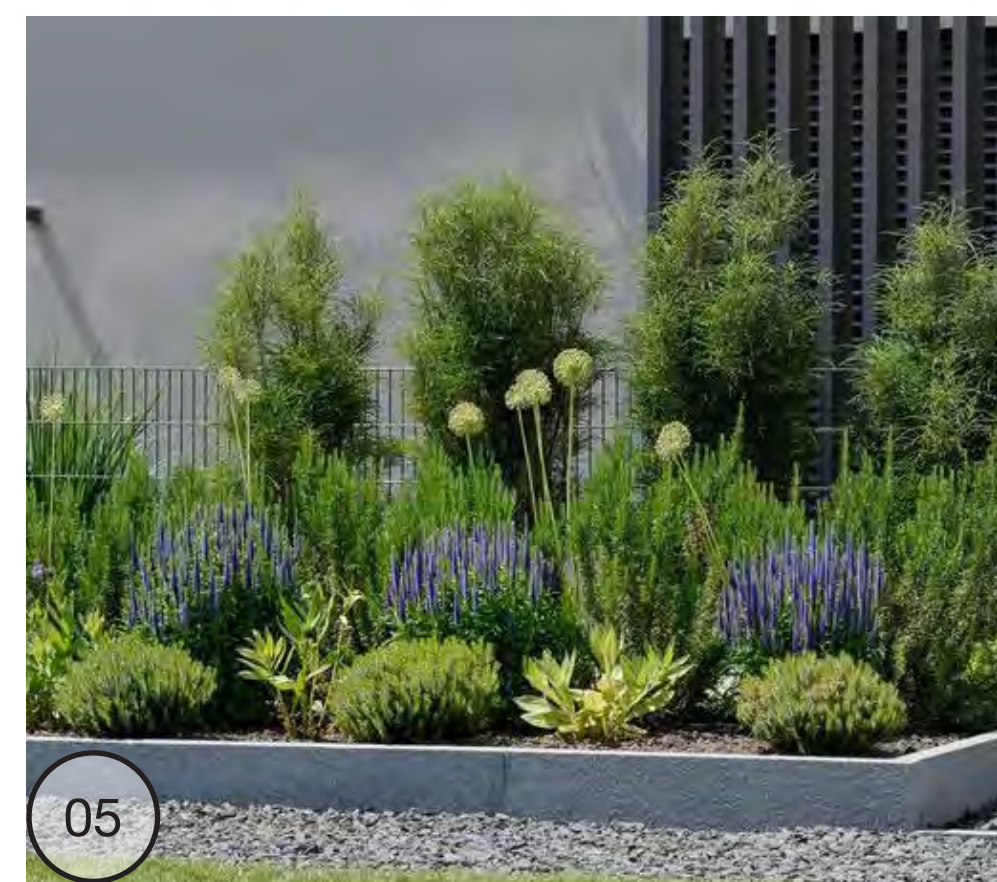
02 Garden bed with pea gravel, boulders and feature planting



03 Lawn with seating



04 Feature tree planting to Lakeside Drive Axis



05 Frontage presentation planting

- 01 Entry Signage
- 02 'Beer Garden' lawn with seating
- 03 Feature tree planting to lakeside drive axis
- 04 Front presentation planting with brick pier and open panel fencing
- 05 Playground with fencing
- 06 Playground supervision seating
- 07

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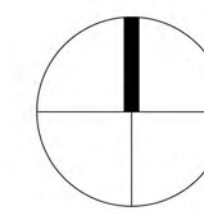
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Issue	Revision Description	Drawn	Check	Date
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F	For Coordination	JD	NM	26.03.2021
E	Architectural Coordination	JW	NM	17.11.2020
D	Bio-retention Added	DW	NM	05.11.2020
C	Revised For Comments	JW	NM	29.10.2020
B	Architectural Coordination	JD	NM	17.07.2020
A	Preliminary	JD	NM	15.06.2020

LEGEND

- Property Boundary
- Existing Tree to be retained
- Proposed Tree
- Carpark Buffer Planting
- Frontage Presentational Planting
- Perimeter Low Planting
- Bio-retention Planting
- Boundary Fence
- Playground Fence
- Turf

Key Plan:



SITE IMAGE



Client:
Laundry Hotels

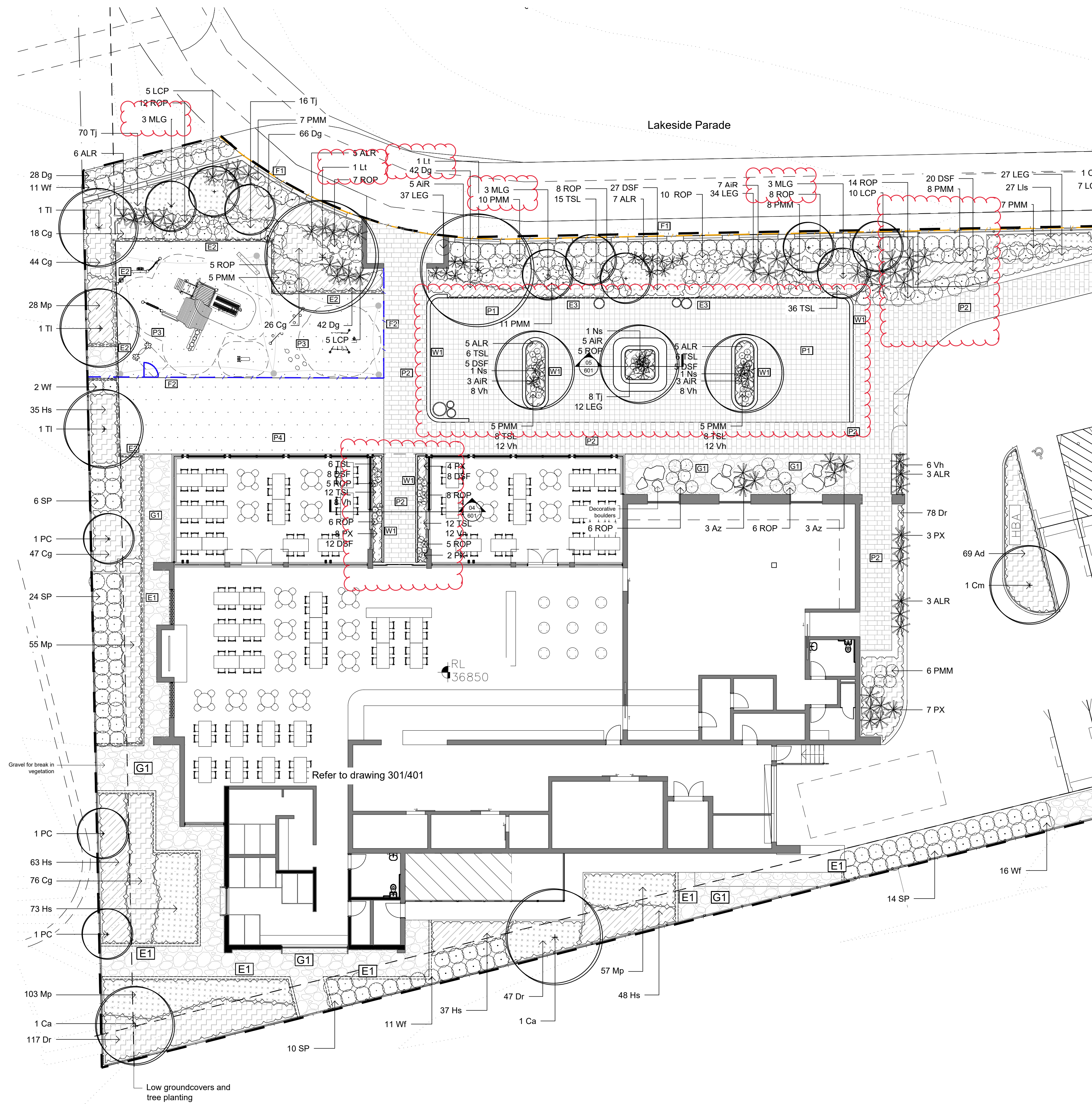
Project:
Jordan Springs Tavern
Lot 3989 of DP1190132

Drawing Name:
Landscape Plan

PRELIMINARY

Scale: 1:250 @ A1
Job Number:
SS20-4376

Drawing Number:
JS-001 G



For continuation refer JS-102

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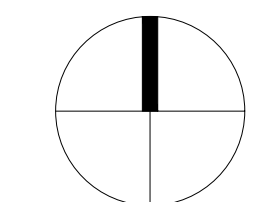
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
F	Architectural Coordination	NN	NM	23.04.2021
E	Architectural Coordination	JW	NM	17.11.2020
D	Bio-retention Added	JW	NM	05.11.2020
C	Revised For Comments	JW	NM	29.10.2020
B	Architectural Coordination	JD	NM	17.07.2020
A	Preliminary	JD	NM	15.06.2020

LEGEND	
	Property Boundary
	Existing Tree to be Retained
	Proposed Tree
	Shrub Planting
	Groundcover Planting
	Bio-retention Planting
	F1 Boundary Fence
	F2 Playground Fence
	P1 Unit Paver
	P2 Unit Paver
	P3 Synthetic Turf with Attenuation Layer
	P4 Synthetic Turf
	E1
	E2
	E3

Key Plan:



SITE IMAGE
Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Client:
Laundry Hotels

Project:
Jordan Springs Tavern
Lot 3989 of DP1190132

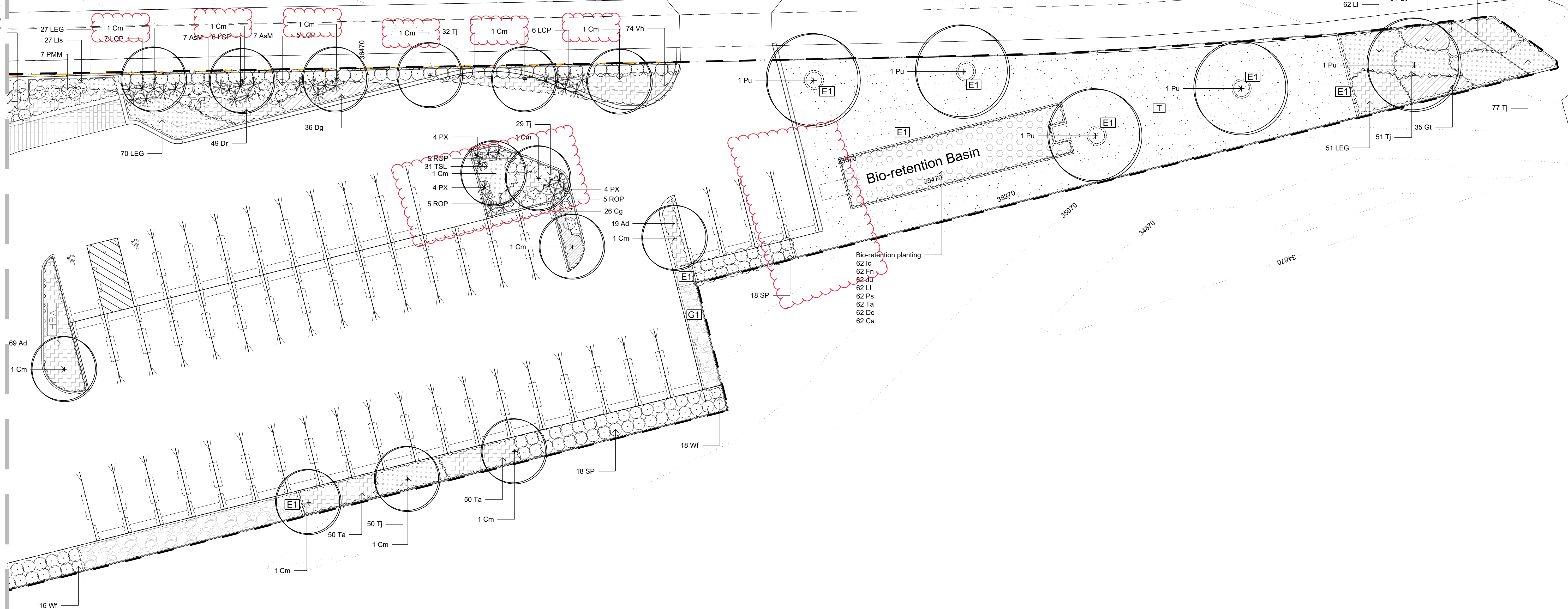
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Landscape Plan

PRELIMINARY

Scale: 1:150 @ A1
Job Number: SS20-4376
Drawing Number: JS-101 F

For continuation refer JS-101

Lakeside Parade



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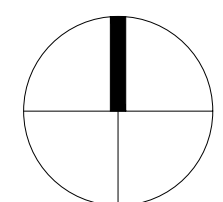
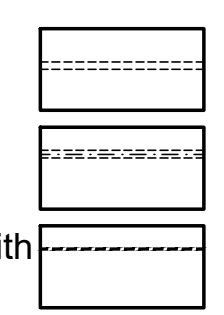
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Issue	Revision Description	Drawn	Check	Date
F	Architectural Coordination	NN	NM	23.04.2021
E	Architectural Coordination	JW	NM	17.11.2020
D	Bio-retention Added	JW	NM	05.11.2020
C	Revised For Comments	JW	NM	29.10.2020
B	Architectural Coordination	JD	NM	17.07.2020
A	Preliminary	JD	NM	15.06.2020

LEGEND	
	Property Boundary
	Existing Tree to be Retained
	Proposed Tree
	Shrub Planting
	Groundcover Planting
	Bio-retention Planting
	F1 Boundary Fence
	F2 Playground Fence
	P1 Unit Paver
	P2 Unit Paver
	P3 Synthetic Turf with Attenuation Layer
	P4 Synthetic Turf

Key Plan:



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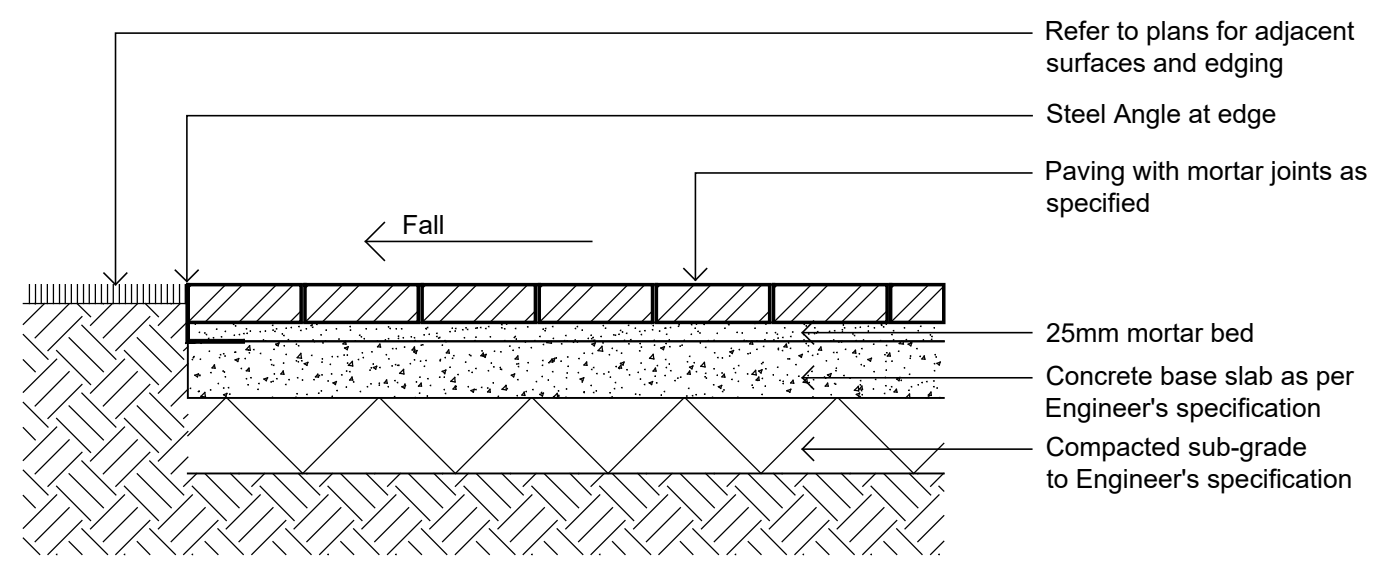
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Project:
Jordan Springs Tavern
Lot 3989 of DP1190132

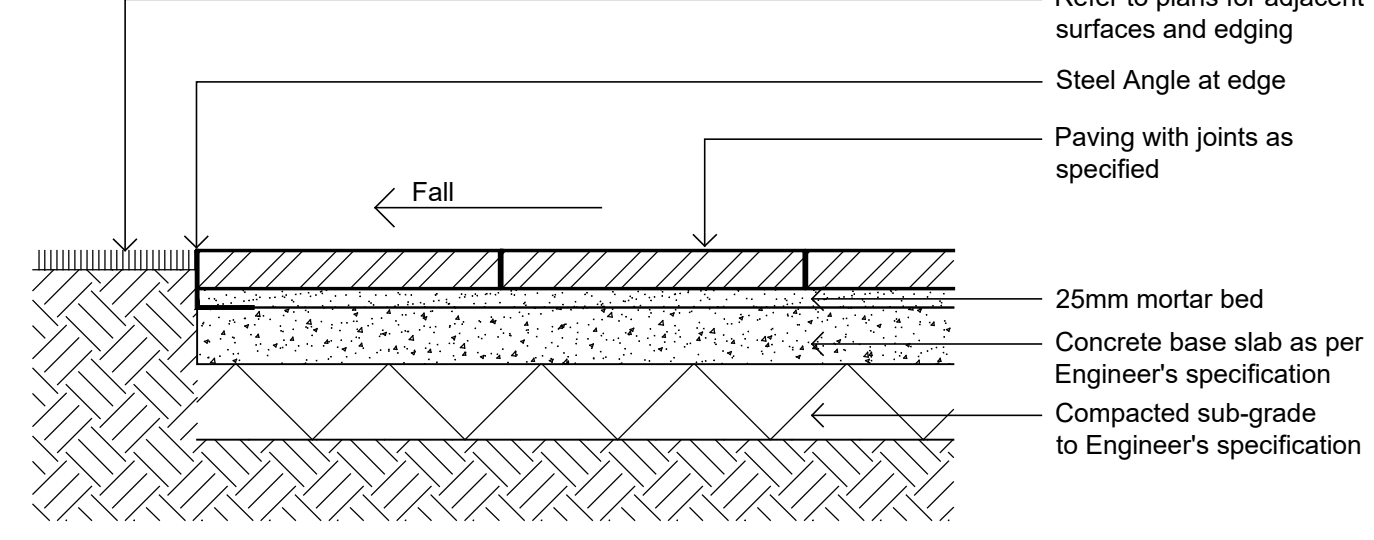
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Landscape Plan

PRELIMINARY

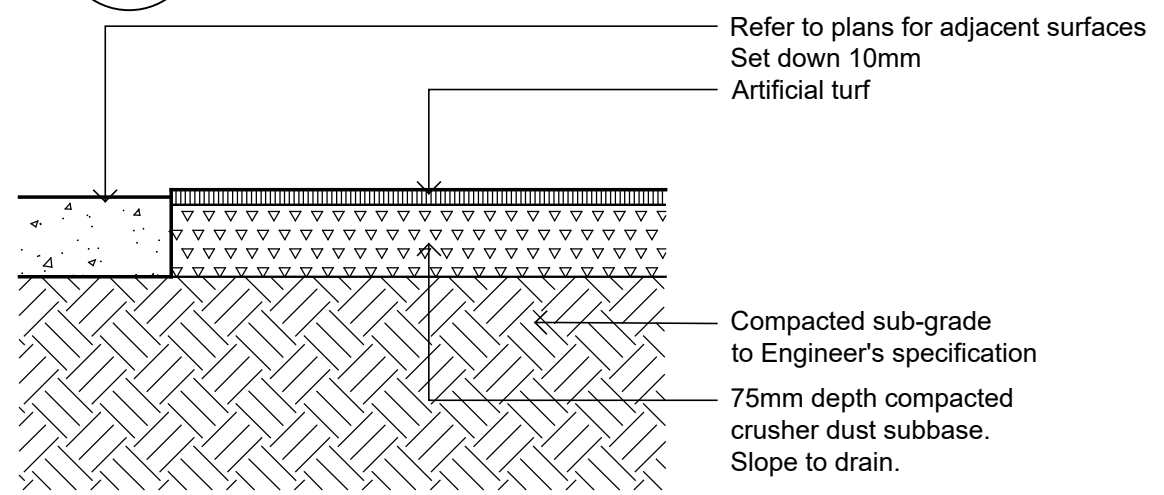
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Drawing Number: JS-102 F



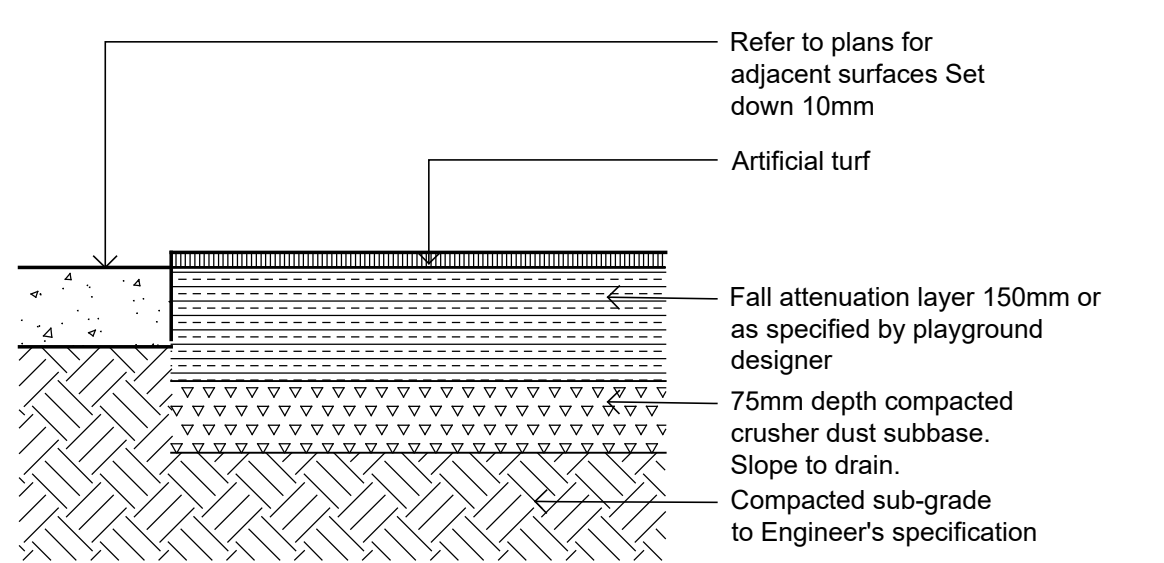
01 P1 Unit Paving
501 1:10



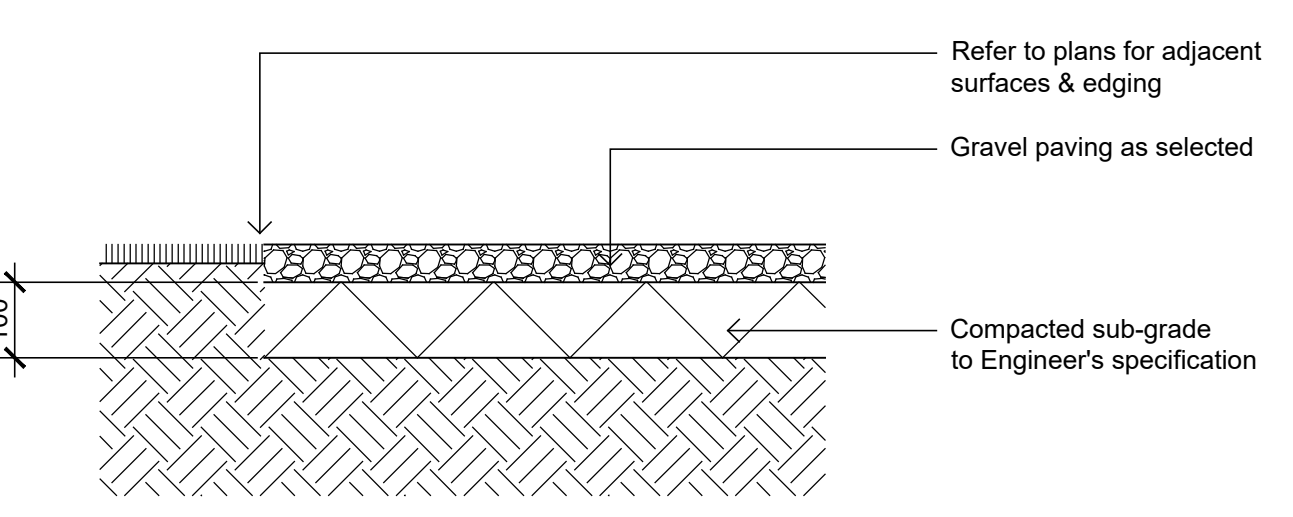
02 P2 Unit Paving
501 1:10



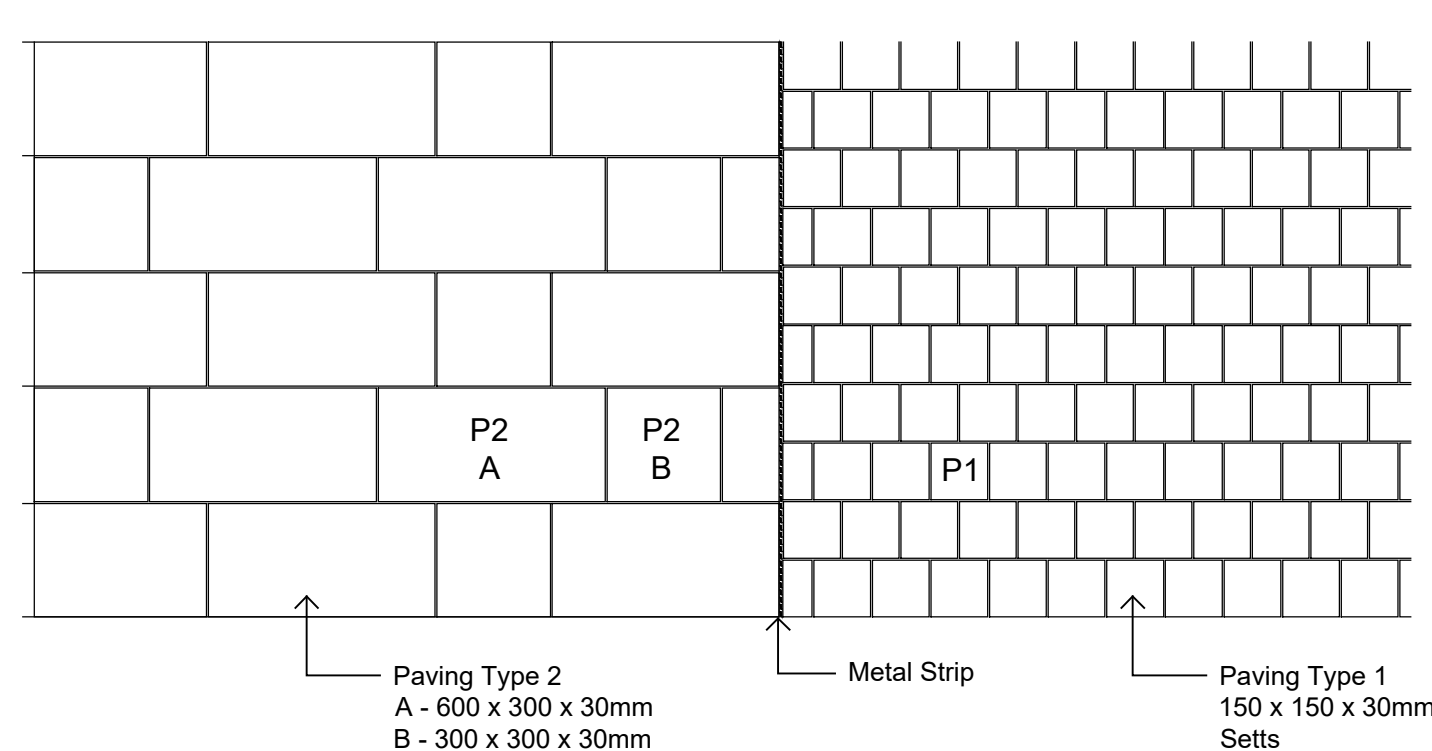
03 P3 Synthetic Turf
501 1:10



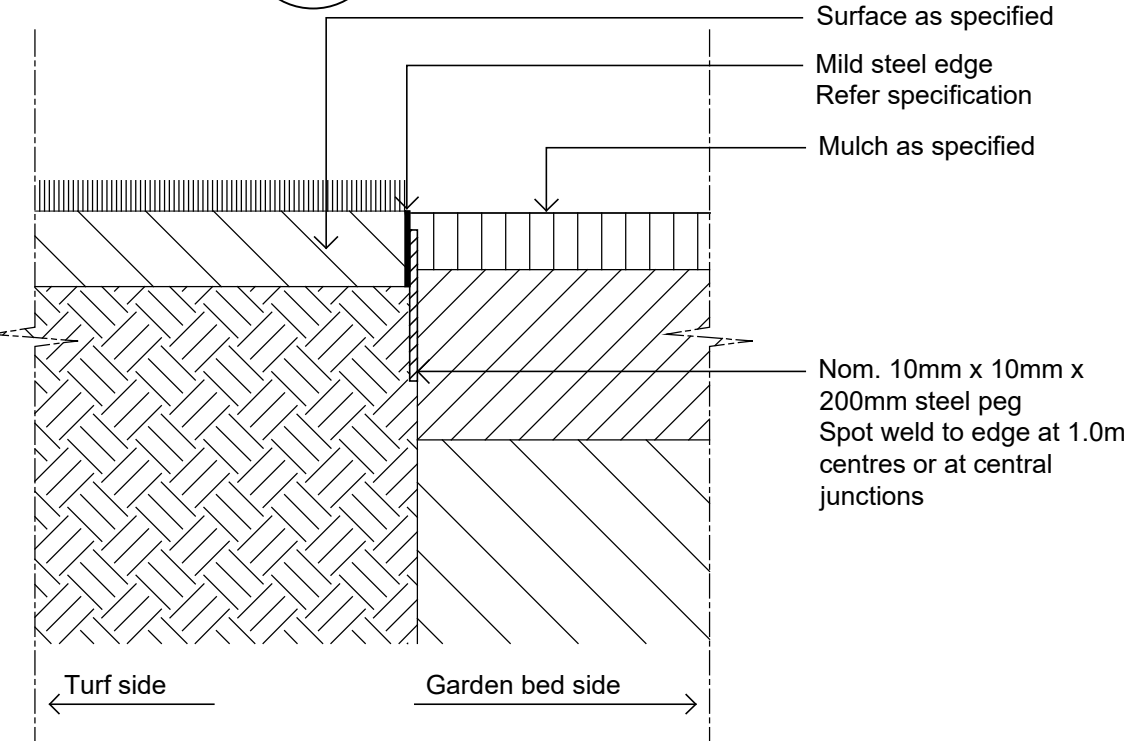
04 P4 Synthetic Turf with Attenuation Layer
501 1:10



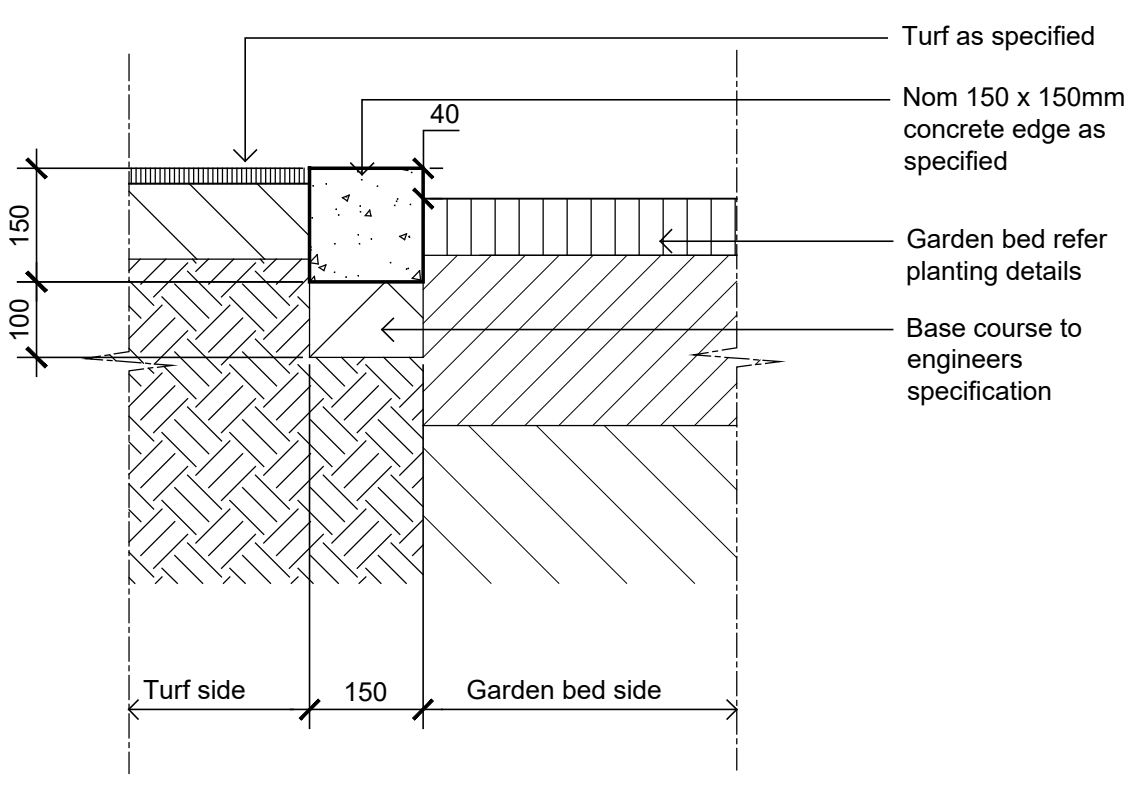
05 G1 Decorative Gravel
501 1:10



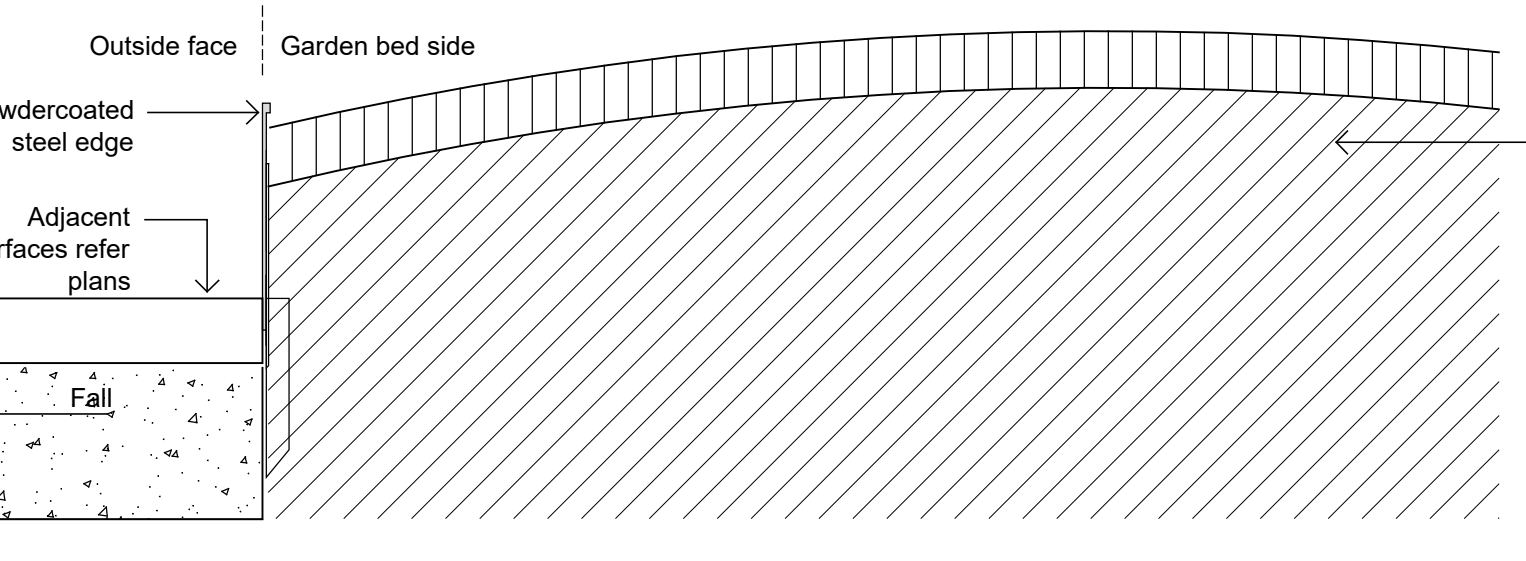
06 P1 & P2 Paving Setout
501 1:20



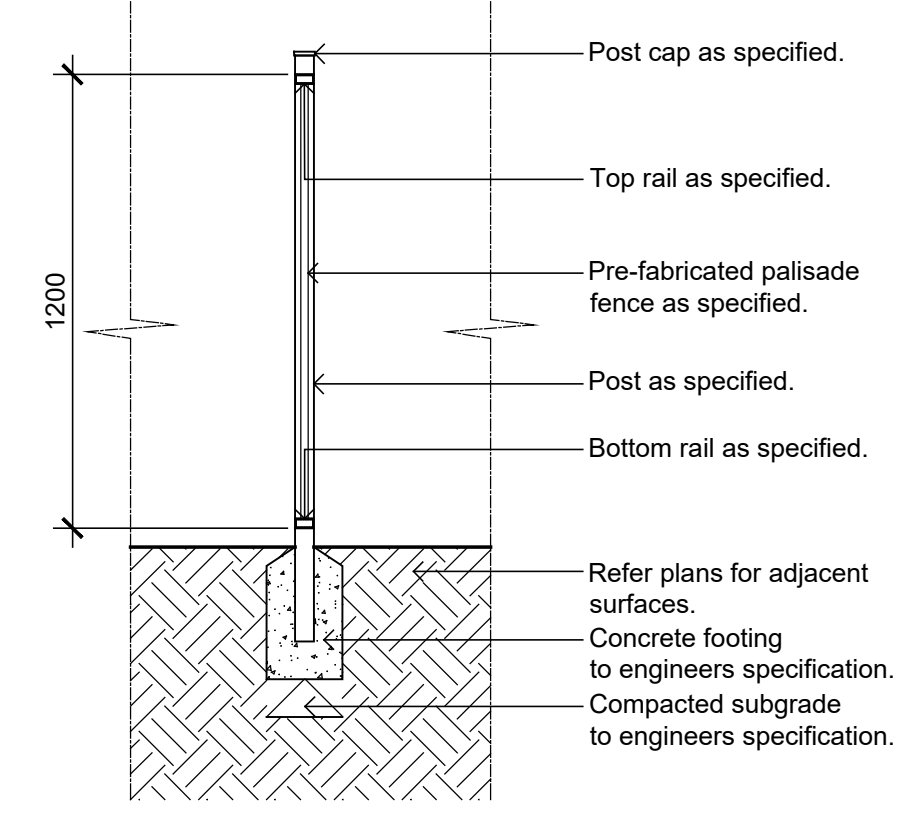
08 E1 Typical Mild Steel Edge
501 1:10



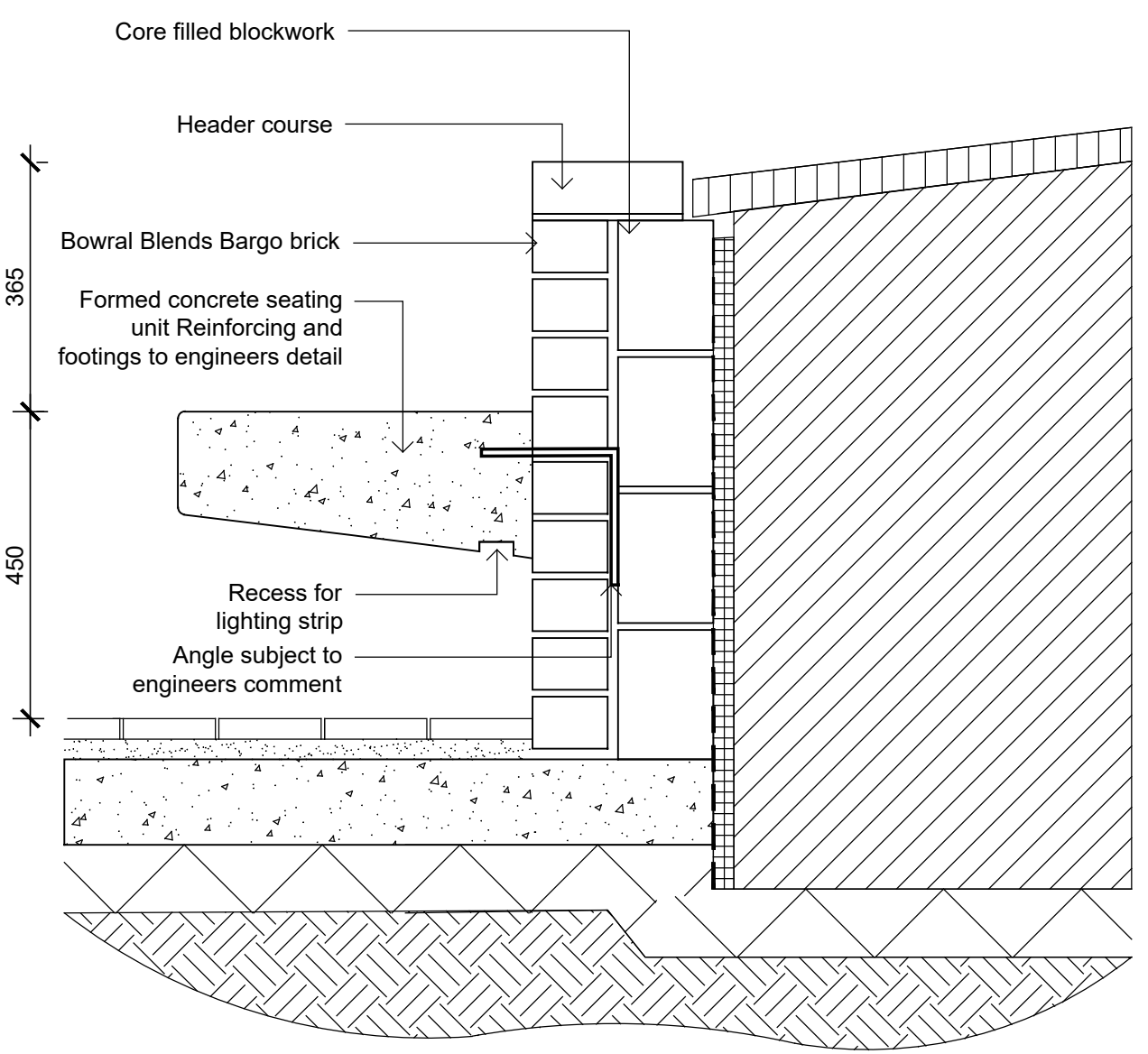
09 E2 Typical Concrete Edge
501 1:10



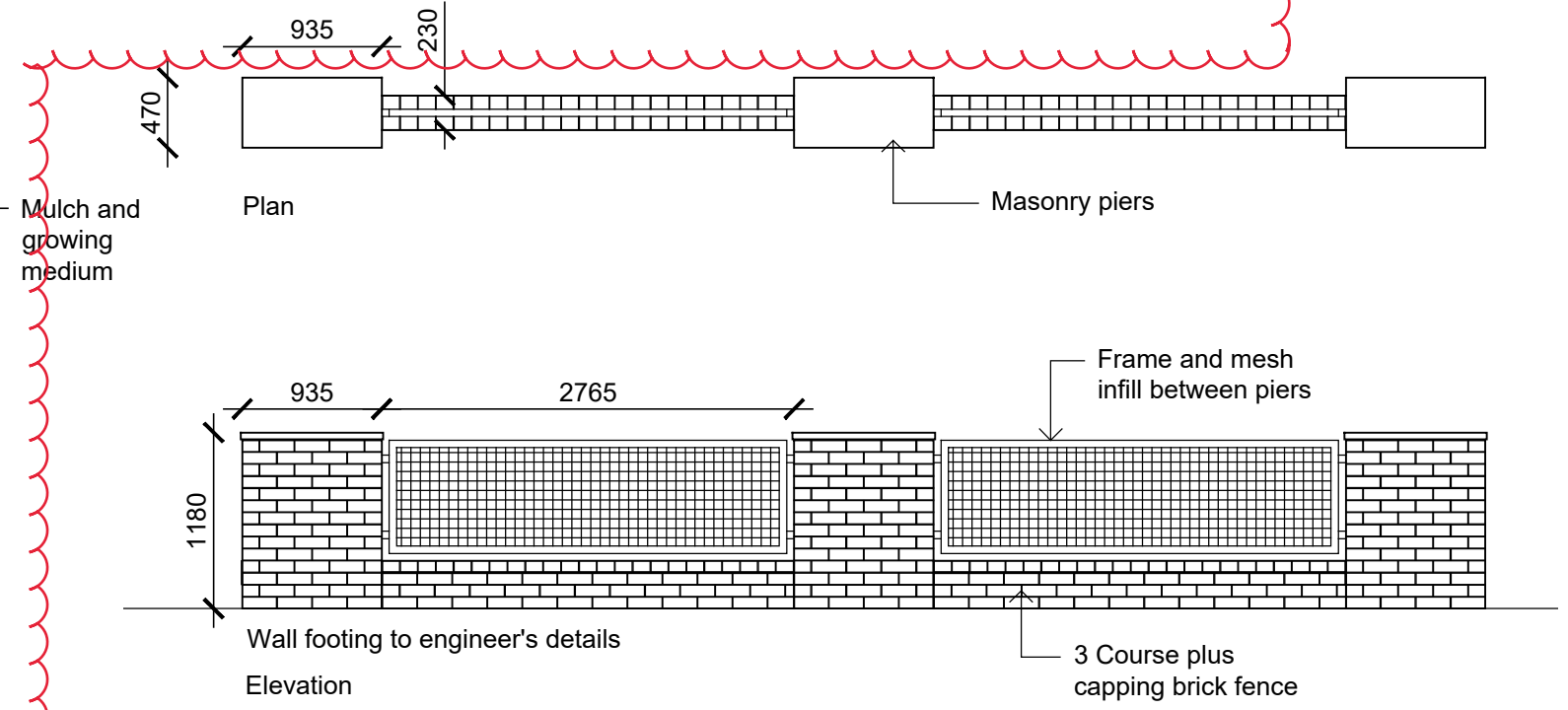
10 E3 Raised Steel Edge
501 1:10



07 F2 Playground Fence
501 1:20



11 Courtyard Planter
501 1:10



12 F1 Boundary Fence
501 Scale 1:50

Indicative Plant Schedule

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING SIZE	POT SIZE	QUANTITY
TREES						
Cm	<i>Corymbia maculata</i>	Spotted Gum	15 x 7	As shown	100Lt	14
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	7 x 5	As shown	100Lt	2
Lt	<i>Liriodendron tulipifera</i>	Tulip Tree	15 x 7	As shown	200Lt	2
MLG	<i>Magnolia 'Little Gem'</i>	Magnolia	6 x 3	As shown	200Lt	9
Ns	<i>Nyssa sylvatica</i>	Black Tupelo	11 x 6	As shown	400Lt	3
PC	<i>Pyrus calleryana 'Capital'</i>	Capital Pear	11 x 3	As shown	100Lt	3
Pu	<i>Pyrus ussuriensis</i>	Manchurian Pear	9 x 7	As Shown	100Lt	5
TI	<i>Tristaniopsis laurina</i>	Water Gum	13 x 6	As Shown	100Lt	3
SHRUBS & ACCENTS						
AsM	<i>Acmena smithii var. minor</i>	Lilly Pilly	2 x 2	As Shown	300mm	14
ALR	<i>Alternanthera dentata 'Little Ruby'</i>	Little Ruby Alternanthera	0.15 x 0.6	5/sqm	300mm	34
AiR	<i>Alcanraea inoerialis 'Rubra'</i>	Empress of Brazil	1.2 x 1.5	5/sqm	300mm	23
Az	<i>Alpinia zerumbet</i>	Shell Ginger	1 x 1	As Shown	300mm	6
LCP	<i>Loropetalum 'China Pink'</i>		0.5 x 1.2	4/sqm	300mm	44
PMM	<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet Pittosporum	1 x 1	As Shown	300mm	69
PX	<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	1 x 1	4/sqm	300mm	36
ROP	<i>Rhaphiolepis 'Oriental Pear'</i>		1 x 1	As Shown	300mm	119
SP	<i>Syzygium australe 'Pinnacle'</i>	Brush Cherry	7 x 2	As Shown	300mm	90
Wf	<i>Westringia fruticosa</i>	Coastal Roosemary	2 x 2	As Shown	300mm	58
GROUNDCOVERS & GRASSES						
Ad	<i>Alternanthera dentata 'Little Ruby'</i>	Little Ruby	0.4 x .9	4/sqm	150mm	88
Cg	<i>Carpobrotus glaucescens</i>	Pigface	0.15 x 1	5/sqm	150mm	237
Dr	<i>Dichondra repens</i>	Kidney Weed	0.1 x 0.3	5/sqm	150mm	291
DSF	<i>Dichondra 'Silver Falls'</i>	Silver Falls	0.2 x 1.5	5/sqm	150mm	85
Gt	<i>Gazania tomentosa</i>	Silver Gazania	0.15 x 1	5/sqm	150mm	66
Dg	<i>Dietes grandiflora</i>	Wild Iris	0.4 x 0.6	5/sqm	150mm	318
LEG	<i>Liriope 'Evergreen Giant'</i>	Giant Turf Lily	0.8 x 0.8	5/sqm	150mm	231
Lis	<i>Liriope 'Silver Lawn'</i>	Liriope	0.4 x 0.4	5/sqm	150mm	27
Li	<i>Lomandra longifolia</i>	Matt Rush	1 x 1	4/sqm	150mm	146
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 0.3	5/sqm	150mm	100
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 0.3	5/sqm	150mm	371
TSL	<i>Tulbaghia violacea 'Silver Lace'</i>	Society Garlic	0.8 x .5	4/sqm	150mm	250
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	5/sqm	150mm	140
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 0.3	5/sqm	150mm	243
Hs	<i>hibbertia scandens</i>	Gold Guinea	0.3 x 0.2	5/sqm	150mm	256
BIO-RETENTION PLANTING						
Ic	<i>Imperata cylindrica</i>	Blady Grass	1 x 0.3		Tube	64
Fn	<i>Ficinia nodosa</i>	Knobby Club Rush	0.4 x 0.5		Tube	64
Ju	<i>Juncus usitatus</i>	Common Rush	0.4 x 0.5		Tube	64
Li	<i>Lomandra longifolia</i>	Mat Rush	0.75 x 1	8/sqm	Tube	64
Ps	<i>Poa sieberiana</i>	Blue Tussock Grass	1 x 0.6		Tube	64
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 0.3		Tube	64
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	.75 x .75		Tube	64
Ca	<i>Carex appressa</i>	Tall Sedge	0.8 x 0.7		Tube	64

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LEGEND

J	For Council Review	JD	NM	06.04.2021
H	Revised Tender	JD	NM	06.04.2021
G	Revised Paving	JD	NM	11.03.2021
F	Landscape Revision	JW	NM	25.02.2021
E	Architectural Coordination	NN	NM	27.01.2021
D	Architectural Coordination	JW	NM	17.11.2020
C	Bio-retention Added	JW	NM	05.11.2020
B	Revised For Comments	JW	NM	29.10.2020
A	Preliminary	JD	NM	15.06.2020
Issue	Revision Description	Drawn	Check	Date



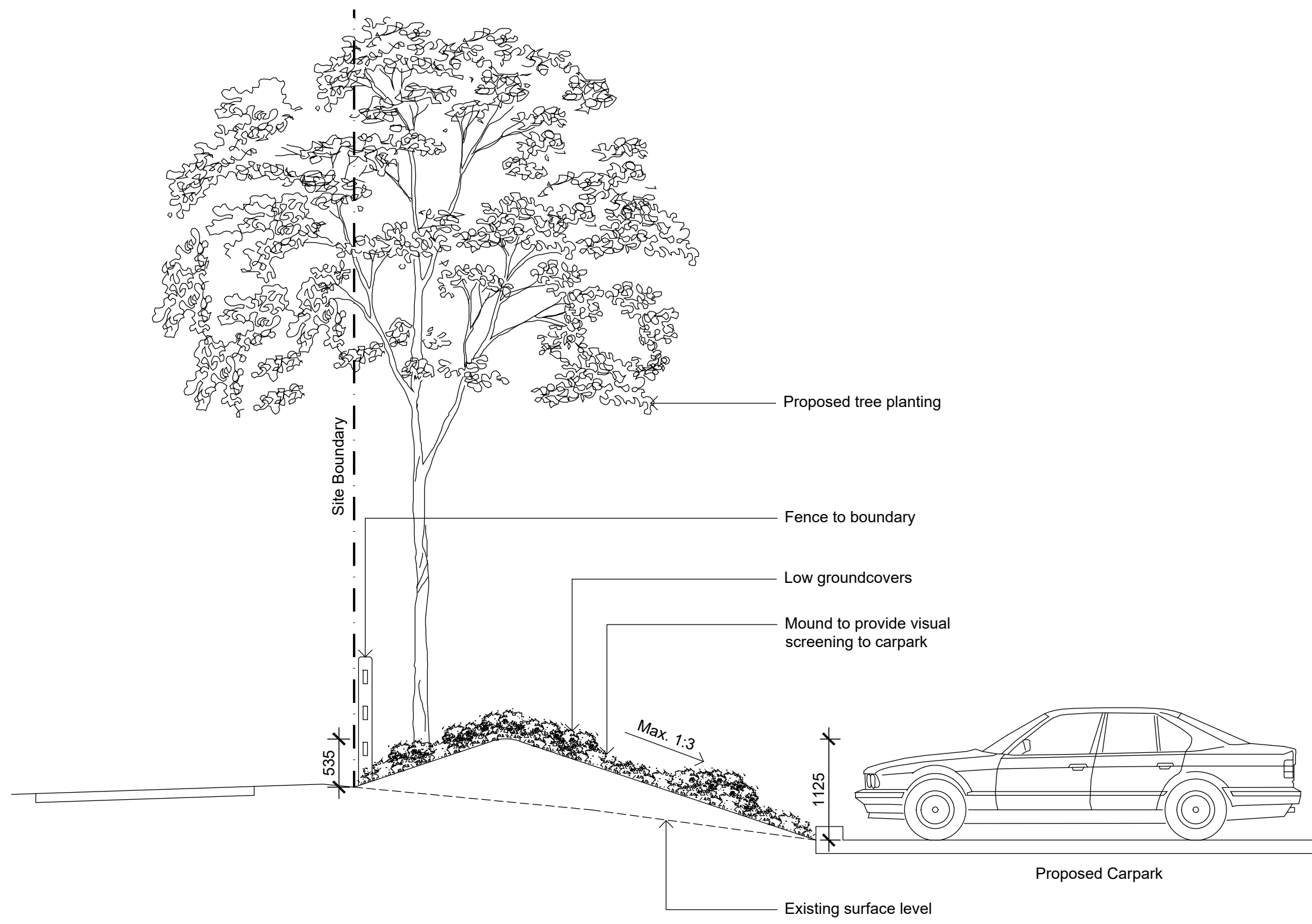
Client:
Laundry Hotels

Project:
Jordan Springs Tavern
Lot 3989 of DP1190132

Drawing Name:
Landscape Details

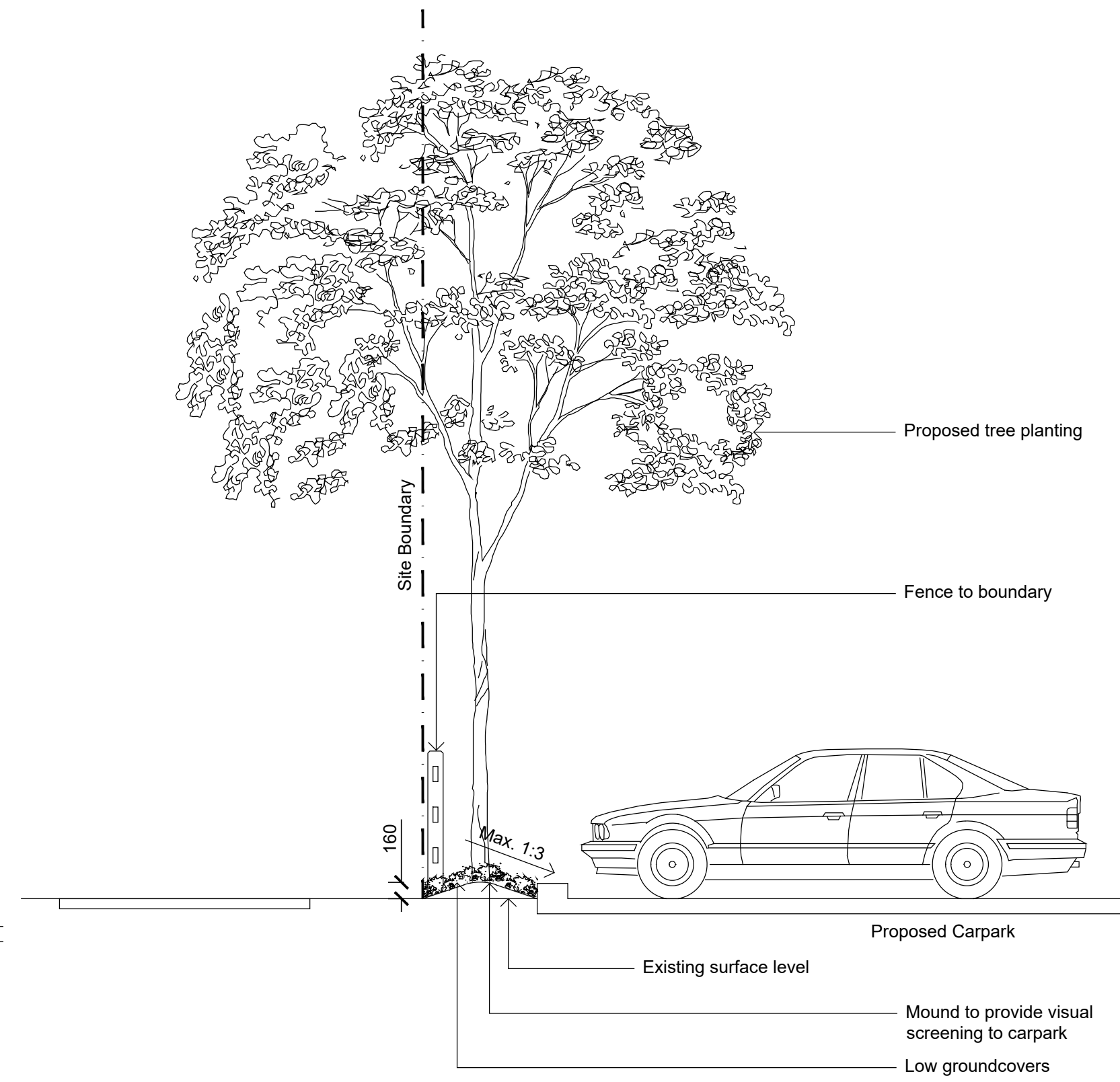
TENDER

Scale:
Job Number: **SS20-4376**
Drawing Number: **JS-501** Issue: **J**



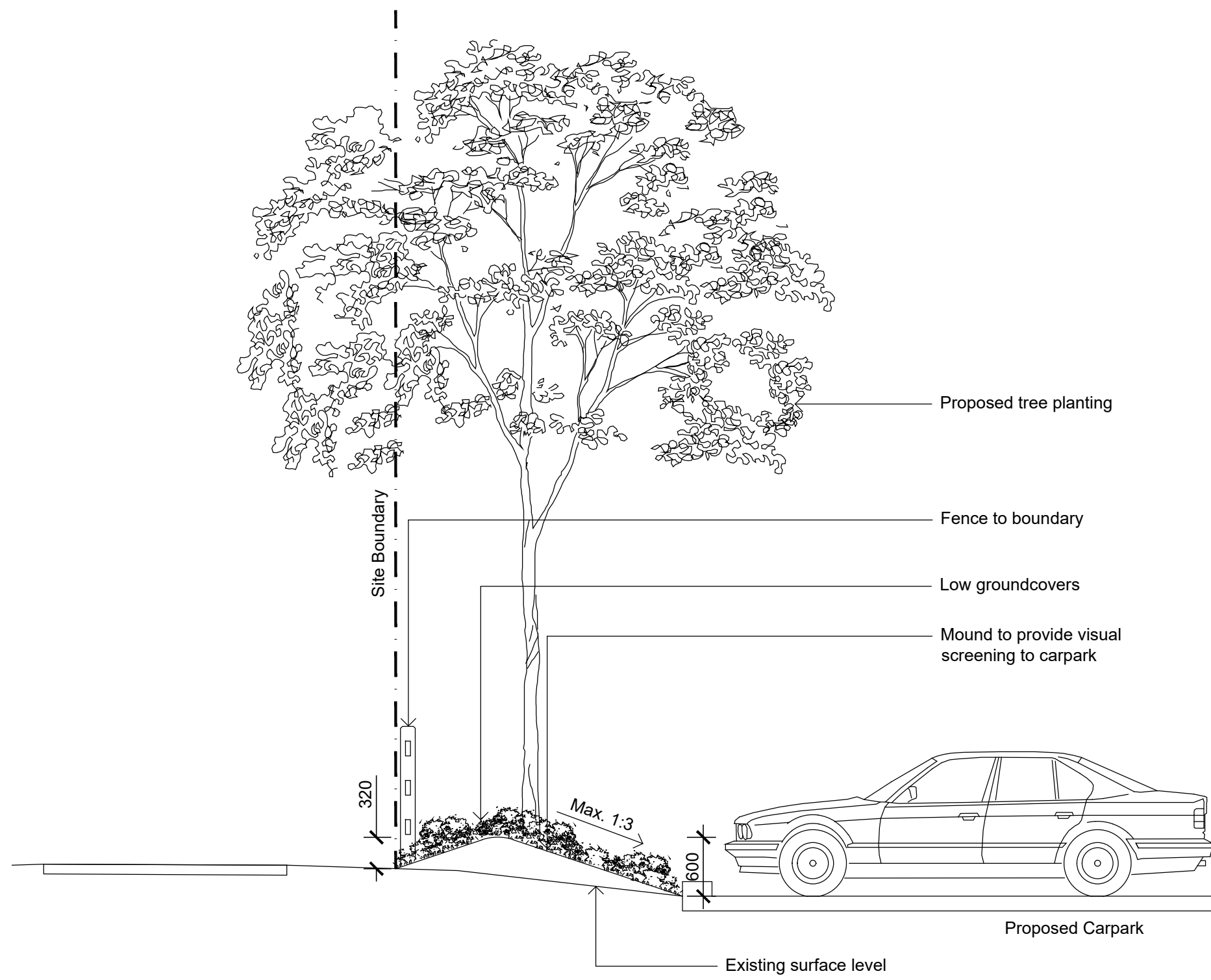
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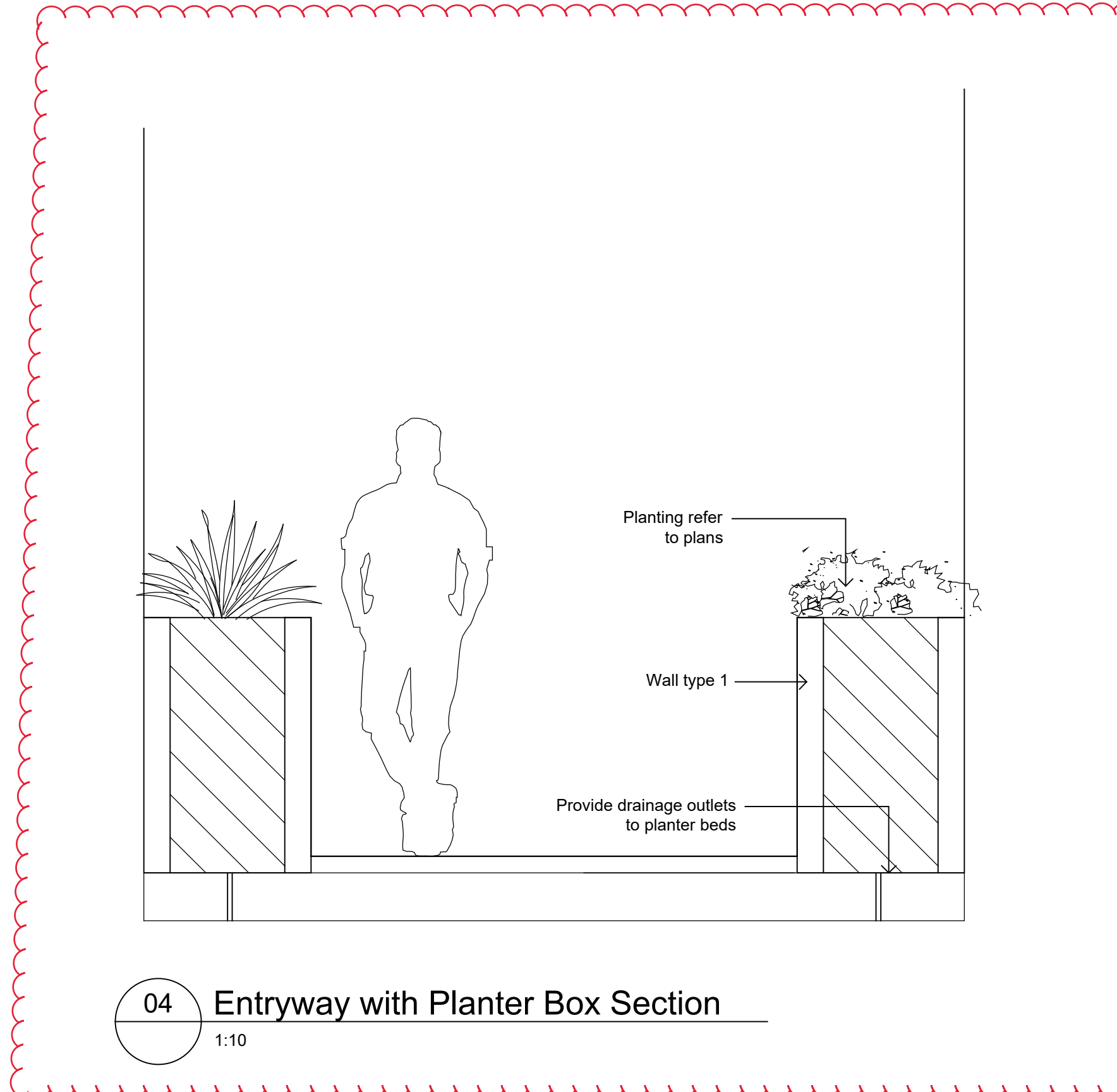
02 Screening Mound Section

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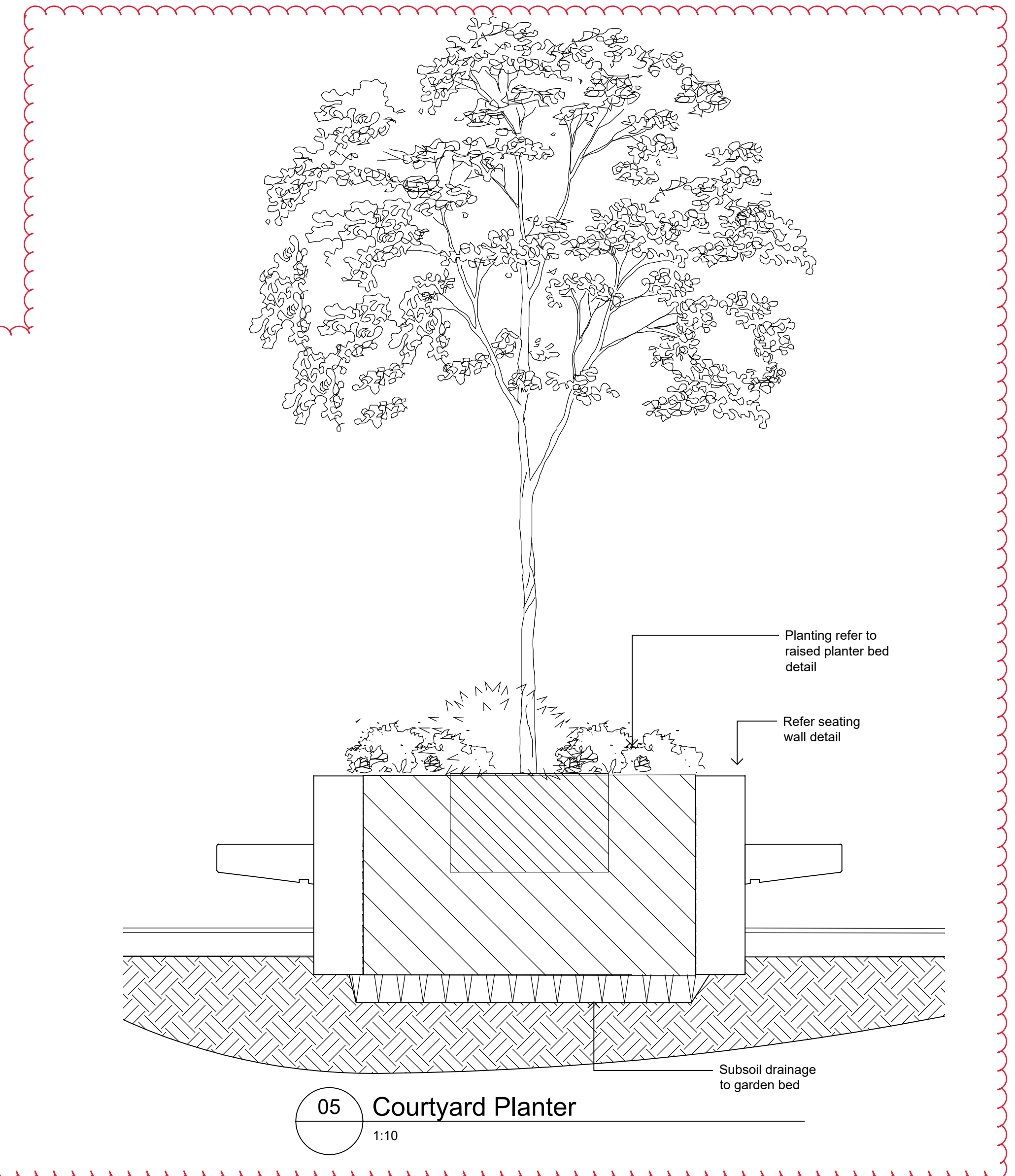
03 Screening Mound Section

1:50



04 Entryway with Planter Box Section

1:10



05 Courtyard Planter

1:10

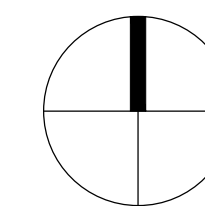
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LEGEND

Issue	Revision Description	Drawn	Check	Date
B	Revised For Comments	JW	NM	29.10.2020
A	Preliminary	JD	NM	15.06.2020



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Project:
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Drawing Name:
Landscape Sections

TENDER

Scale:
Job Number:
SS20-4376

Drawing Number:
JS-601 B

JORDAN SPRINGS TAVERN - AMENDMENTS OF PLANS

Rev B – Dated 26.07.21

Architectural Plans:

Drawing DA010-Rev 6:

- Kerb lines adjusted to allow for an additional 3 car spaces, taking the total to 51 car spaces.
- Substation removed, after it was confirmed a substation not required for development.
- Note to confirm that beer garden is to be designed as per landscape drawings. Refer to landscape drawings.

Drawing DA050-Rev 5:

- Substation removed, after it was confirmed a substation not required for development.

Drawing DA100-Rev 6:

- Note to confirm that beer garden is to be designed as per landscape drawings. Refer to landscape drawings.
- Comments added to reflect requirement to comply with acoustic requirements. All building fabric and external mechanical plant areas are to be constructed in accordance with acoustic requirements.
- Substation removed, after it was confirmed a substation not required for development.

Drawing DA200-Rev 5:

- Comments added to reflect requirement to comply with acoustic requirements. All building fabric and external mechanical plant areas are to be constructed in accordance with acoustic requirements.

Drawing DA300-Rev 4:

- Comments added to reflect requirement to comply with acoustic requirements. All building fabric and external mechanical plant areas are to be constructed in accordance with acoustic requirements.
- Comment added for Roof Gap in Gaming Area which is to have a metal mesh with max aperture of 2mm in conjunction with Bushfire Requirements.

Landscape Plans:

Drawing JS-001-Rev G:

- Minor design refinements to beer garden including planter boxes within beer garden.
- Fill in of previous substation area with planting, after it was confirmed a substation not required for development.
- Planter boxes added to both sides of entry way.

Drawing JS-101-Rev F:

- Minor design refinements to beer garden including planter boxes within beer garden.
- Fill in of previous substation area with planting, after it was confirmed a substation not required for development.
- Edging details to gardens added (E2) – Detailed design element.
- Planter boxes added to both sides of entry way.

Drawing JS-102-Rev F:

- Kerb lines adjusted to allow for an additional 3 car spaces, taking the total to 51 car spaces.

Drawing JS-501-Rev J:

- Edging details, Pavement details (including beer garden pavement alteration to pavers from artificial turf) and planter wall details added.
- Schedule of Planting included on Revision J. Aside from the shrubs and groundcover now being labelled and refined due to design development, the *Ap Acer palmatum* along the front boundary has been altered to *Magnolia Little Gem (MLG)* as there was a preference for an evergreen and greater year round screening to the road – the trees either side of the entry have changed from *Pyrus ussuriensis* to *Liriodendron (Lt)* – a larger tree to serve as a gateway / marker to the entry. The carpark frontage trees have been adjusted to *Corymbia maculate (Cm)* to match the remainder of the trees within the carpark area and provide more shading. *Nyssa sylvatica* have been added in the beer garden planter boxes as feature trees.

Drawing JS-601-Rev B:

- Planter wall sections provided.