

# PENRITH CITY COUNCIL

## MAJOR ASSESSMENT REPORT

<b>Application number:</b>	DA20/0509
<b>Proposed development:</b>	Construction of a Single Storey Building for a Pub and Associated Car Parking Spaces, Stormwater Management and Landscaping Works
<b>Property address:</b>	3989 Lakeside Parade, JORDAN SPRINGS NSW 2747
<b>Property description:</b>	Lot 3989 DP 1190132
<b>Date received:</b>	18 August 2020
<b>Assessing officer</b>	Jane Hetherington
<b>Zoning:</b>	URBAN ZONE (SREP30 - ST MARYS)
<b>Class of building:</b>	Class 6 , Class 9b
<b>Recommendations:</b>	Approve

## Executive Summary

---

Council is in receipt of a development application for the construction of a single storey pub and associated on site parking spaces, drainage and landscaping works at Lot 3989 Lakeside Parade, Jordan Springs.

The land is zoned Urban under the provisions of *Sydney Regional Environmental Plan No. 30 - St Marys*. The proposal is defined as a *hotel* which is a permissible land use in the Urban zone, subject to Council consent.

The proposal is defined as Nominated Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979, requiring an approval under the *Water Management Act 2000*. Accordingly, the application was referred to the Natural Resource Access Regulator (NRAR), who issued General Terms of Approval for the development which are dated 11 November 2020.

The application was also referred to the NSW Rural Fire Service (RFS) as development of land for special fire protection purposes (being a hotel) in accordance with Section 100b of the Rural Fires Act. However, during discussions with the RFS assessment officer, they advised that as the proposal did not include accommodation, they didn't believe it triggered integrated development. Instead they provided a letter dated 5 November 2020 that included recommended conditions. Their recommended conditions have been incorporated as recommended conditions of consent.

In accordance with Clause 44 of the *Sydney Regional Environmental Plan No.30 - St Marys*, the application was referred to the National Parks and Wildlife Service (NPWS) on 25 September 2020. A response was received dated 26 October 2020, raising issues of specific interest to the NPWS relating to noise and patron behaviour. Their recommendations for a Plan of Management is addressed by way of recommended conditions.

This application is to be determined by the Penrith Local Planning Panel who are the consent authority for the development application (as directed by the Minister for Planning under Section 9.1 of the Act), as more than 10 unique submissions objecting to the proposal have been received by Council and the development is for the purposes of a new licensed premises that will require a hotel (general bar) license under the *Liquor Act 2007*.

Key issues identified as part of the assessment process were:-

- A variation to the parking rates within Council's Development Control Strategy and Development Control Plan is sought;
- The site adjoins residential development (seniors housing) and the Regional Park;
- The proposed operating hours are inconsistent with other development within the Jordan Springs Town Centre and considered to potentially impact on adjoining residents and the regional park; and
- Council was in receipt of numerous community submissions raising concerns about the potential social impacts as a result of the development.

These key issues are considered to have now been sufficiently resolved to enable determination of the application to proceed.

In accordance with Council's Community Engagement Strategy, the proposed development was advertised in a local newspaper and notified to owners and occupiers of adjoining and nearby properties. Council has received seventy-five (75) submissions in response. Of these, 43 submissions were objecting to the proposal and 32 submissions were in support of the proposal. These are further discussed in the 'any submissions' section of the report.

An assessment under Section 4.15 and Section 4.46 of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval, subject to recommended conditions.

# Site & Surrounds

---

## **Properties of the site**

The subject site is located within Jordan Springs (Western Precinct) and is legally described as Lot 3989 DP 1190132. The site is located on the southern side of Lakeside Parade, is irregular in shape and has an area of 5190m<sup>2</sup>. The site falls about 2m from the north to the south and is currently vacant.

The site is bound by the Wianamatta Regional Park to the south, a seniors living development to the west (currently under construction), to the north and east of the site is Jordan Springs Estate, comprising residential, commercial and public open spaces. The Jordan Springs Town Centre is located approximately 120 metres north of the site. Adjacent to the site, on the corner of Jordan Springs Boulevard and Lakeside Parade, is a vacant site that has approval for a 5 storey nursing home. Directly to the north of the site, on the adjacent side of Lakeside Parade, is a vacant site that has approval for a 5 storey residential flat building.

## **Site constraints**

- The site is mapped as bushfire prone land.
- The site is irregular in shape.
- The site is within close proximity to residential development.

## **History**

The St Marys Release Area forms part of the former St Marys ADI (Australian Defence Industries) site, with the balance of the site (Eastern Precinct) contained in the Blacktown LGA. The St Marys ADI site was endorsed by the NSW Government for inclusion on the Urban Development Program (UDP) in 1993.

On 19 January 2001, Sydney Regional Plan No. 30 - St Marys (SREP 30) was gazetted. SREP 30 rezoned 1,535 hectares of land on the site to permit a range of urban uses and a large area of regional parkland. The overall site comprises six development precincts including the Western Precinct (Jordan Springs), Central Precinct and South Dunheved Precinct in the Penrith LGA and the Eastern Precinct, Ropes Creek Precinct and North Dunheved Precinct in the Blacktown LGA.

On 29 September 2006, the Minister for Planning declared the Western Precinct to be a 'release area' under the provisions of SREP 30. A Precinct Plan for the Western Precinct (WPP) and an accompanying Development Control Strategy (DCS) have subsequently been prepared to guide the future development of the Western Precinct. The WPP and DCS were adopted by Council at its Ordinary Meeting on 23 March 2009. The adopted WPP and DCS, function as Development Control Plan (DCP), are the basis of development assessment for the precinct.

Prior to lodgement, the applicant attended a pre-lodgement meeting with Council officers (PL20/0039) and a Urban Design Review Panel meeting (UDRP20/0009) on the 19 June 2020 .

# Proposal

---

The proposed development involves:

- Construction of single storey pub and associated car parking.
- Main entry lobby fronting Lakeside Parade, with minor secondary entry on the eastern side of the building.
- Main bar and dining area of some 293m<sup>2</sup>.
- Gaming area of some 153m<sup>2</sup> accommodating 25 gaming machines.
- Beer garden and kids playground within the front buildings setback.
- Toilet and parents amenities.
- Back of house including cold and dry storage, kitchen and refuse room.
- Exterior seating along the northern elevation, overlooking the proposed beer garden.
- Carparking for some 48 vehicles, inclusive of one accessible space and drop-off zone.
- Bicycle parking.
- Hours of operation: Mondays to Saturdays: 10am to 3am; and Sundays: 10am to 12am.
- 112 indoor seats and 66 outdoor seats.

## Plans that apply

---

- Development Control Plan 2014
- Western Precinct
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 64—Advertising and Signage
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River
- Sydney Regional Environmental Plan No.30 - St Marys

- **Section 4.14 - Bushfire prone land assessment**

The site is identified as being bushfire prone land. Clause 4.14 specifies that development consent on bush fire prone land cannot be granted unless the consent authority:

- (a) is satisfied that the development conforms to the specifications and requirements of the Planning for Bush Fire Protection prepared by the NSW Rural Fire Service, or
- (b) has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.

In accordance with the above, the application was accompanied by bushfire report titled 'Bushfire Protection Assessment' prepared by Travers Bushfire & Ecology and dated 9 July 2020. The author of this report, Nicole Van Dorst, is accredited through FPA Australia's Bushfire Planning and Design Accreditation Scheme. The report found that bushfire could potentially affect the pub from the vegetation to the south resulting in possible flame, ember and radiant heat attack. However, the report concludes that the proposed development will comply with the aims and objectives of Planning for Bush Fire Protection provided the building, outdoor seating and fencing is constructed to BAL 29; a Bushfire Emergency Management and Evacuation Plan is prepared and implemented; the entire property is managed as an inner protection area; and water, electricity and gas supply complies with Planning for Bush Fire Protection. These recommendations have formed recommended conditions of consent.

- **Section 4.15 - Evaluation**

The development has been assessed in accordance with the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified for further consideration:

- **Section 4.46 - Integrated development**

The proposal is defined as Integrated Development under Section 4.46 of the *Environmental Planning and Assessment Act 1979*, requiring an approval under the *Water Management Act 2000*, Sections 89, 90 and 91.

Accordingly, the application was referred to the NSW Natural Resources Access Regulator (NRAR). NRAR issued their General Terms of Approval on 11 November 2020, raising no objection to the proposal subject to conditions. These conditions will form part of the consent.

The application was also referred to the NSW Rural Fire Service (RFS) as development of land for special fire protection purposes (being a hotel) in accordance with Section 100b of the Rural Fires Act. However, during discussions with the RFS assessment officer, they advised that as the proposal did not include accommodation, they didn't believe it triggered integrated development. Instead they provided a letter dated 5 November 2020 that included recommended conditions. These conditions have formed recommended conditions of consent as detailed above.

- **Section 7.12 - Developer Contributions**

Penrith City Council's *Section 7.12 City Wide Development Contributions Plan for Non-Residential Development* came into force on 24 August 2020, and applies to non-residential development across the City that have a cost of works that exceed \$100,000.

The current proposal is for non-residential development, and has an estimated cost of works greater than \$100,000. As such, Section 7.12 Contribution Plan applies, and a condition of consent has been imposed charging a contribution fee in accordance with the following calculation:

Section 7.12 Fixed Development Consent Levy:

**Cost of works** = \$8,465,534.00

**Rate of Charge** = 1% of cost of works

**Contribution Charge** = \$84,655.00

## Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

### State Environmental Planning Policy No 55—Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) aims to provide a framework for the assessment, management and remediation of contaminated land throughout the State. Clause 7 of SEPP 55 prevents consent authorities from consenting to a development unless it has considered whether the land is contaminated and is satisfied that the land is suitable (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The application was accompanied by a Preliminary Site Investigation (PSI) prepared by Geotechnique P/L and dated 25 June 2020. The objectives of the PSI was to identify any areas of potential contamination at the site from the past and present activities; to assess if the site is likely to present a risk of harm to human health and the environment; and to provide recommendations for further/detailed assessment, remediation and/or contamination management (if required). In order to achieve the objectives, a review of historical and geological information, site reconnaissance and soil sampling and testing. Results from the soil sampling satisfied the criteria stating that the analytes selected are either not present or present in the soils at concentrations that do not pose a risk of harm to human health or the environment, under a 'commercial/industrial' use. The proposal has been reviewed by Council's Environmental Management Team who raise no objection to the application including considerations of SEPP 55 requirements, subject to conditions of consent. Specifically a condition of consent has been included requiring that should any "unexpected finds" occur during the earthworks, that works cease immediately and Council be notified. The condition requires that should any contamination be found and remediation be required that further development consent be sought prior to remediation works commencing.

As such, in accordance with Clause 7(b) of the SEPP 55, it is considered that the site is suitable for the proposed development subject to recommended conditions specifically requiring an unexpected finds protocol.

### State Environmental Planning Policy No 64—Advertising and Signage

As assessment has been undertaken of the application against relevant criteria with State Environmental Planning Policy No 64—Advertising and Signage and the application is satisfactory.

### Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

*Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 -1997)* (SREP 20) integrates planning with catchment management to protect the Hawkesbury-Nepean river system, requiring the impact of future land use to be considered in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural-residential development. It controls development that has the potential to impact on the river environment. The plan applies to all parts of the catchment in the Sydney region (15 local government areas, including Penrith), except for land covered by *Sydney Regional Environmental Plan No.11 - Penrith Lakes Scheme*. SREP 20 is supported by an Action Plan which includes actions necessary to improve existing conditions.

The application was accompanied by a Concept Civil Engineering Report, prepared by EWFW Consulting Engineers and dated 17 November 2020. This report details that the proposed development includes the installation of a new in-ground pit and pipe system for the operational phase of the development; stormwater quality treatment measures; and erosion and sediment control for stormwater during the construction phase of the development.

To ensure the quality of stormwater leaving the site meets Council's requirements, specific water quality treatment measures have been incorporated. These include the installation of a 15,000L rainwater tank, gross pollutant traps, and a bioretention system. This treatment train has been demonstrated to meet the targets set in Council's Water Sensitive Urban Design (WSUD) Policy. The water conservation targets are achieved through the use of AAA rated water fixtures and the irrigation of landscaped areas using water collected in the on-site rainwater tank. It has been demonstrated that a 83.93% demand reuse will be achieved, exceeding the required 80% specified in Council's WSUD Policy.

Council's Development Engineers and Environmental Waterways teams have reviewed the application and subject to recommended conditions relating to stormwater management and erosion and sediment controls, have no objection to the proposal.

# Sydney Regional Environmental Plan No.30 - St Marys

## Permissibility

The land is zoned Urban under the provisions of State Regional Environmental Plan No. 30 – St Marys. The proposal is defined as a hotel and is a permissible land use in the Urban zone, subject to Council consent.

## Aims of REP

The proposal would support the St Marys Environmental Planning Strategy for the sustainable development and management of Jordan Springs and facilitate urban and employment-generating developments that integrate with the surrounding developments to achieve the desirable environmental, social and economic outcomes.

Clause	Response
Clause 20 - Development Consent Restrictions	<p>A Precinct Plan for the Western Precinct (WPP) and an accompanying Development Control Strategy (DCS) have been prepared and adopted by Council at its Ordinary Meeting on 23 March 2009 to guide the future development of the Western Precinct.</p> <p>Council in the course of assessment, has taken into consideration the precinct plan and development control strategy for the Western Precinct and is satisfied that the proposal has demonstrated:</p> <ul style="list-style-type: none"><li>• consistency with the terms of the planning agreement</li><li>• the performance objectives and the zone objectives and other requirements prescribed by the REP can be achieved</li><li>• development control strategies contained in the environmental planning strategy has been considered in the planning and design of the proposal.</li></ul>
<b>Part 5 – Performance Objectives</b>	
Clause 21 – Required outcomes for any development	As outlined below the proposal is consistent with the performance objectives.
Clause 22 – Ecological Sustainable development	<p>The application was accompanied by a Sustainability Report prepared by Northrop and dated 15/7/20. This report outlined the sustainability strategy and demonstrate the sustainability initiatives for the development including:</p> <ul style="list-style-type: none"><li>- Minimised production of greenhouse gas emissions and optimised energy efficiency;</li><li>- Minimised mains potable water use;</li><li>- Minimised waste going to landfill and improved waste collection efficiency; and</li><li>- On-site renewable energy generation.</li></ul>
Clause 23 – Air quality	Conditions of consent will ensure that potential air quality impacts of the proposed development are minimised. The subject site is within close proximity to public transport and incorporates bicycle parking which contribute to meeting the objectives of the clause.
Clause 24 – Conservation	The application has demonstrated that it will not adversely impact on the vegetation and fauna habitats within the Regional Park.
Clause 25 – Heritage	<p>The site does not contain any non-aboriginal heritage items as shown on the SREP 30 Heritage Map.</p> <p>An Aboriginal Heritage Impact Permit (AHIP) was granted on 13 February 2009 (AHIP No. 1099059) which covered all aboriginal objects identified within the Western Precinct. Works, including the construction of a temporary sediment /detention basin, were undertaken on the site in 2013. These works were completed under DA09/0809.</p>
Clause 26 – Community Services	The Western Precinct Plan is supported by a Community Plan that details the social infrastructure to be provided throughout the estate.
Clause 27 – Open Space and Recreation	The development will not impact on the provision of open space or recreational areas within the Western Precinct.

Clause 28 – Watercycle	The applicant has submitted stormwater concept plans including sediment and erosion control measures with this application. Council's Development Engineer have not raised any objections to the proposal and recommended conditions to be imposed in the consent.
Clause 29 – Soils	The application was supported by a Geotechnical Report prepared by Geotechnique P/L and dated 25 June 2020. One of the objectives of this report was to obtain the physical properties of the soil. The construction of the slab will be based on the findings of this report.
Clause 30 – Transport	The development is within close proximity to the Jordan Springs Town Centre and bus stops located on Jordan Springs Boulevard. The development incorporates bicycle parking and the application has outlined that a shuttle bus service will be provided for tavern patrons to provide an alternative and safe travel option.
Clause 31 – Urban Form	The proposal incorporates barn style architecture, representing a distinctive building type and design within the Western Precinct. Public and private spaces are clearly defined by the buildings configuration and by the use of fencing. The development has designed with consideration of the CPTED principles and access for disabled persons.
Clause 32 – Employment and business development	Given the nature and scale of the development, it is not considered to impact on the viability of the established regional and district retail/commercial centres.
Clause 33 – Housing	NA
Clause 34 – Energy Efficiency	The application was accompanied by a Section J Report prepared by Northrop Consulting Engineers and dated 15 July 2020 and a Sustainability Report prepared by Northrop Consulting Engineers and dated 15 July 2020. These documents demonstrate that the proposal implements energy efficiency principles wherever possible.
Clause 35 – Waste Management	The application was accompanied by a Waste Management Plan and dated 5 August 2020. This plan covers how construction and the ongoing management of waste generated by the development will be managed. The application has demonstrated that the development will be able to adequately manage waste generated from the site.
<b>Part 7 – Development Controls</b>	
Clause 44 – Consultation with NPWS	<p>In accordance with Clause 44, the application was referred to NPWS on 25 September 2020. A response was received on 26 October 2020, raising matters of specific interest to NPWS arising from the proposal that included:</p> <ul style="list-style-type: none"> <li>- Potential for elevated noise levels at night-time, including patrons leaving the pub. The NPWS recommended that the Plan of Management (POM) be conditioned.</li> </ul> <p><u>Comment:</u> A condition of consent has been recommended requiring that the approved POM be complied with at all times.</p> <ul style="list-style-type: none"> <li>- Potential for patrons trying to enter the park or interact with fauna. The NPWS note that there is an existing fence between the subject site and the regional park, however fence breaches and fence vandalism are an ongoing management issue for the park. The NPWS recommends the implementation of landscaping measures to deter patrons accessing the park, such as the provision of consistent boundary hedging along the southern boundary of the site.</li> </ul> <p><u>Comment:</u> Hedging along the southern boundary is inconsistent with the requirements of the NSW RFS. However, it is recommended that a condition be included requiring security fencing be erected along the southern boundary preventing patrons from accessing the regional park.</p>
Clause 45 – Subdivision	NA - Subdivision does not form part of the subject application.
Clause 46 – Development near zone boundaries	NA - The proposal is a permissible land use in the Urban Zone.
Clause 47 – Demolition	NA - Demolition does not form part of the subject application.
Clause 48 - Interim uses	NA

Clause 49 - Land below the PMF level	NA - The probable maximum flood (PMF) level is shown on the structure plan. The subject site is above the PMF level.
Clause 50 - Filling of land	NA - The site is located above the PMF level.
Clause 51 - Salinity and highly	A salinity assessment has been undertaken as part of the Western Precinct Plan. The recommendations arising from this assessment are recommended to be conditioned to ensure that the key requirements of the SREP are complied with.
Clause 52 - Tree preservation	No trees or vegetation are required to be removed as a result of the proposal.
Clause 53 - Items of environmental heritage	No items of environmental heritage (as identified in the Heritage Map) are located within the subject site.
Clause 54 - General heritage considerations	No identified heritage items are located on or in the immediate vicinity of the site.
Clause 55 - Conservation of items of environmental heritage	No identified heritage items are located on or in the immediate vicinity of the site.
Clause 56 - Demolition of items environmental heritage	The proposal will not demolish, deface or damage an item of environmental heritage.
Clause 57 - Access	The proposal does not include direct vehicular access to the Northern Road, Palmyra Avenue, Forrestors Road or Ninth Avenue.
Clause 58 - Certain development prohibited	NA
Clause 59 - Retail and commercial development restricted	<p>Under Clause 59 a maximum 7500m<sup>2</sup> of commercial floor space applies to the Western Precinct. This applies to proposed clubs, fast food takeaway restaurants, hotels, local retail or commercial buildings, medical centres and restaurants. However, it does not apply to the granting of general stores. A general stores is defined as a 'shop which operates primarily to serve the surrounding residential area and does not exceed 100m<sup>2</sup> in gross floor area, and may include the facilities of a post office, newagency or dry cleaning agency.</p> <p>The Stage 1 Jordan Springs Town Centre has a GFA of 5,512m<sup>2</sup>; the mixed use development on 6 Cullen Avenue has a GFA of 1,264m<sup>2</sup> ; and the stage 2 of the Jordan Springs Town Centre has a GFA of 571m<sup>2</sup>. This has a combined total of 7,347m<sup>2</sup>, however includes general stores in the calculation. Stages 1 and 2 of the town centre include 1,259m<sup>2</sup> of general stores (comprising of 19 specialty shops) and as such, when they are excluded the total commercial floor area is 6,088m<sup>2</sup>. As such, with the proposed tavern (with a GFA of 880<sup>2</sup>) the commerical floor space is within the limit specified by Clause 59.</p> <p>Further, the SREP also outlines the cap on commercial floor area does not <i>apply if the consent authority is satisfied that, after the proposed development is carried out, the total gross floor area (including the gross floor area of all other buildings used for retailing in the locality) will not be greater than the total required to reasonably service the local residential community and workforce.</i></p> <p>The intended lot yield and associated population of Jordan Springs exceeds the expected projections outlined with the SREP and DCS, therefore the additional commercial floor area is warranted to support the additional population of Jordan Springs.</p>
Clause 60 - Services	Standard condition for obtaining a Section 73 Certificate from Sydney Water and documentary evidence from Integral Energy and telecommunication provider is recommended to ensure services are available to support future developments on the site.
Clause 61 - Subdivision without consent	NA
Clause 62 - Bush fire reduction works	NA

## Section 4.15(1)(a)(iii) The provisions of any development control plan

### Development Control Plan 2014

Provision	Compliance
C1 Site Planning and Design Principles	Complies
C2 Vegetation Management	Complies
C3 Water Management	Complies
C4 Land Management	Complies
C5 Waste Management	Complies
C6 Landscape Design	Complies
C7 Culture and Heritage	N/A
C8 Public Domain	N/A
C9 Advertising and Signage	Complies
C10 Transport, Access and Parking	Does not comply - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies
C13 Infrastructure and Services	N/A

### Western Precinct Plan

Provision	Compliance
Western Precinct Plan	Complies - see Appendix - Development Control Plan Compliance

## Section 4.15(1)(a)(iv) The provisions of the regulations

In accordance with Section 143 of the *Environmental Planning and Assessment Regulation 2000*, an assessment of the fire protection and structural capacity of the proposed building is necessary. The application was referred to Council's Building Surveyor for assessment with no objections raised, subject to the recommended conditions.

The proposed development complies with the requirements of the Regulations.

## Section 4.15(1)(b) The likely impacts of the development

### Context and Setting

Through Council's Urban Design Review Panel (UDRP) process, the development has undergone significant design amendments from that originally proposed. The carpark has been relocated improving the streetscape presentation and providing greater separation from adjoining residential development; the mezzanine level has been deleted and layout reconfigured reducing the developments bulk and scale; a landscaped mound is provided along the street edge providing a visual screen to the car park; and a landscaped setback to the western boundary has been provided. With these design changes, the proposal is not considered to have an adverse impact on the context and setting of the surrounding locality.

### Noise Impacts

The application was accompanied by an acoustic report titled 'Laundy Taverns, Jordan Springs Tavern, Lakeside Parade, Jordan Springs. DA Acoustic Assessment', prepared by Acoustic Logic and dated 17 November 2020. The purpose of this report was to conduct an acoustic assessment of potential noise impacts as a result of the proposed development.

To quantify the existing acoustic environment both long term unattended noise logging and attended noise measurements were conducted. Unattended noise monitoring was conducted over a seven day period from 18 May to 24 May 2020. Attended noise monitoring was conducted at the site on 16 June 2020. The data

obtained from this monitoring was utilised to establish site specific noise criteria in accordance with the requirements of NSW Department of Industry - Office of Liquor and Gaming and the NSW Environmental Protection Authority document 'Noise Policy for Industry' 2017.

The assessment concluded that the proposal will comply with the relevant noise criteria, subject to recommended building treatments and operational controls. Despite this, concerns are raised regarding the proposed hours of operation, which are as follows:

Mondays to Saturdays: 10am to 3am;  
and Sundays: 10am to 12 midnight.

These hours are not considered to be appropriate for the following reasons: they are not reflective of other businesses within the Jordan Springs Town Centre; they are inconsistent with a 'neighborhood tavern with a predominately family demographic' (as its described in the accompanying documents); and the subject site is surrounded by residential development to the north, east and west and Regional Park to the south. Further, it is considered that several of the operations controls recommended to ensure compliance with the noise criteria would be difficult to enforce (i.e. maximum of 100 patrons between 12 midnight and 3am, and no glass bottles be disposed of after 10pm). The NPWS also raised concerns with potential for elevated noise levels at night-time, including patrons leaving the pub. The NSW Department of Planning, Industry and Environment document 'Developments adjacent to National Parks and Wildlife Service Lands' specifies that development may significantly intrude on the environment of NPWS lands, affecting the senses of wildlife. For-example, noise and lighting may disrupt foraging and breeding habits of native animal species.

In view of the above, the following hours of operation have been assessed to be acceptable:

- Monday to Wednesday: 10am to 10pm;
- Thursday Saturday: 10am to 12 midnight; and
- Sundays: 10 am to 10pm.

It is therefore recommended that hours of operation be limited to these hours as reflected with proposed conditions of consent.

#### ***Traffic, Access and Parking***

The application was accompanied by a Traffic Impact Assessment (TIA), prepared by ptc. Consultants and dated 6 August 2020. The objectives of the report include: determining the traffic activity associated with the development and the adequacy of the surrounding road network; assessing the proposed parking provision in the context of the relevant planning control requirements; and assessing the proposed car park, vehicular access and internal circulation arrangements in relation to compliance with the relevant standards and Council policies.

Due to Covid-19 restrictions, traffic surveys of existing intersections could not be undertaken, as vehicle volumes through the intersection would not be representative of the typical traffic volumes. Instead, reference was made to Traffic Impact Assessment, prepared by WSP dated November 2017, which formed part of the 'Jordan Springs East - Internal Road and Intersection Assessment with Rezoning'. This report outlined that the 2021 peak traffic flow through the intersection of Jordan Springs Boulevard and Lakeside Parade is 1,361 vehicles/hour, with a level of service of B. Using the rates with the RMS document 'Guide to Traffic Generating Development', it is expected that the proposal will generate 44 trips in the evening peak hour. The TIA concluded that the traffic generated by the development would have minimal effect on the operation of the intersection and therefore the development was determined to be acceptable in terms of the development traffic assessment.

Under Penrith Development Control Plan 2014, car parking for pubs/registered clubs is to be provided at a rate of 1 space per 4m<sup>2</sup> of bar floor area plus 1 per 6m<sup>2</sup> lounge and dining room. The development proposal includes the construction of a tavern with a gross floor area of 444m<sup>2</sup> (comprising of 291m<sup>2</sup> for the main bar and dining and 153m<sup>2</sup> for the gaming room). As such, the proposal requires the provision of 111 car parking spaces. The proposal does not comply with this control with only 48 at-grade car park spaces being provided. The TIA has justified the non-compliance, stating that 'taking into consideration the locality of the proposed development and the changes in driver behaviour since the introduction of random breath testing, the parking provision requirement stipulated in the DCP will likely result in significantly higher requirement

that the practical demand'. As such, the assessment has relied on parking demand studies undertaken at similar sites located in areas which are comparable to the subject site, in order to provide an anticipated parking demand. This approach is consistent with the RMS document 'Guide to Traffic Generating Developments' which specifies 'behaviour changes have occurred in the use of hotels, due to factors such as the introduction of random breath testing, These changes have generally served to reduce parking demand'. The RMS guide goes on to recommend that proposed hotel developments be compared to similar developments. As such, to determine the appropriate provision of parking spaces, on-site surveys and desktop studies were undertaken at the Lone Pine Tavern (Rooty Hill), the Labor Park Hotel (Labor Park), and the Jamison Hotel (Penrith). This assessment found that these sites currently require parking at a rate of 1 space per 31m<sup>2</sup> GFA, 1 space per 45m<sup>2</sup> GFA and 1 space per 32m<sup>2</sup> GFA, respectively. Using this data and the GFA of the proposed development indicates that the practical parking rate for the proposed development will likely range between 10 and 15 car parking spaces. The TIA concluded that taking into consideration the similar developments, the residential location of the tavern and the large number of dwellings within walking distance, the proposed parking is considered suitable.

Vehicle access to the carpark is provided via a 7-metre-wide two-way driveway off Lakeside Parade. Swept paths have been provided demonstrating that site access, parking and service areas all comply with relevant Australian Standards.

The proposal has been reviewed by Council's Development Engineer and Traffic Engineer, who both supported the proposal subject to conditions.

### ***Landscaping***

The application was accompanied by a Landscape Plan, prepared by Site Image and dated 17 November 2020. This plan indicates a children's playground with shade sail and a beer garden within the front setback. No details of the proposed playground equipment or shade sail have been provided. The applicant has indicated that these details will be completed in the Construction Certificate however, given the prominent location of the site, it is recommended that these details be submitted to and approved by Council prior to the issue of a Construction Certificate.

The landscape plan includes details of 'boundary fencing' which consist of a 1.2 metre high brick fence with frame and mesh infill between the piers. However, the plan has not clearly indicated the proposed location of this fencing. While it is considered acceptable for the front fencing, it does not provide adequate security required by NPWS to prevent patrons entering the Regional Park. Further, Council's Development Engineers have requested that the fencing along the southern boundary be of open style design so as not to impact on the overland flows. These requirements will form a condition of consent. Further, the plan has not detailed the proposed external colour schedule. It is recommended that a condition be included requiring it be consistent with that of the tavern.

The landscape plan show that plantings along the southern boundary will consist of scattered spotted gums and low plantings. While NPWS requested that the landscape plan be amended to provide hedging along this southern boundary to deter patrons from accessing the park, this is inconsistent with the requirements of the NSW Rural Fire Service and as such cannot be conditioned.

### ***Waste Management***

The application has demonstrated that the proposal will be able to adequately manage waste generated from the site. Waste collection is to be undertaken by a private waste contractor. A waste collection room is integrated within the built form and located adjacent to the loading bay. The waste collection room and loading bay has been positioned at the rear of the development, away from adjoining residents, to minimise any potential amenity impacts. Swept paths have been provided demonstrating that there is sufficient manoeuvring area onsite to allow the 8.8m medium rigid vehicle to enter and exit the site in a forward direct. While concerns were originally raised that service and waste vehicles are required to reverse in the public car park, the applicant has advised that waste and service vehicle activity is to be managed to occur outside the tavern operation hours and therefore, removing the potential conflict with public vehicles and pedestrians.

This aspect of the development has been reviewed by Council's Traffic Engineer and Waste Officer, who supported the proposal subject to conditions.

### ***Accessibility***

The application was accompanied by a Access Design Assessment Report prepared by Design Confidence and dated 17 July 2020. The development was also presented to Council's Access Committee on 14 October 2020, who were supportive of the application subject to the access reports recommendations being incorporated into the development. A condition of consent is recommended, requiring that the design requirements of the access report being incorporated into the construction certificate plans.

### ***Social Impacts***

The application was supported by a Social Impact Assessment (SIA) prepared by Barr Property & Planning and dated 14 August 2020. The aim of the SIA was to assess the likely social impacts arising from the proposed tavern. In order to assess the social impacts, a review of the existing characteristics of the community, through examination of its demographic, crime, health and gambling characteristics and the existing social infrastructure available to the community was undertaken. The SIA states that given the recent establishment and growth of Jordan Springs, the demographic profile was unsuitable and instead the statistical profile was based on an LGA-wide assessment. Council staff raised concerns with this approach, given the site is located with close proximity to disadvantaged areas (such as Cranebrook, Kingswood and Cambridge Park) and will increase access opportunities for alcohol and gambling.

In response to these concerns, the applicant submitted 'Social Impact Assessment - Addendum' prepared by Barr Property & Planning and dated 9 November 2020. This document included a detailed assessment of the proximity of the venue to disadvantaged residents of the area, and their existing access to alcohol and gambling venues. It found, that the proposed tavern will not increase access to liquor and gaming venues for residents from Kingswood Park or Cambridge Park. While it acknowledges that it will provide an additional venue for consumption of alcohol for residents of Cranebrook, those residents currently have convenient access to pre-packaged liquor from Cranebrook Aldi and BWS. The proposal will result in a gaming venue being located 700m from Cranebrook, approximately 800m nearer than the currently closest gaming venue, the Overlander Hotel Motel. However, it concludes that it will not substantially change the availability of liquor and gaming for these residents and that alcohol and gambling will continue to be regulated and monitored as per the Plan of Management.

Further, the SIA outlines the positive social impacts the development will have including increased opportunity for social interactions; activation of the area; and provision of a service that is otherwise not available to Jordan Springs residents.

The application was referred to the NSW Police on 15 September 2020 for comment. No comments were received in response. The application was also referred to Council's Social Planner and Community Safety Officer, who supported the proposal, subject to conditions.

## **Section 4.15(1)(c)The suitability of the site for the development**

The site is suitable for the following reasons:

- The site is located within close proximity to the Jordan Springs Village Centre and is well serviced by public transport;
- The site adjoins a drainage channel to the south which provides an asset protection zone from vegetation within the regional park;
- The site is relatively flat and clear of vegetation;
- The approved seniors living apartment to the west has its driveway and service area orientated towards the development, providing a buffer for residents; and
- The site is able to drain to Council's satisfaction.

## **Section 4.15(1)(d) Any Submissions**

### **Community Consultation**

#### **Community consultation**

In accordance with Council's Community Engagement Strategy, the proposed development was advertised in a local newspaper and notified to owners and occupiers of adjoining and nearby properties. A total of one hundred and forty-five (145) property owners and occupiers were notified in the surrounding area. The public exhibition period was from 7 September 2020 and 5 October 2020. The application was advertised in a local

newspaper on 3 September 2020.

During the assessment process it was identified that the proposal triggered integrated development. As such, the application was re-advertised in a local newspaper on 29 October 2020, with an exhibited period from 2 November 2020 to 16 November 2020.

Council has received seventy-five (75) submissions in response. Of these, 43 submissions were objecting to the proposal and 32 submissions were in support of the proposal.

### **Submissions**

The following issues were raised in the submissions received and have formed part of the assessment.

<b>Issue Raised</b>	<b>Comments</b>
<i>The development will result in noise impacts for adjoining residents</i>	The application was accompanied by an acoustic report that demonstrated the proposal can comply with relevant acoustic criteria. However, the hours of operation are proposed to be restricted to reduce any potential noise impacts for adjoining premises. This is further discussed in the likely impacts section of this report.
<i>The proposed hours of operation are too long</i>	It is considered that the proposed operating hours are inappropriate given the context of the site and reduced hours are recommended to be conditioned in the consent.
<i>The development is too close to residential development and the local schools</i>	The proposal is a permissible land use in the Urban zone. The application has been demonstrated, through the accompanying documentation, that there will not be adverse impacts to surrounding developments. Further, it is recommended that the hours of operation be restricted to align with other developments within the Jordan Springs Town Centre.
<i>The development will result in traffic impacts for the surrounding road network</i>	Council's Traffic Engineer has reviewed the proposal and the accompanying Traffic Report, and agrees with the report findings that the traffic volumes generated by the development can be accommodated in the road network.
<i>There is insufficient parking for the development</i>	While it is acknowledged that the proposal represents a significant variation to the car parking rates within Council's DCP, a traffic impact assessment accompanied the application which included parking surveys of similar developments in accordance with RMS Guidelines. This demonstrated that the proposed parking will be sufficient for the proposed development. Further, the site is located within walking distance to numerous residential dwellings and public bus stops and a courtesy bus will be available for the use of patrons.
<i>The architectural style of the development is inconsistent with the surrounding residential development</i>	The proposal represents a new type of development within the Jordan Springs Estate and as such, the different style of architect is considered appropriate. The design of the proposal was subject to Council's Urban Design Review Process and found to be acceptable

<i>The development will have adverse social impacts for the surrounding community due to alcohol use and gambling</i>	While it is acknowledged that there can be negative social impacts associated with gambling and alcohol consumption, they are legal within Australia. These aspects of the development will be regulated and licensed through Liquor and Gaming NSW to ensure that they are appropriately managed. Further, the application was accompanied by a Social Impact Assessment demonstrating that there will not be adverse social impacts as a result of the development.
<i>The development will result in anti-social behaviour</i>	The design of the development has addressed the principles of Crime Prevention Through Environmental Design (CPTED) with the layout and extensive glazing providing numerous opportunities for casual surveillance; use of CCTV; access control to private areas; clear separation between public and private areas; and suitable lighting. These measures will discourage crime. Further, the application was accompanied by a Plan of Management which outlines how any anti social behaviour will be managed. The implementation of this PoM has formed a condition of consent. The application was reviewed by Council's Social Planner and Community Safety Officer, who supported the proposal subject to conditions.
<i>The development will impact on property prices of the surrounding area</i>	There is no empirical evidence to suggest that this type of development will decrease the value of homes in the area.

## Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections - subject to conditions
Environmental - Environmental management	No objections - subject to conditions
Environmental - Waterways	No objections - subject to conditions
Environmental - Public Health	No objections - subject to conditions
Waste Services	No objections - subject to conditions
Traffic Engineer	No objection subject to conditions
Community Safety Officer	No objections - subject to conditions
Social Planning	No objections

## Section 4.15(1)(e)The public interest

The proposed development will not generate any significant issues of public interest.

## **Conclusion**

---

In assessing this application against the relevant environmental planning policies, being Sydney Regional Plan No. 30 - St Marys and Western Precinct Plan & Development Control Strategy, the proposal satisfies the aims, objectives and provisions of these policies. The site is suitable for the proposed development, the proposal is in the public interest, and there is unlikely to be negative impacts arising from the proposed development. Therefore, the application is worthy of support, subject to recommended conditions.

## **Recommendation**

---

That DA20/0509 for Construction of a single storey building for a pub and associated on site parking spaces and landscaping works at 3989 Lakeside Parade, Jordan Springs, be approved subject to the following conditions;

## General

### 1 A001 - Approved plans table

The development must be consistent with the following plans stamped approved by Council, the application form and 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. 4)	Team2 Architects	12/11/20
Roof Plan	DA050 (Rev. 3)	Team2 Architects	12/11/20
Ground Floor Plan	DA100 (Rev. 5)	Team2 Architects	12/11/20
Elevations	DA200 (Rev. 4)	Team2 Architects	12/11/20
Sections	DA300 (Rev. 3)	Team2 Architects	12/11/20
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)	EWFW Consulting Engineers	17/11/20
Landscape Plan	JS-000 - JS-601 (Rev E/D/B)	Site Image Landscape Architects	17/11/20 29/10/20

### 2 A012 - Food Act

The proprietor of the food business shall ensure that the requirements of the NSW Food Act 2003, NSW Food Regulation and 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 an Occupation Certificate. The occupier is to contact the Environmental Health Department to organise an appointment at least 72 hours prior to the issue of an Occupation Certificate.

### 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 submitted to the Environmental Health Department 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 and dated 17 July 2020 shall be incorporated into the Construction Certificate plans. The works shall be certified accessible by a registered 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 need 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 environment. In this regard, the operator/management team are responsible for noise management and minimisation as well as litter control and must ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council and the community.

### 10 A Special (BLANK)

The maximum number of people (including staff and customers) in the premises shall be no more than 484 people as per the requirements of the approved acoustic report, no more than 24 patrons are permitted in the beer garden area and no more than 100 patrons 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 provided to the NSW RFS. The plan must be in accordance with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and should include a relocation of occupants. A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Fire and Emergency Services 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 S Australian Standard AS 3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 upd: 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 inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2 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
- 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 windows and doors by a distance of at least twice
- 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 driv
- 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
- 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
- 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 locat
- 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

- 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 ISSC: Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requiremer piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard
- 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

The approved signage must only be illuminated during the approved business hours of operation and shall not flash c 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, 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:

### (a) Lighting

- All outdoor/public spaces throughout the development must be lit to the minimum Australian Standard of AS 1174 to reduce the contrast between shadows and illuminated areas and must be designed in accordance with AS 4237 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 prevent 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 used for investigations. Lighting must be provided to support cameras at night (alternatively infra-red cameras are recommended). Signs must 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 and fences.
- Procedures must be in place to ensure the prompt removal and/or repair of graffiti or vandalism to the buildings, including 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 direction is given by the State Heritage Office.

The applicant is advised that depending on the possible significance of the relics, an archaeological assessment and an environmental impact statement (EIS) 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 approval of the measures. The measures are to be maintained in accordance with the approved erosion and sediment control plan(s) 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 measures and "Managing Urban Stormwater: Soils and Construction 2004" shall be obtained and issued a minimum 2 weeks before the commencement of the development, 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 of the development**. These measures shall ensure that 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 Reg (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 Penrith City 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 of the validation) 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 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 "Guidelines for the 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 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 the necessary experience and knowledge in hydrology, environmental chemistry, soil science, eco-toxicology, sampling and analytical procedures and 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, 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 enters the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays for 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. If waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority in the 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 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 in 2021, ref 20200387.1/0502A/R6/LL). The recommendations provided in the above-mentioned acoustic report shall be implemented during 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 set out in 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 construction certificate.

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

29 **D026 - Liquid wastes**

Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes 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 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

In addition, the development must comply with the management measures in the Hotel Plan of Management by GJ C

### 31 D Special BLANK

The development shall be carried out in accordance with the procedures set out in the *Western Precinct Contamination Contamination Management Plan, Western Precinct Development Phase dated 7 July 2008, ref 4321 7287*) and 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. **Construction Certificate**, the Protocol is to be submitted to Council and approved. If Council is not the certifying authority, a copy of the Protocol 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 and construction phase of the development, including at minimum, contaminated soils, groundwater, buried building materials, asbestos, odour and noise.

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 development.

The provisions of the Protection and Environment Operations Act 1997 apply to the development, in terms of regulation 10A.

### 34 D Special BLANK

All mechanical plant and equipment is to comply with the noise criteria outlined in the DA Acoustic Assessment prepared by the NSW Department of Environment and Change (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 is to be provided to Council for consideration and approval. Suitable data and information on the noise criteria for the 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 by the NSW Department of Environment and Change (ref 20200387.1/0502A/R6/LL). This assessment is to consider (at minimum) the details of the construction program, construction method and 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 the NSW Department of Environment and Change (ref 20200387.1/0502A/R6/LL). The recommendations listed in Section 7.1 of the Acoustic Assessment are to be incorporated into the design and construction of the development. The recommendations listed in Section 7.2 of the Acoustic Assessment are to 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. The performance requirements are to be achieved by the use of acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the building. The performance requirements can only be achieved by:

- complying with the deemed to satisfy provisions, or
- 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
- 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 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 Standard 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 kitchen exhaust system installed in accordance with Clause F4.12 of the Building Code of Australia and Australian Standard AS1668.

Detailed plans together with calculations for the system must be provided as part of the development application or a building consent application.

The exhaust hood must completely cover the equipment to be ventilated and extended at least 200mm beyond the equipment. The hood must be provided with a condensation gutter around its base. The gutter must be at least 50mm wide by 25mm deep. 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 to comply with the Building Code of Australia and Australian Standard AS1668 Parts 1 & 2. A copy of the certificate 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 present 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 and odour.

### 43 F186 - Smoke Free Environment

The construction and operation of the premises shall comply with the NSW Smoke-free Environment Act 2000 and Schedule 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 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 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 Standard "Food Premises and Equipment" and the AS 4674 – 2004 "Design, Construction and Fit Out of Food Premises";
- Hand wash facilities fitted with a handsfree 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 sanitising of food contact surfaces;
- 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, dishwashers, 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 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 notice 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 for a Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate. Please refer to "Your Business" section of Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au) 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 electricity supply will be connected 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 prior to the issue of a Construction Certificate for the development is issued as the location of the substation may impact on the 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 issued are to be displayed on the 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 construction,
- 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 the work site. The number of 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 professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected if they are 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 the building or 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, give notice in writing to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being excavated. 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, if the work is being excavated 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 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 on 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. Documentation / receipts retained in order to verify the recycling and disposal of materials in accordance with the approved waste management 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 cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Pro 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 stated above.

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

# Engineering

## 51 K101 - Works at No Cost to Council

All roadworks, stormwater drainage works, signage, line marking, associated civil works and dedications required to 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 Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to commencement of any works on site or Construction Certificate, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted

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 applicable bonds, shall be lodged with and approved by Penrith City Council (being the Roads Authority for any 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 state 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 as a Construction Certificate.
- All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate.

#### 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 payment of application and inspection fees, has been lodged with and approved by Penrith City Council for provision to the existing channel (via headwall) as proposed on the engineering plans prepared by EWF Consulting Engineers dated 17/11/2020.

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

Contact Penrith City Council's Development Engineering Department on 4732 7777 to obtain a formal fee proposal or refer to 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 Construction Certificate.

#### 55 K210 - Stormwater Management

The stormwater management system shall be consistent with plans lodged for development approval, prepared by EWF Consulting Engineers dated 17/11/2020.

Prior to the issue of any Construction Certificate, the Certifier shall ensure that the stormwater management system complies with Penrith City Council's Stormwater Drainage Specification for Building Developments and Water Sensitive Urban Design.

Engineering plans and supporting calculations for the stormwater management system are to be prepared by a suitably qualified consultant and submitted with 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 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, manoeuvring 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 Asset Management Department.

#### 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, a Construction Traffic Management Plan (CTMP) shall be submitted to Penrith City Council's Asset Management Department. The CTMP shall be prepared by a suitably qualified consultant with appropriate training and certification from Transport for NSW. The plan shall detail required road closures, work zones, loading zones and the like. Approval of the CTMP may require approval of the Local Council's Asset Management Department on 4732 7777 and refer to Council's website for a copy of the Temporary Fencing 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 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 the Performance Bond.

#### 60 K228 - Dilapidation Report

The developer shall undertake a dilapidation report for all surrounding buildings and Council owned infrastructure that may be affected by any excavations/piering associated with the development. If Council is not the Certifier for the development then the developer shall provide a copy of the dilapidation report to Council prior to the issue of any Construction Certificate and then updated and submitted prior to the issue of any Occupancy Certificate if any 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 undertaken in accordance with the approved Construction Certificate and ensure compliance with the Protection of the Environment Operations Act 1997 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 stabilised.

## 62 K403 - Major Filling / Earthworks

All earthworks shall be undertaken in accordance with AS3798 and Penrith City Council's Design Guidelines for Engineering 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 be continuous from the kerb to the property boundary, with the exception of concrete footpaths, service lids or other infrastructure which is not to be turfed. The 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 Section 175 of the 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 plan and compliance documentation for the stormwater management system shall be submitted to the Principal Certifier in accordance with the Engineering Construction Specification for Civil Works, Stormwater Drainage Specification for Building Developments.

An original set of Works As Executed drawings and copies of the final operation and maintenance management plan shall also be submitted to Penrith City Council with notification of the issue of the Occupation Certificate where Penrith City Council has issued a Building Occupation Certificate.

## 66 K504 - Stormwater Compliance

Prior to the issue of any Occupation Certificate, the Principal Certifier shall ensure that the stormwater management system complies with the requirements of the stormwater management plan and water sensitive urban design:

- have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of the stormwater management plan and water sensitive urban design;
- 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 system (including on-site detention and water sensitive urban design) shall be registered on the title of the property. The restriction covenant shall be in Penrith City Council's standard wording as detailed in Council's Stormwater Specification for Building Developments.

## 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 maintenance of the stormwater management system (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 the maintenance of the stormwater management system.

## 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 and maintenance management plan.

Regular inspection records are required to be maintained and made available to Penrith City Council on request. All inspection records shall 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 and Disposal Operational Management Plan is provided to the satisfaction of Council's Waste Management Section. This shall include a 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 and delivery vehicles to ensure that they are not present in the out of peak car park and pedestrian activity times.
- Limiting and controlling waste collection / service / delivery vehicle arrivals to only one vehicle arriving at a time when the 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 provisions for parking spaces, obstructions, accessible parking, bicycle parking and accessible pedestrian paths of travel comply with the Development Control Plan (DCP) C10 and Council 'Industrial, Commercial and Mixed-use Waste Management Guidelines' limited to:

- Driveway, aisle, loading bay and car space width and lengths in accordance with DCP C10, AS2890.1, AS2890.2 and AS2890.3.
- Swept turn path clearances at driveways (including accordance with AS 2890.1 Table 2.2 and Figure 2.9). External turning paths shall be provided and be at least 0.3 metres clear of driveway edges, parking and road centrelines and at least 0.3m clear of the car park aisle and car park manoeuvring area. Light vehicle turning paths are to be at least 0.3 metres and median rigid vehicle turning paths / 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 B4.1).
- Additional car space clearances from obstructions (including accordance with AS 2890.1 B4.1 minimum additional clearances).
- Replacement of the proposed western car space on the southern parking row adjacent to the loading area with a central 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 to ensure 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, locations in accordance with DCP C10, AS 2890.3 Bicycle Parking Facilities and Planning Guidelines of Walkin (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 no 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 re-locate and to direct staff / delivery vehicle drivers / service vehicle drivers /ambulances / visitors to on-site parking, delivery and collection areas as directed by 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 Develop

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 spec 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 appro 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 Certifica Report must be submitted to the Principal Certifying Authority attesting to the satisfactory completion of the landscaping wor

An Occupation Certificate should not be issued until such time as a satisfactory Implementation Report has been received. Certifying Authority, a copy of the satisfactory Implementation Report is to be submitted to Council together with the Occupat

### ii. Maintenance Report

On the first anniversary of the date of the Occupation Certificate issued for the development, a Landscape Maintenance Rep Council certifying that the landscape works are still in accordance with the development consent and the plant material is al

## 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 Cou incorporate the following:

a) Details of the proposed children's playground equipment and shade sail. The colours of the playground equipment 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 design, to prevent access to the Regional Park and the diversion of any floodwater coming from the adjoining chann 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 dev detailed in the accompanying schedule attached to this Notice, \$84,655.00 is to be paid to Council **prior to the issue of a C** development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will b accordance with the adopted Section 7.12 Contributions plan. The projected rates of this contribution amount are listed in (

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

**Note:** The timing of contributions payable may be otherwise affected in accordance with Planning Circular PS20-003 dated 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 building/tenancy and commencement of the approved use. The Occupation Certificate shall not be issued if any conditions relating to the operation of the development, are outstanding, and/or if the development does not comply with the Planning and Assessment Act and Regulation.

Before the Occupation Certificate can be issued for the development, Fire Safety Certificates issued for the building 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 sent to 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 Environmental Protection and Assessment Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment 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 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) submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

# Appendix - Development Control Plan Compliance

## Development Control Plan 2014

### Part C - City-wide Controls

#### *C10 Transport, Access and Parking*

Under the DCP, parking for pubs/registered clubs is to be provided at a rate of 1 space per 4m<sup>2</sup> of bar floor area, plus 1 per 6m<sup>2</sup> lounge and dining room. Given that the development has a gross floor area (GFA) of 444m<sup>2</sup>, 111 on-site parking spaces are required to be provided. The proposal does not comply with this requirement with the proposed at-grade car park providing 48 parking spaces. The variation is further discussed in the 'Likely Impacts' section of this report.

### Western Precinct

A discussion against the relevant sections of the Western Precinct Plan and Development Control Strategy (DCS) is provided below:

#### **4.3 Future Character Areas**

The subject site is located within the Village Centre Character Area. In accordance with the requirements of the Western Precinct Plan, the Jordan Springs Village Centre Concept Plan (prepared by Lendlease) accompanied the first subdivision application for the precinct. The latest concept plan (dated April 2011) was adopted by Council at the May 2011 policy review meeting. While the concept plan identifies the site for possible residential development, it does specify that it is only an indicative development plan for the Village Centre, as is not intended to be a rigid guideline, rather a flexible framework that responds to market conditions. Approval on the site has previously been granted for a mixed use development (approved under DA15/0163) however, this has not been pursued by the developer. The site is considered suitable for the proposed tavern given it will contribute to the mix of uses provided within the village centre and is within walking distance to a number of dwellings in the area. The concept plan also identifies a physical and visual link to the Regional Park should be provided along the western boundary of the site. While a visual link is provided given the design is single storey allowing the tree canopies to be visible from the town centre, a physical link is not feasible given the location of the drainage channel to the rear of the site.

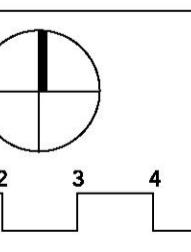
# DEVELOPMENT APPLICATION

# JORDAN SPRINGS TAVERN

## JORDAN SPRINGS, NSW 2747



Client or Builder



E: info@team2.com.au  
Reg NSW: 9940  
Reg V  
Project:  
**Jordan Springs Tavern**  
**LOT 3989 OF DP 1190132**

<b>Cover Sheet</b>			
Project #:	Scale:	Drawn:	Checked:
930	@A1	AM	JP
Drawing #:	Rev:		
DA000	4		

DEVELOPMENT APPLICATION		
Rev	Description	Date
1	Preliminary DA Issue for Comment	200715
2	Issue for DA	200724
3	Amended for DA	201029
4	Updates for DA	201112

## GENERAL ARCHITECTURAL NOTES

### GENERAL:

THESE ARCHITECTURAL DRAWINGS TOGETHER WITH THE ARCHITECTURAL SPECIFICATION AND SCHEDULES SHOW THE INTENT, SCOPE AND PERFORMANCE REQUIREMENTS FOR THE PROJECT. REFER ALSO TO THE STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE AND OTHER SPECIALIST CONSULTANTS' DRAWINGS, SPECIFICATIONS, SCHEDULES AND REPORTS FOR THE INTENT, SCOPE AND PERFORMANCE REQUIREMENTS OF THESE RESPECTIVE DISCIPLINES.

THE HEAD CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO ALLOW FOR AND PROVIDE ALL MATERIALS, LABOUR AND ACCESSORIES NECESSARY TO COMPLETE THE WORKS TO THE INTENT, SCOPE AND PERFORMANCE SHOWN AND SPECIFIED. THE EFFECTS OF VARIATIONS MAY BE CONSIDERED FOR THE PROJECT UNLESS IT IS A CLEAR CHANGE TO THE INTENT AND SCOPE OF THE WORKS INITIATED IN WRITING BY THE SUPERINTENDENT.

### DOCUMENTS:

THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL THE CONTRACT DOCUMENTS. SEEK CLARIFICATION FROM THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK SHOULD ANY DISCREPANCY OR AMBIGUITY BE FOUND IN THE CONTRACT DOCUMENTS.

THESE DOCUMENTS HAVE NOT BEEN PRODUCED FOR THE INTENTION OF LETTING OF TRADE PACKAGES AND MUST BE READ AS A COHESIVE SET.

### AUTHORITIES:

ALL NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND IN ACCORDANCE WITH CLAUSE 98 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000.

### TERMITE PROTECTION:

THE BUILDING IS TO BE PROTECTED IN ACCORDANCE WITH BCA PART B1.40) AND AS 3660: TERMITE MANAGEMENT.

### SETTING OUT:

ALL SET OUT DIMENSIONS & LEVELS ARE TO BE CHECKED BY A LICENSED SURVEYOR ON SITE AND ALL OVERALL AND CRITICAL DIMENSIONS ARE TO BE SET OUT FOR SUPERINTENDENT APPROVAL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

THE CONTRACTOR IS TO CHECK AND VERIFY ALL SETOUT, DIMENSIONS & LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF ANY RELEVANT PART OF THE WORKS.

THE LICENSED SURVEYOR IS TO ESTABLISH THE EXACT POSITION OF ALL SET BACKS AND PROPERTY BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

BUILDING SETBACKS ARE TO BE SET OUT FROM THE BOUNDARY TO THE FINISHED EXTERNAL FACE OF EXTERNAL WALLS.

NO PART OF THE BUILDING IS TO BE BUILT OVER A SPECIFIED SET-BACK LINE, EASEMENT OR PROPERTY BOUNDARY EXCEPT WHERE SPECIFICALLY SHOWN ON THE DRAWINGS. REPORT ANY DISCREPANCIES IN THE BUILDING SETOUT TO THE SUPERINTENDENT IMMEDIATELY.

THE RLS OF PROPOSED PAVING AND OTHER GROUND FINISHES ARE INDICATIVE ONLY. REFER TO THE CIVIL/STRUCTURAL/HYDRAULIC-ENGINEER/LANDSCAPE ARCHITECTS DRAWINGS FOR ALL PAVING, HARDSTAND & LANDSCAPE RLS, GRADIENTS AND FALLS.

### REFERENCE LEVELS:

ALL LEVELS AND RLS INDICATED RELATE TO THE AUSTRALIAN HEIGHT DATUM (AHD).

A BENCHMARK IS TO BE ESTABLISHED ADJACENT TO THE SITE TO AUSTRALIAN HEIGHT DATUM TO ENABLE COMPARISON TO THE FLOOD STANDARD.

ALL LEVELS ARE TO BE CERTIFIED BY A REGISTERED SURVEYOR. PRIOR TO POURING OF FLOOR SLABS OR INSTALLATION OF FLOORING.

### VENTILATION:

THE WORKS ARE TO COMPLY WITH BCA PARTS F4.5: VENTILATION OF ROOMS & F4.6: NATURAL VENTILATION.

ALL NATURAL AND/OR MECHANICAL VENTILATION SYSTEMS ARE TO BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF:

- A) AS 1448.1: THE USE OF VENTILATION AND AIR-COOLING IN BUILDINGS; F4.5 AND SMOKE CONTROL IN MULTICOMPARTMENT BUILDINGS;
- B) AS 1448.2: THE USE OF VENTILATION AND AIR-CONDITIONING IN BUILDINGS: VENTILATION DESIGN FOR INDOOR AIR CONTAMINANT CONTROL;
- C) AS 3663.1: AIR-HANDLING & WATER SYSTEMS OF BUILDINGS: MICROBAL CONTROL-DESIGN, INSTALLATION AND OPERATION;
- D) NSW PUBLIC HEALTH ACT, 1991
- E) THE APPLICABLE PUBLIC HEALTH REGULATIONS
- F) WORKCOVER AUTHORITY REQUIREMENTS

### SLIP RESISTANCE OF FLOOR SURFACES:

THE DEVELOPMENT IS TO COMPLY WITH THE MINIMUM RECOMMENDATIONS OF AS 4586-2004: SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS & HB 197-1999: GUIDE TO THE SLIP RESISTANCE OF PEDESTRIAN SURFACE MATERIALS.

### ACCESSIBILITY:

THE WORKS ARE TO COMPLY WITH BCA PART D3: ACCESS FOR PEOPLE WITH DISABILITIES AND WITH AS 1428.1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORKS AND AS 1428.4: TACTILE INDICATORS.

NOTE - PATHS OF TRAVEL, STAIRS, DOOR LOCATIONS, CLEARANCES, SWINGS AND HARDWARE ARE INCLUDED IN AS 1428.1.

### PATHS OF TRAVEL & EGRESS:

ALL MEANS OF EGRESS ARE TO COMPLY WITH BCA PART D1: PROVISION FOR ESCAPE OR IF AN ALTERNATIVE SOLUTION IS PROVIDED IN FIRE ENGINEERING REPORT COMPLY WITH THAT ALTERNATIVE SOLUTION AS SET OUT IN THE FIRE ENGINEERING REPORT.

DOORS LOCATED IN PATHS OF TRAVEL TO EXITS TO COMPLY WITH BCA CL D2.21: OPERATION OF LATCH AND TO BE OPENABLE AT ALL TIMES WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE DOWNWARD HAND ACTION LOCATED ON A SINGLE DEVICE BETWEEN 900mm AND 2000mm FROM THE FLOOR.

STAIRS, HANDRAILS AND BALUSTRADES ARE TO COMPLY WITH BCA PARTS D2.12, D2.13, D2.14, D2.15, D2.16 & D2.17.

### LIGHTING:

THE PROPOSED DEVELOPMENT IS TO COMPLY WITH BCA PART F4: LIGHT AND VENTILATION AND AS 1680.0: INTERIOR LIGHTING: SAFE MOVEMENT

### FIRE SAFETY MEASURES:

THE PROPOSED DEVELOPMENT IS TO COMPLY WITH BCA CONSTRUCTION GENERAL IS TO COMPLY WITH BCA PART B1.4: MATERIALS AND FORMS OF CONSTRUCTION; SPECIFICATION C1.1: FIRE-RESISTING CONSTRUCTION (TYPE B CONSTRUCTION) AND SPECIFICATION C1.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE.

EMERGENCY LIGHTING - IN ACCORDANCE WITH BCA PART F4.4 AND AS 2293.1: EMERGENCY ESCAPE LIGHTING & EXIT SIGNS FOR BUILDINGS.

EXIT SIGNS - IN ACCORDANCE WITH BCA PART E4.5, E4.6, E4.8 AND AS 2293.1: EMERGENCY ESCAPE LIGHTING & EXIT SIGNS FOR BUILDINGS.

FIRE DOORS - IN ACCORDANCE WITH BCA SPECIFICATION C3.4 AND AS 1905.1: COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS: FIRE RESISTANT DOORS.

FIRE HYDRANT SYSTEMS - IN ACCORDANCE WITH BCA PART E1.3 AND AS 2419.1: FIRE HYDRANT INSTALLATIONS- SYSTEM DESIGN, INSTALLATION & COMMISSIONING.

FIRE HOSE REEL SYSTEMS - IN ACCORDANCE WITH BCA PART E1.4 AND AS 2441: INSTALLATION OF FIRE HOSE REELS.

PORTABLE FIRE EXTINGUISHERS - IN ACCORDANCE WITH BCA PART E1.6 AND AS 2444: PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION.

ALL MATERIALS, LININGS, SURFACE FINISHES, FITTINGS AND FIXTURES MUST COMPLY WITH BCA SPECIFICATION C1.10: FIRE HAZARD PROPERTIES.

SMOKE DETECTION, ALARM AND EXHAUST SYSTEMS - IN ACCORDANCE WITH BCA SPECIFICATION E2.2 AND AS 1670.1: FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS, SYSTEM DESIGN, INSTALLATION AND COMMISSIONING- FIRE.

### ABORIGINAL:

SHOULD ANY ABORIGINAL ARTEFACTS (RELICS) BE UNCOVERED DURING EARTHWORKS, WORKS SHOULD CEASE AND THE NSW OFFICE OF ENVIRONMENT AND HERITAGE (OEH) AND THE METROPOLITAN LOCAL ABORIGINAL LAND COUNCIL SHALL BE CONTACTED.

### GLAZING SYSTEM:

THE GLAZING SYSTEM INDICATED ON THE ARCHITECTURAL PROJECT DOCUMENTS IS INDICATIVE ONLY OF THE DESIGN INTENT. THE HEAD CONTRACTOR AND GLAZING SUB-CONTRACTOR ARE RESPONSIBLE FOR THE PROVISION, INSTALLATION & STRUCTURAL CERTIFICATION OF ALL WINDOW SUBFRAMING AND THE CORRECT DETERMINATION OF GLASS THICKNESS IN ACCORDANCE WITH AS 1288: GLAZING IN BUILDINGS, DESIGN AND INSTALLATION; & AS 2008: SAFETY GLAZING MATERIALS IN BUILDINGS. THE GLAZING SUB-CONTRACTOR IS TO PROVIDE FULL SHOP DRAWINGS, STRUCTURAL CERTIFICATION AND ALL COMPUTATIONS IN RELATION TO DESIGN WIND PRESSURES, OF THE GLAZING SYSTEM TO BE USED IN THIS PROJECT FOR SUPERINTENDENT PERMISSION TO PROCEED PRIOR TO THE ORDERING AND INSTALLATION OF THE GLAZING SYSTEM.

ALL GLAZING, WINDOWS AND GLAZED DOORS ARE TO BE SELECTED AND INSTALLED TO PROVIDE A COMPLETE, WATERPROOF, WATERPROOF AND SEALED BUILDING INCORPORATING ALL NECESSARY FLASHINGS, CAPPINGS AND WEATHERSTOPS.

ALL FRAMELESS GLASS INSTALLATIONS ARE TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BCA CLAUSE D2.17 PLUS RELEVANT AUSTRALIAN STANDARDS. SUB-CONTRACTOR TO ENSURE ADEQUATE STRENGTH AND STABILITY OF ALL GLAZED PANELS AND ALL FIXINGS.

THE HEAD CONTRACTOR OR THE GLAZING SUB-CONTRACTOR IS TO PROVIDE CERTIFICATION AT THE COMPLETION OF THE WORKS THAT ALL GLAZING, FRAMING AND FIXINGS COMPLY WITH THE REQUIREMENTS OF THE BCA AND RELEVANT AUSTRALIAN STANDARDS NOTED ABOVE.

### SECTION J / JV3 - BCA:

PART J OF THE BCA IS APPLICABLE AND THE WORKS ARE TO COMPLY WITH THE DEEMED TO SATISFY PROVISIONS OF THE BCA FOR THE APPLICABLE CLIMATE ZONE TO THE JV3 REPORT REQUIREMENTS AS SET OUT IN INHABITATIONAL NATIONAL CONSTRUCTION CODE JV3 ALTERNATIVE ASSESSMENT REVISION 00 ISSUED JUNE 21 2019. DOCUMENT NUMBER 9553-RPT-ES001

### MINIMUM WATER EFFICIENCY LABELLING AND STANDARDS (WELS) REQUIREMENTS:

- a. 5 STAR DUAL-FLUSH TOILETS;
- b. 3 STAR SHOWERHEADS;
- c. 6 STAR TAPS (FOR ALL TAPS OTHER THAN BATH OUTLETS AND GARDEN TAPS);
- d. 3 STAR URINALS; AND
- e. WATER EFFICIENT WASHING MACHINES AND DISHWASHERS TO BE SPECIFIED

### SAMPLES AND SCHEDULES:

PRIOR TO INSTALLATION AND/OR CONSTRUCTION THE CONTRACTOR IS TO PROVIDE A SAMPLE OF EACH SPECIFIED ELEMENT COMPLETE WITH MANUFACTURERS CERTIFICATE SHOWING COMPLIANCE WITH THE RELEVANT PERFORMANCE CRITERIA FOR APPROVAL BY THE SUPERINTENDENT.

PRIOR TO ORDERING AND/OR INSTALLING DOORS, WINDOWS, DOOR HARDWARE AND OTHER SPECIALIST ELEMENTS SCHEDULED IN THE DOCUMENTS, THE RELEVANT SUB-CONTRACTOR IS TO PROVIDE A RETURN SCHEDULE FOR APPROVAL OF THE SUPERINTENDENT.

### ROOFING MATERIALS AND RAINWATER GOODS:

ALL ROOFING IS SELECTED, SUPPLIED AND INSTALLED TO PROVIDE A COMPLETE WATERPROOF AND WATERPROOF BUILDING INCORPORATING ALL NECESSARY FLASHINGS, SARKING, SEALING AND JOINT MATERIALS.

ALL METAL RAINWATER GOODS ARE TO BE SELECTED, SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.

### CERTIFICATES & WARRANTIES:

PRIOR TO PRACTICAL COMPLETION THE RELEVANT SUBCONTRACTOR MUST PROVIDE CERTIFICATION THAT THE WORKS HAVE BEEN DESIGNED, SELECTED AND INSTALLED IN ACCORDANCE WITH THE BCA, RELEVANT AUSTRALIAN STANDARDS AND ANY MANUFACTURER'S RECOMMENDATIONS.

PRIOR TO PRACTICAL COMPLETION THE RELEVANT SUBCONTRACTOR MUST PROVIDE COPIES OF ALL MANUFACTURER'S WRITTEN WARRANTIES.

DA Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date

### DA 000-Specification + Site

DA000	Cover Sheet	4	201112
DA001	Sheet List	4	201112
DA010	Site Plan	4	201112
DA011	Sightline Study	1	200724

### 100-General Arrangement Plans

DA050	Rooftop Plan	3	201112
DA100	Ground Floor Plan	5	201112

### 200-Elevations

DA200	Elevations	4	201112
-------	------------	---	--------

### 300-Sections

DA300	Sections	3	201112
-------	----------	---	--------

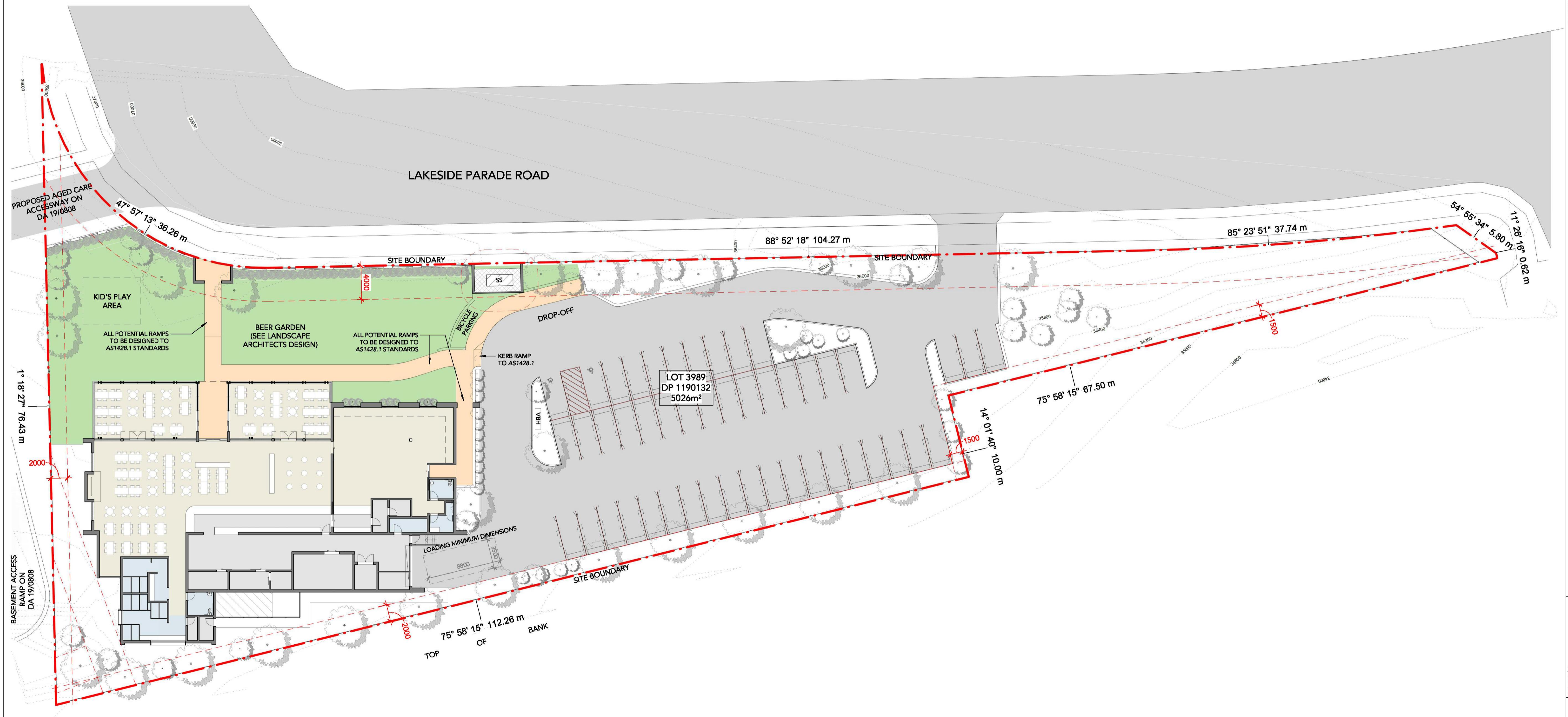
### 700-Details

DA700	External Finishes Schedule	2	201112
DA701	Proposed Signage Detail	1	201029

Copyright Team 2 Architects  
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968. No part of this drawing may in any form or by any means be reproduced, stored in a retrieval system or transmitted in whole or in part without the prior written permission of the copyright owner. Please Note: If the status of this drawing is not signed off For Contract, it may be subject to change, alteration or amendment at the direction of Team 2 Architects. Any changes, alterations or amendments made to this drawing, whether special, consequential, direct or indirect, are the responsibility of the person or entity who made the change, alteration or amendment.

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to team 2 architects before proceeding with work.  
2. All dimensions and levels are in millimetres unless noted otherwise. No dimension shall be obtained by scaling the drawing.  
3. All dimensions to be checked on site with any discrepancies referred to team 2 architects before proceeding with work.  
4. All work to be carried out in accordance with the requirements of the principal certifying authority, current



Team 2 Architects  
is protected by copyright. All rights are reserved. Unless permitted under the  
Act 1968. No part of this drawing may in any form or by any means be  
published, broadcast or transmitted without the prior written permission of the  
owner. Please Note: If the status of this drawing is not signed off For  
it may be subject to change, alteration or amendment at the discretion of  
Architects. If so, Team 2 Architects is not liable for any loss, damage, harm or injury  
actual, consequential or indirect, suffered by you or any other person as a  
result of your use of this drawing for construction purposes.

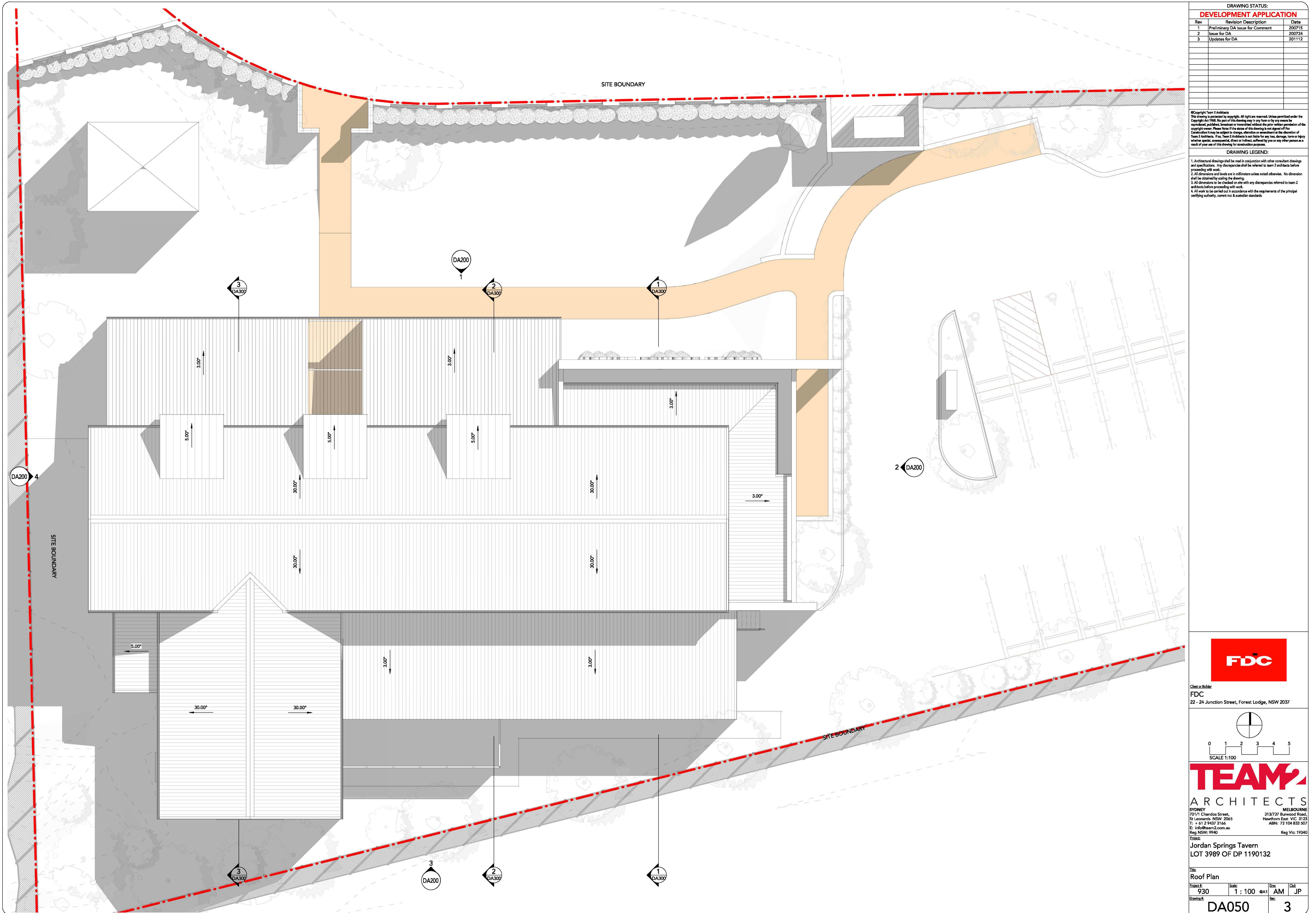
drawings shall be read in conjunction with other consultant drawings. Any discrepancies shall be referred to team 2 architects before with work.

Dimensions and levels are in millimeters unless noted otherwise. No dimension is to be checked on site with any discrepancies referred to team 2 before proceeding with work.

to be carried out in accordance with the requirements of the principal authority, current ncc & australian standards.

The logo for FDC (First Data Corporation) is displayed on a red background. The letters 'FDC' are in a bold, white, sans-serif font. A small black square is positioned above the top horizontal stroke of the letter 'D'.

nn Springs Tavern  
3989 OF DP 1190132

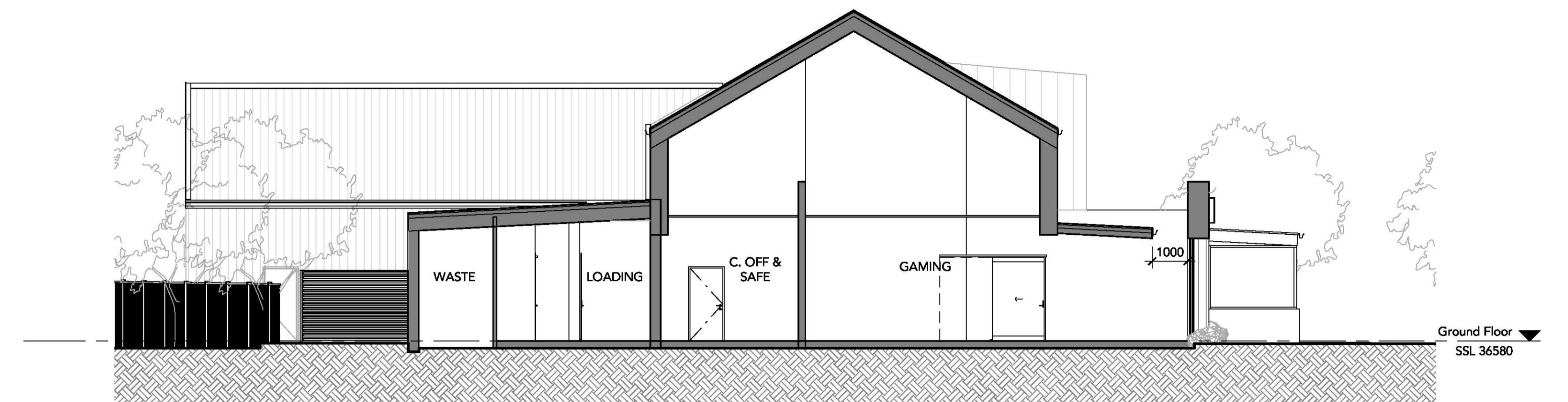




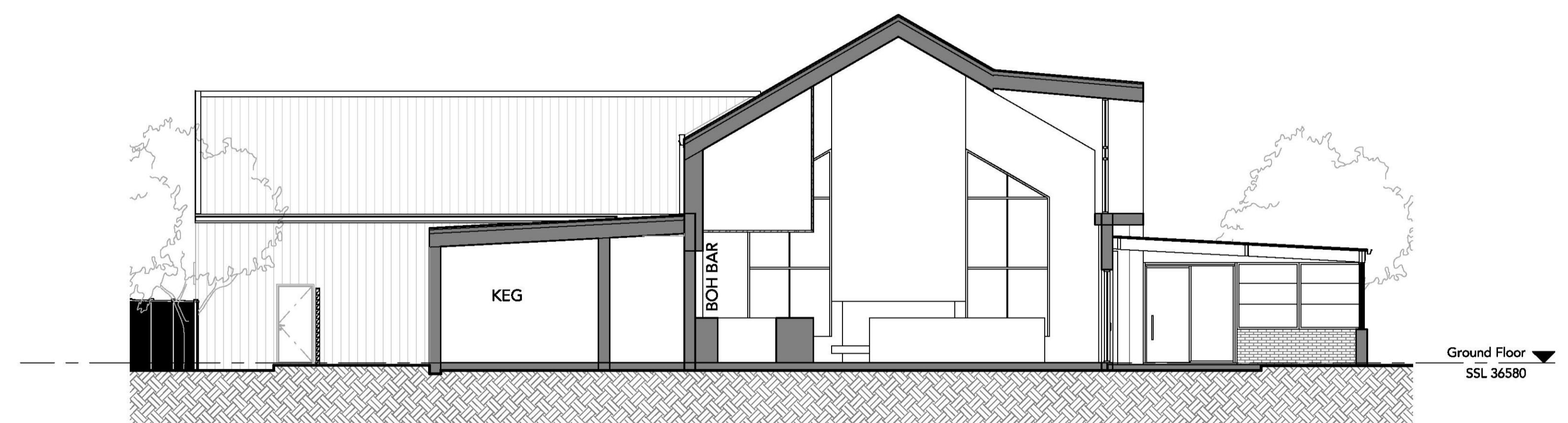
Team 2 Architects  
is protected by copyright. All rights are reserved. Unless permitted under the  
Act 1968. No part of this drawing may in any form or by any means be  
published, broadcast or transmitted without the prior written permission of the  
owner. Please Note: If the status of this drawing is not signed off For  
It may be subject to change, alteration or amendment at the discretion of  
Architects. If so, Team 2 Architects is not liable for any loss, damage, harm or injury  
actual, consequential, direct or indirect, suffered by you or any other person as a  
use of this drawing for construction purposes.

#### WING LEGEND:

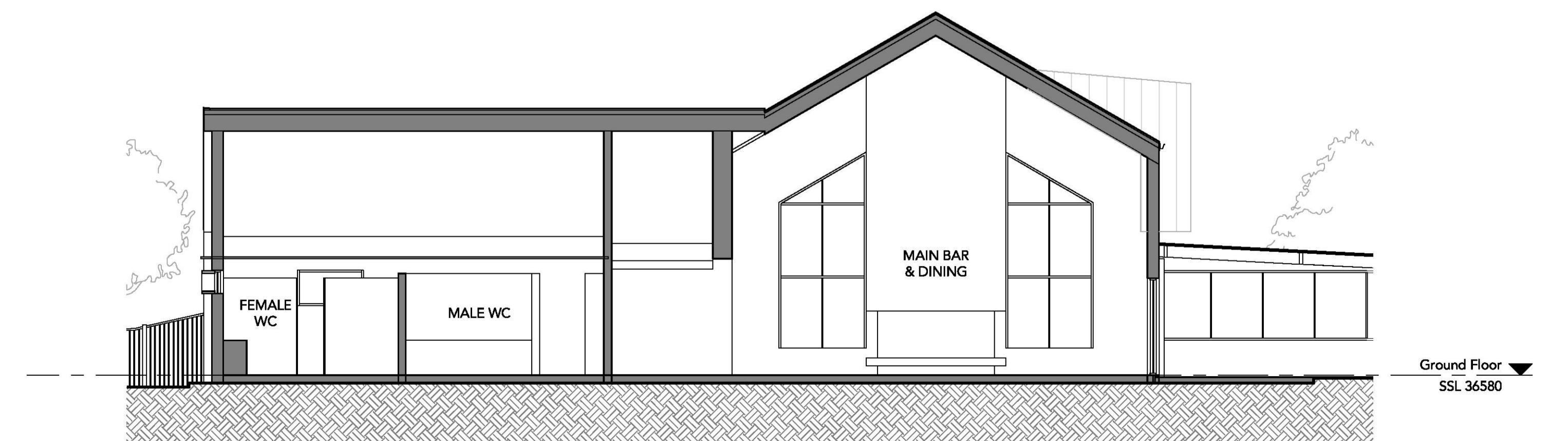
ural drawings shall be read in conjunction with other consultant drawings  
ations. Any discrepancies shall be referred to team 2 architects before  
with work.  
sions and levels are in millimeters unless noted otherwise. No dimension  
ained by scaling the drawing.  
sions to be checked on site with any discrepancies referred to team 2  
before proceeding with work.  
to be carried out in accordance with the requirements of the principal  
uthority, current ncc & australian standards.



1 DA SECTION A1  
Scale: 1 : 100



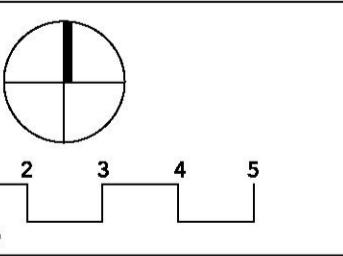
**2 DA SECTION B1**  
Scale: 1 : 100



**3 DA SECTION C1**  
Scale: 1 : 100



lder



**TEAM²**  
ARCHITECTS  
MELBOURNE  
313/737 Burwood Road,  
Hawthorn East VIC 3123  
ABN: 72 104 833 507

Reg Vic: 19340  
n Springs Tavern  
3989 OF DP 1190132

## REFERENCES AND NOTES

ons	Scale:	1 : 100	DA1	Drw:	AM	Ckd:	JP
0				Rev:	3		





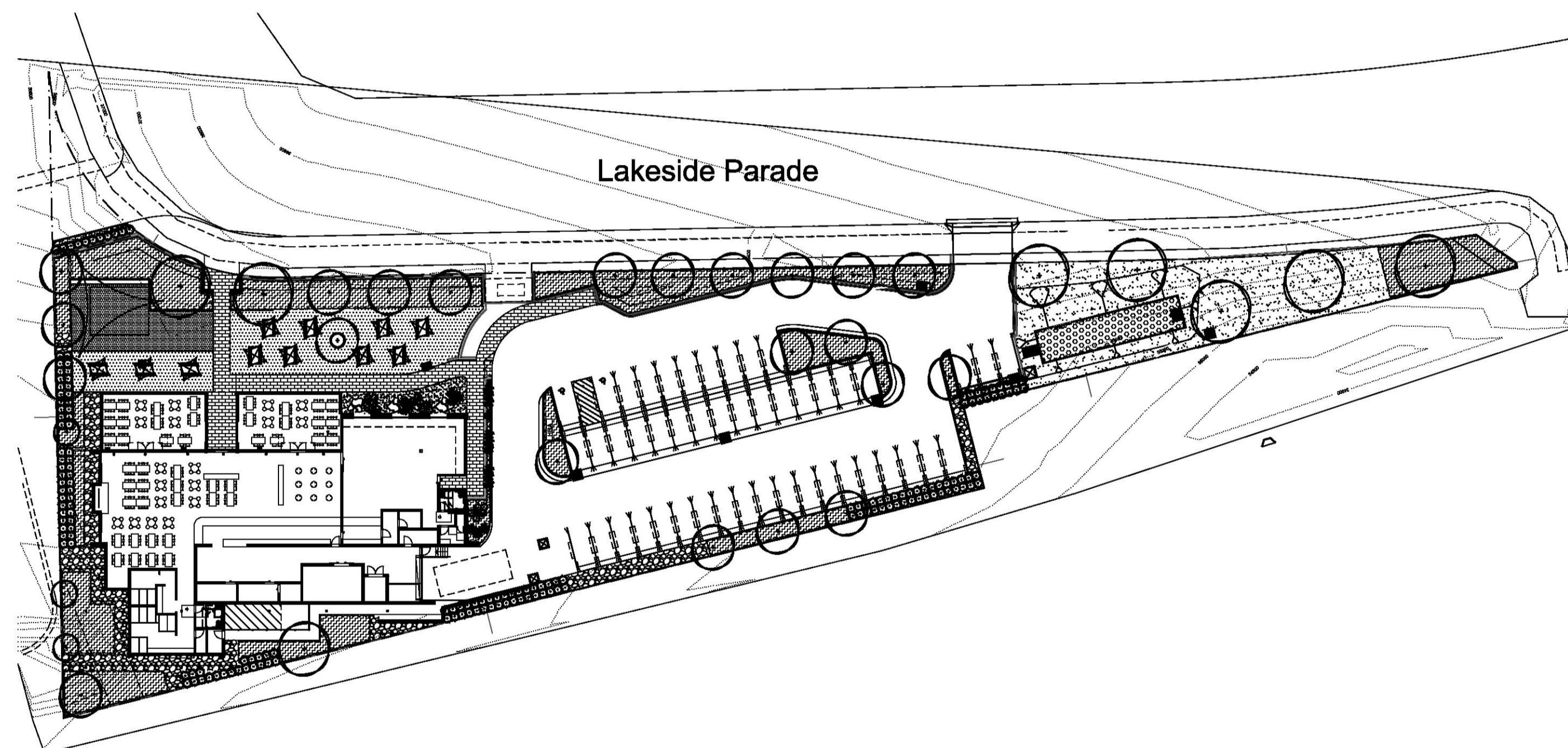
# Jordan Springs Tavern

## 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**

© 2019 Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership. All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopy) without the written permission of Site Image (NSW) Pty Ltd. Any license, express or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreement between Site Image (NSW) Pty Ltd and the instructing party.

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
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
	Revision Description			

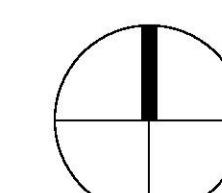
#### LEGEND

#### Key Plan:



**SITE IMAGE**  
Client:  
**Laundy Hotels**

Drawing Name:  
**Landscape Coversheet**

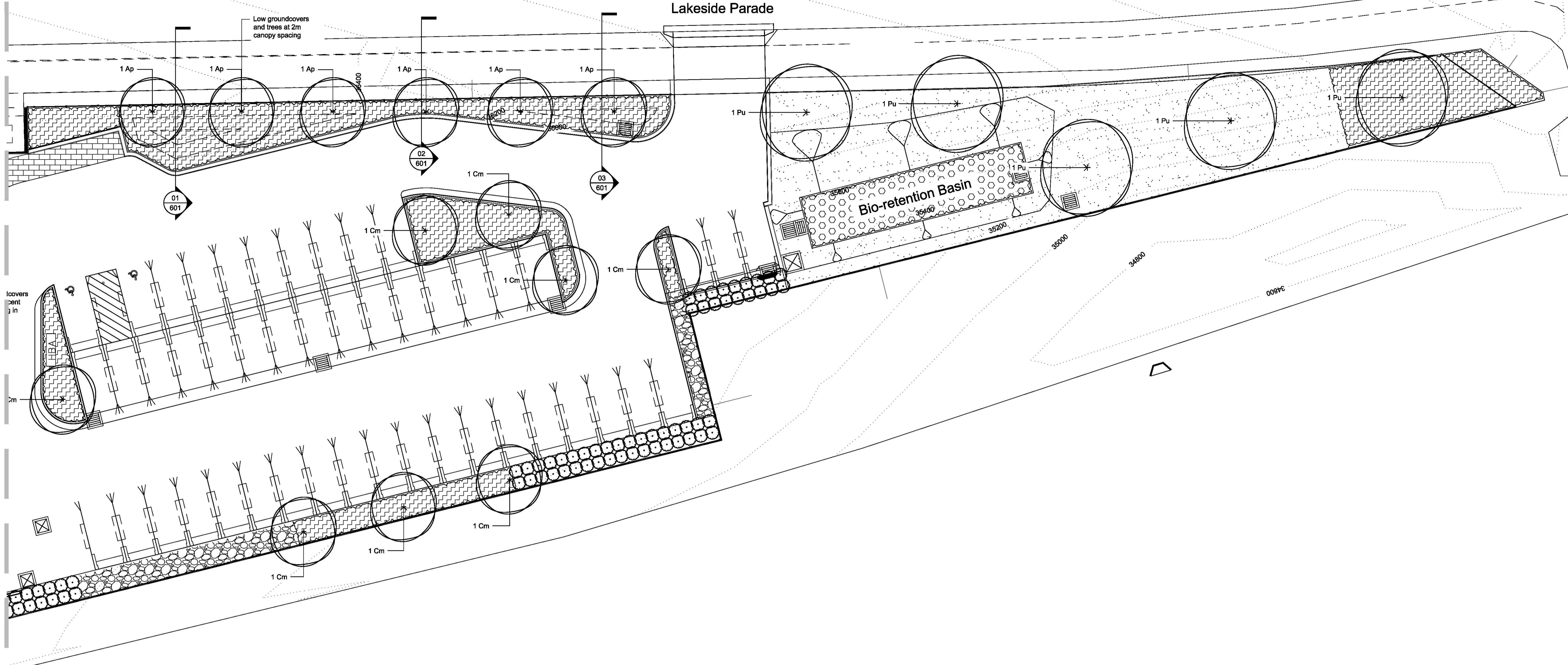


Project:  
**Jordan Springs Tavern**  
**Lot 3989 of DP1190132**

#### PRELIMINARY

Scale:  
Job Number:  
**SS20-4376**  
Drawing Number:  
**JS-000**  
Issue:  
**E**

For continuation refer JS-101

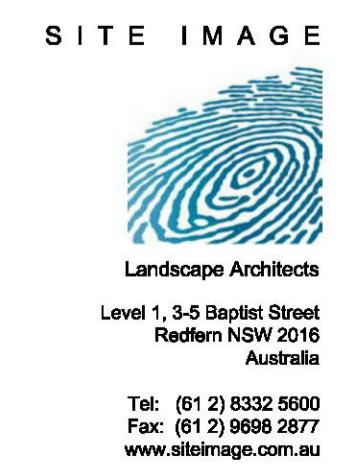
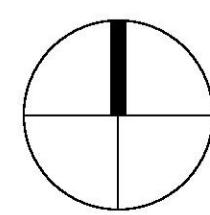
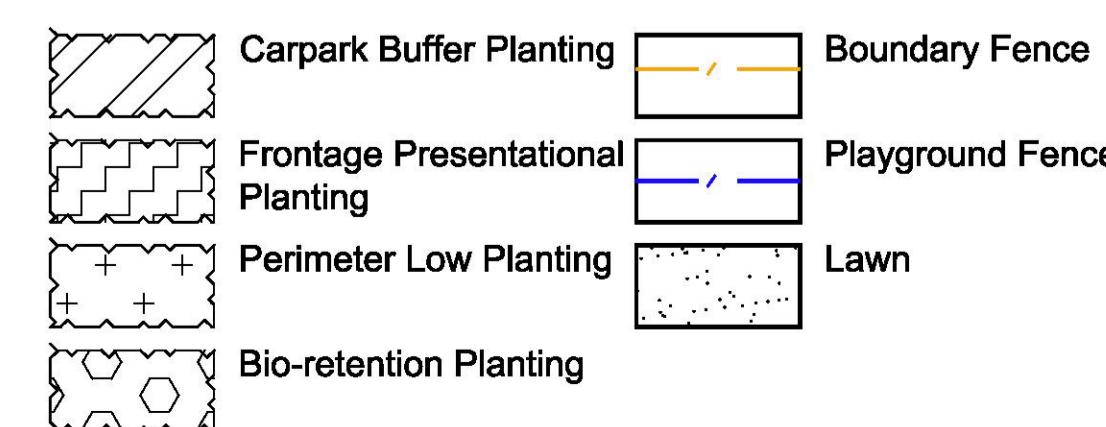
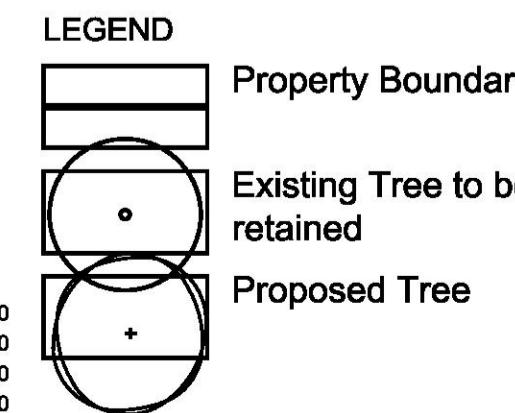


**NOT FOR CONSTRUCTION**

© 2019 Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership. All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopy) without the written permission of Site Image (NSW) Pty Ltd. Any license, express or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreement between Site Image (NSW) Pty Ltd and the instructing party.

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.

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  
 Issue Revision Description Drawn Check Date

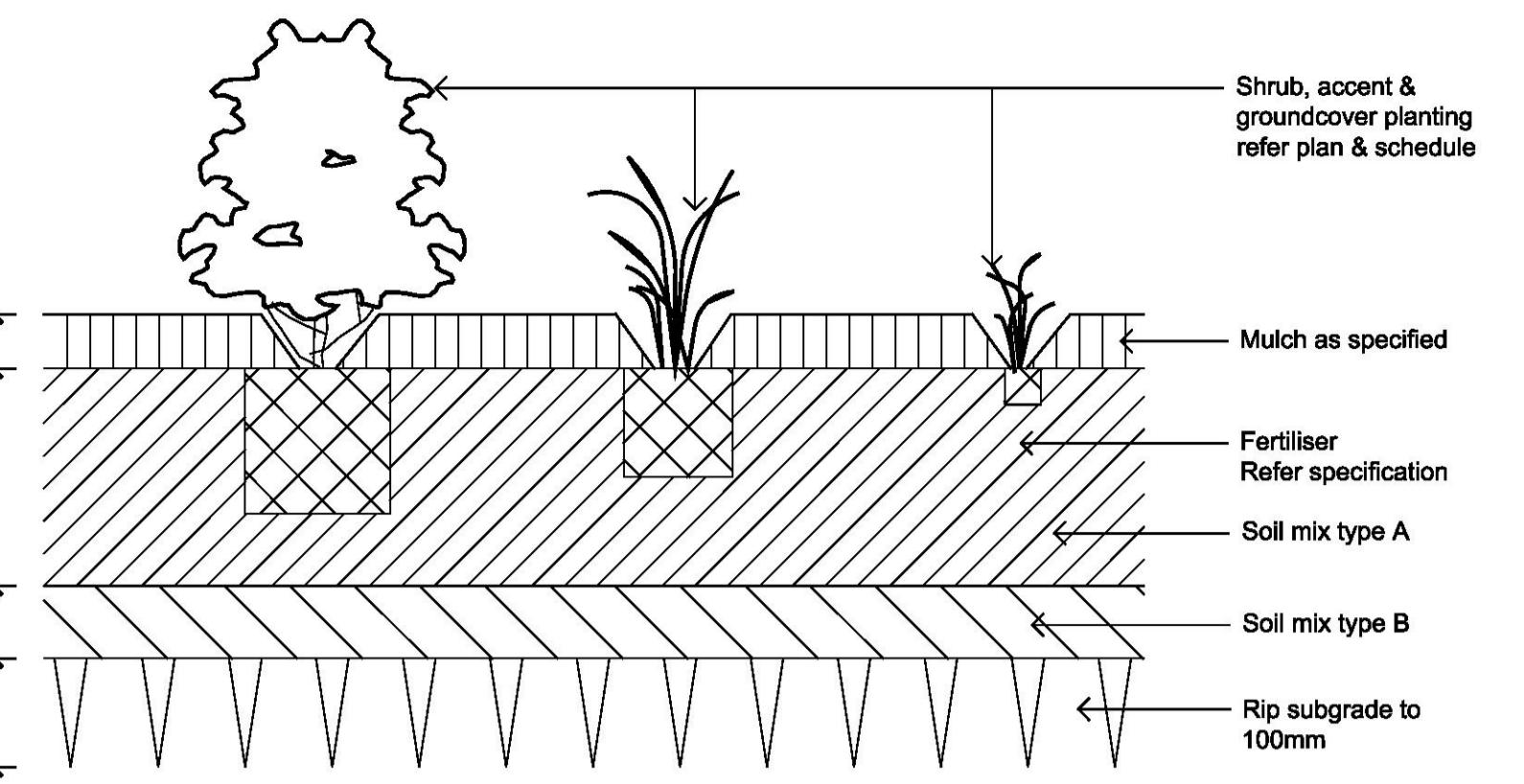
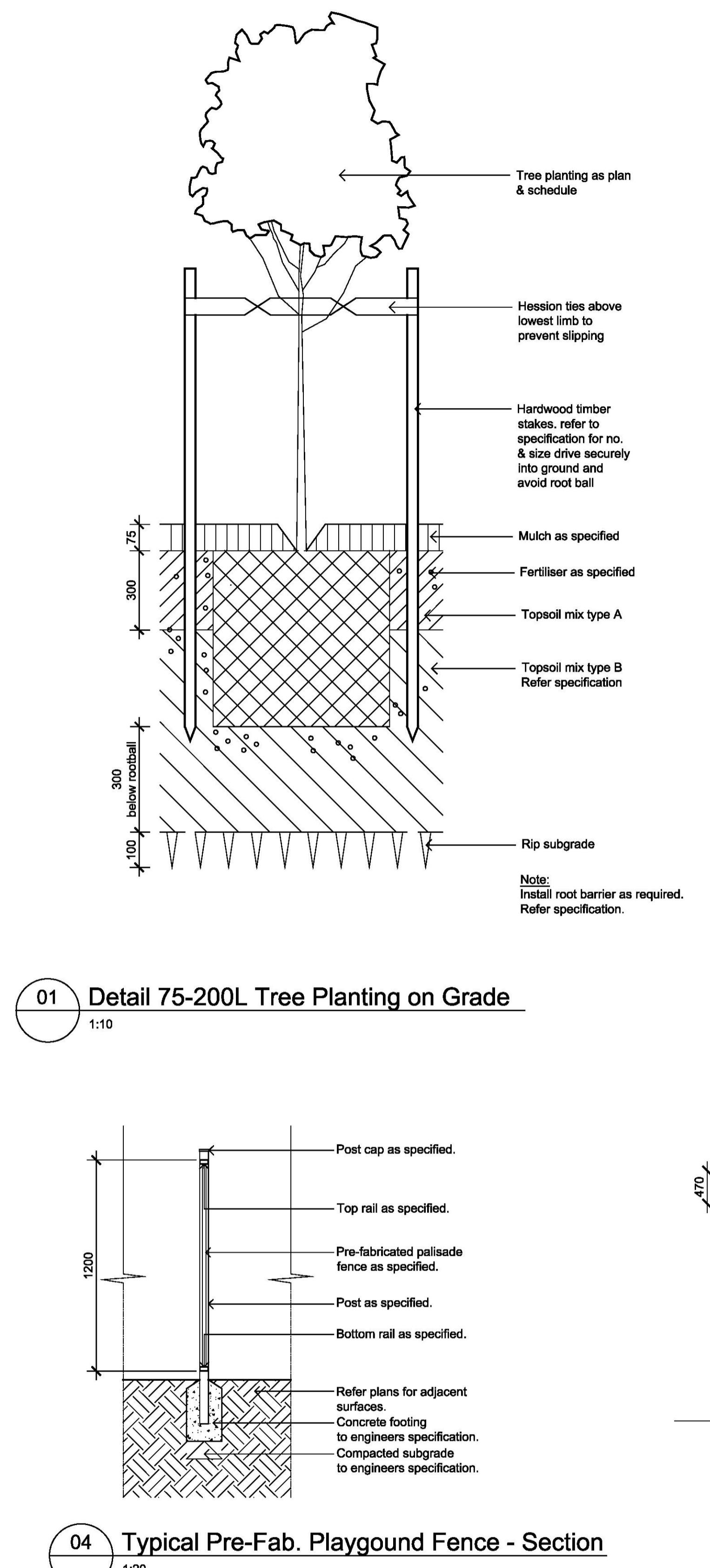


**Client:**  
**Laundy Hotels**  
**Project:**  
**Jordan Springs Tavern**  
**Lot 3989 of DP1190132**

**Drawing Name:**  
**Landscape Plan**  
**Scale:** 1:150 @ A1  
**Job Number:** SS20-4376  
**Drawing Number:** JS-102  
**Issue:** E

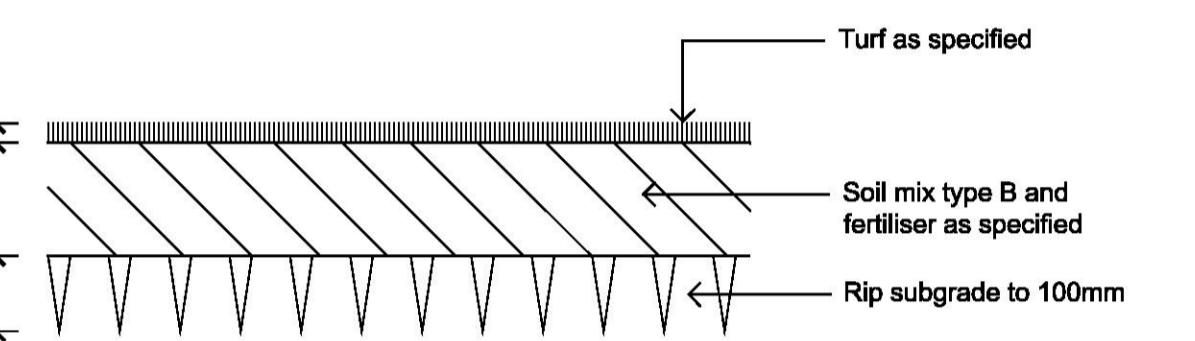
**PRELIMINARY**  
 0 1 2 3 4 5m

Page 40 of 155



**02 Detail Shrub Accent & Groundcover Planting on Grade**

1:10

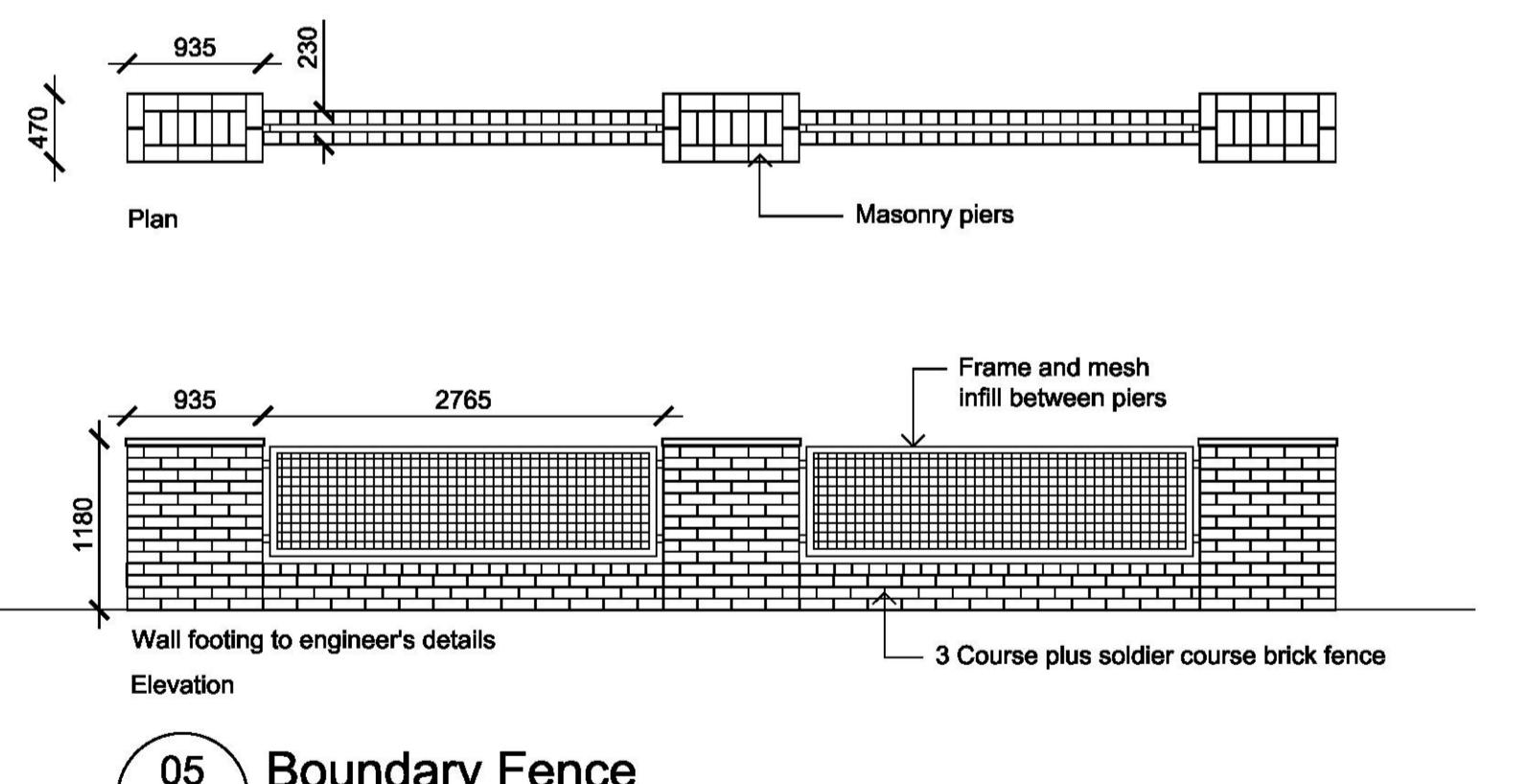


**03 Detail Turf on Even Grade**

1:10

## Indicative Plant Schedule

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING SIZE	POT SIZE	QUANTITY
<b>TREES</b>						
Ap	<i>Acer palmatum</i>	Japanese Maple	4 x 4	As shown	100LT	9
Cm	<i>Corymbia maculata</i>	Spotted Gum	15 x 7	As shown	100LT	8
Ca	<i>Cupaniopsis anacardoides</i>	Tuckeroo	7 x 5	As shown	100LT	2
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	7
Ti	<i>Tristaniopsis laurina</i>	Water Gum	13 x 6	As shown	100LT	3
<b>SHRUBS &amp; ACCENTS</b>						
AsM	<i>Acmena smithii var. minor</i>	Lilly Pilly	2 x 2	As shown	300mm	
ALR	<i>Altemanthera dentata 'Little Ruby'</i>	Little Ruby Alternathera	0.15 x 0.6	5/sqm	300mm	
AIR	<i>Alcanetrea ineritalis 'Rubra'</i>	Empress of Brazil	1.2 x 1.5	5/sqm	300mm	
Az	<i>Alpinia zerumbet</i>	Shell Ginger	1 x 1	As shown	300mm	
An	<i>Alpinia nutans</i>	Dwarf Cardamom	1 x 1	As shown	300mm	
CE	<i>Callistemon 'Endeavour'</i>	Bottlebrush	2x3	As shown	300mm	
CLJ	<i>Callistemon 'Little John'</i>	Dwarf Bottle Brush	1 x 1	As shown	300mm	
LCP	<i>Loropetalum 'China Pink'</i>		0.5 x 1.2	4/sqm	300mm	
MCT	<i>Melaleuca linariifolia 'Claret Tops'</i>	Honey Myrtle	1 x 1	As shown	300mm	
Mp	<i>Murraya paniculata</i>	Orange Jessamine	3 x 2	As shown	300mm	
PP	<i>Phormium tenax 'Purpureum'</i>	Bronze Flax	1.5 x 1	As shown	300mm	
PMM	<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet Pittosporum	1 x 1	As shown	300mm	
PX	<i>Pholidendron Xanadu'</i>	Xanadu Philodendron	1 x 1	4/sqm	300mm	
ROP	<i>Rhaphiolepis 'Oriental Pearl'</i>		1 x 1	As shown	300mm	
Ss	<i>Spathiphyllum 'Sensation'</i>	Peace Lily	0.4 x 0.4	As shown	300mm	
SP	<i>Syzygium australe 'Pinnacle'</i>	Brush Cherry	7 x 2	As shown	300mm	
STT	<i>Syzygium australe 'Tiny Trev'</i>	Dwarf Lilly Pilly	0.7 x 0.5	As shown	300mm	
SC	<i>Syzygium Cascade</i>	Pink Flowering Lilly Pilly	2.5 x 1.5	As shown	300mm	
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 2	As shown	300mm	
Vo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	1.5 x 1	As shown	300mm	
<b>GROUNDCOVERS &amp; GRASSES</b>						
Ad	<i>Altenanthera dentata 'Little Ruby'</i>	Little Ruby	0.4 x .9	4/sqm	150mm	
Cap	<i>Carex appressa</i>	Tall Sedge	0.8 x 0.7	5/sqm	150mm	
Can	<i>Cissus antarctica</i>	Kangaroo Vine	0.15 x 1	2/m	150mm	
Cg	<i>Carpobrotus glaucescens</i>	Pigface	0.15 x 1	5/sqm	150mm	
DLJ	<i>Dianella caerulea 'Little Jess'</i>	Draw Flax Lily	0.4 x 0.4	5/sqm	150mm	
Dr	<i>Dichondra repens</i>	Kidney Weed	0.1 x 0.3	5/sqm	150mm	
Gt	<i>Gazania tomentosa</i>	Silver Gazania	0.15 x 1	5/sqm	150mm	
Dg	<i>Diates grandiflora</i>	Wild Iris	0.4 x 0.6	5/sqm	150mm	
Ju	<i>Juncus usitatus</i>	Common Rush	0.4 x 0.5	5/sqm	150mm	
LEG	<i>Liriope 'Evergreen Giant'</i>	Giant Turf Lily	0.8 x 0.8	5/sqm	150mm	
Lis	<i>Liriope 'Isabella'</i>	Liriope	0.4 x 0.4	5/sqm	150mm	
LI	<i>Lomandra longifolia</i>	Matt Rush	1 x 1	4/sqm	150mm	
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3 x 2	5/sqm	150mm	
PK	<i>Poa 'Kingsdale'</i>	Tussock Grass	0.3 x 0.6	5/sqm	150mm	
PN	<i>Pennisetum 'Nafra'</i>	Swamp Foxtail Grass	0.6 x 0.6	5/sqm	150mm	
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 0.3	5/sqm	150mm	
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 0.3	5/sqm	150mm	
Tv	<i>Tullbaghia violacea 'Silver Lace'</i>	Society Garlic	0.8 x .5	4/sqm	150mm	
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	5/sqm	150mm	
<b>BIO-RETENTION PLANTING</b>						
Ic	<i>Imperata cylindrica</i>	Blady Grass	1 x 0.3		Tube	
Fn	<i>Ficinia nodosa</i>	Knobby Club Rush	0.4 x 0.5		Tube	
Ju	<i>Juncus usitatus</i>	Common Rush	0.4 x 0.5		Tube	
LI	<i>Lomandra longifolia</i>	Mat Rush	0.75 x 1		8/sqm	
Ps	<i>Poa sieberiana</i>	Blue Tussock Grass	1 x 0.6		Tube	
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 0.3		Tube	
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	.75 x .75		Tube	
Ca	<i>Carex appressa</i>	Tall Sedge	0.8 x 0.7		Tube	



**05 Boundary Fence**

1:50

**NOT FOR CONSTRUCTION**

© 2019 Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership. All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopy) without the written permission of Site Image (NSW) Pty Ltd. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Site Image (NSW) Pty Ltd and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies 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
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			

### LEGEND

### Key Plan:

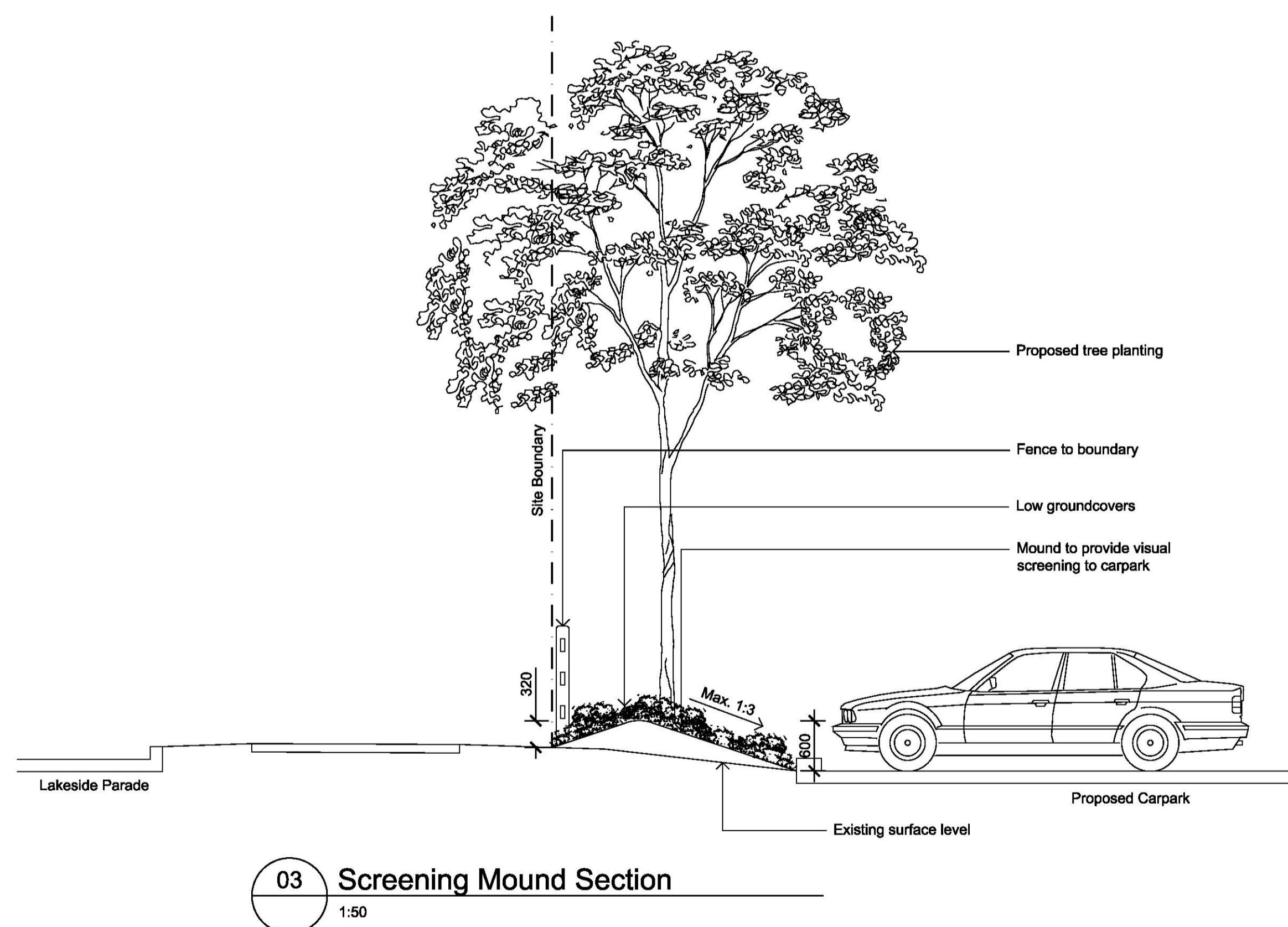
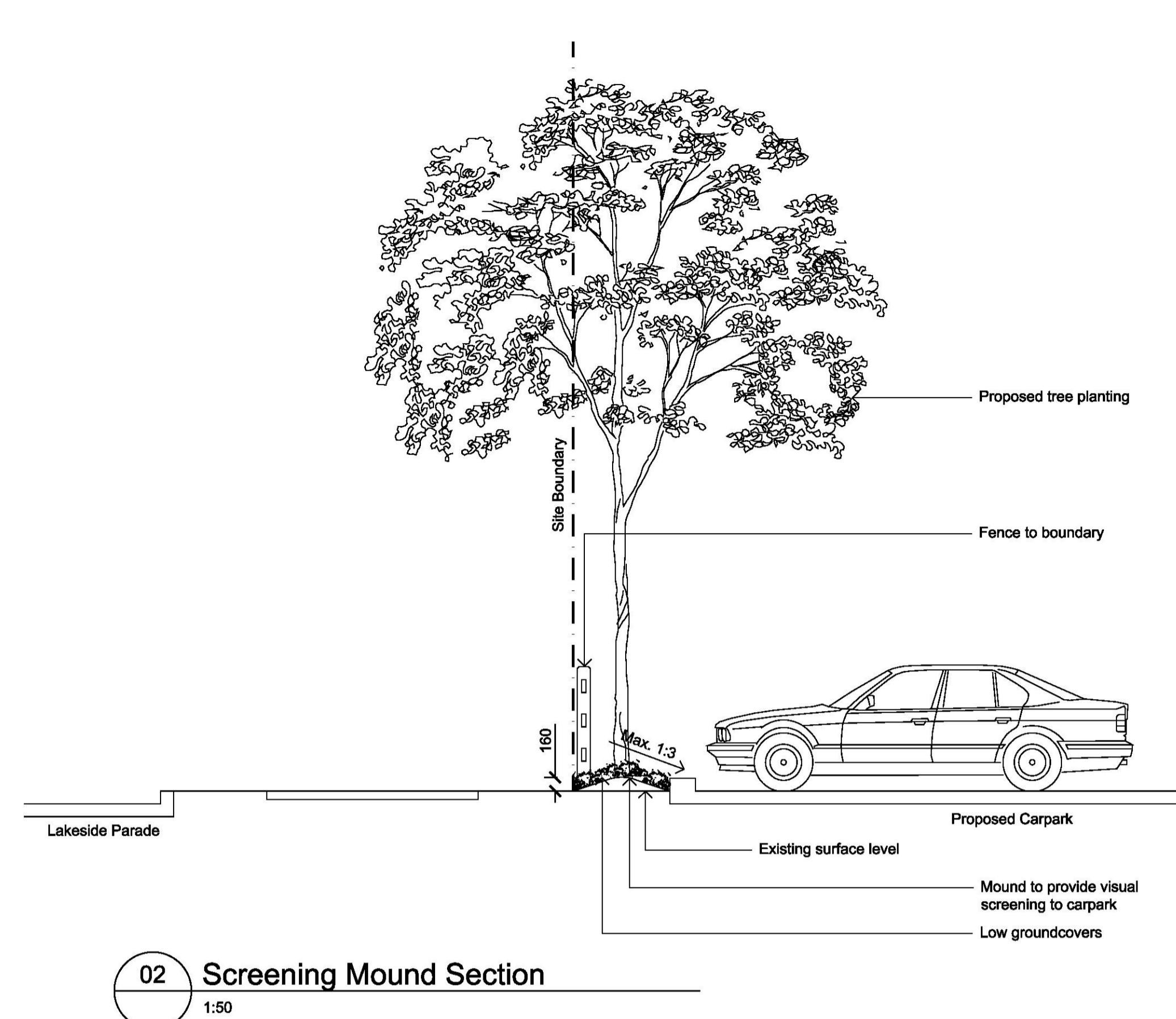
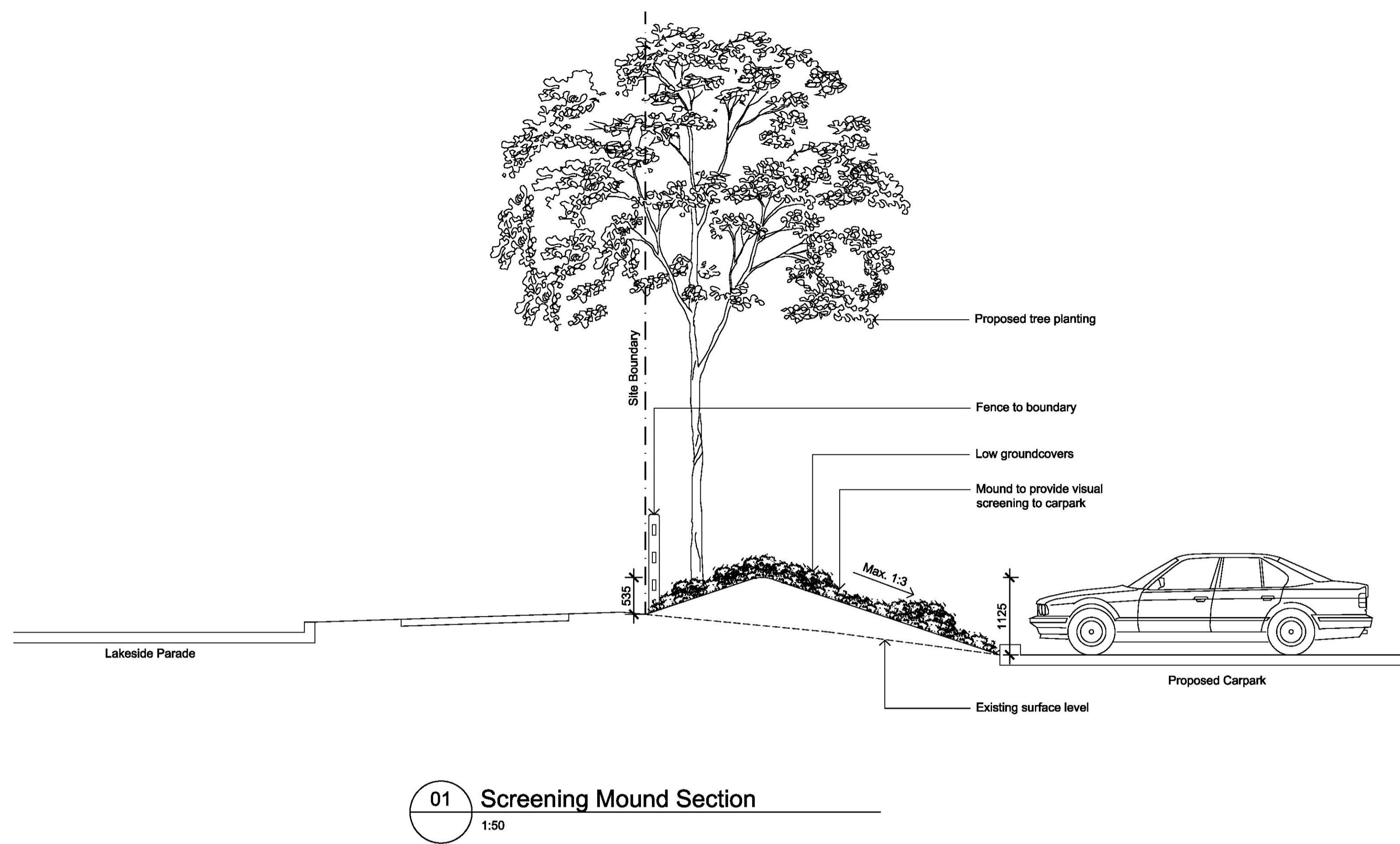


**SITE IMAGE**  
Client: Laundry Hotels

Drawing Name: Laundry Details  
Landscape Details

Project: Jordan Springs Tavern  
Lot 3989 of DP1190132

PRELIMINARY  
Scale: 1:50  
Job Number: SS20-4376  
Drawing Number: JS-501 D  
Issue: 01



**NOT FOR CONSTRUCTION**

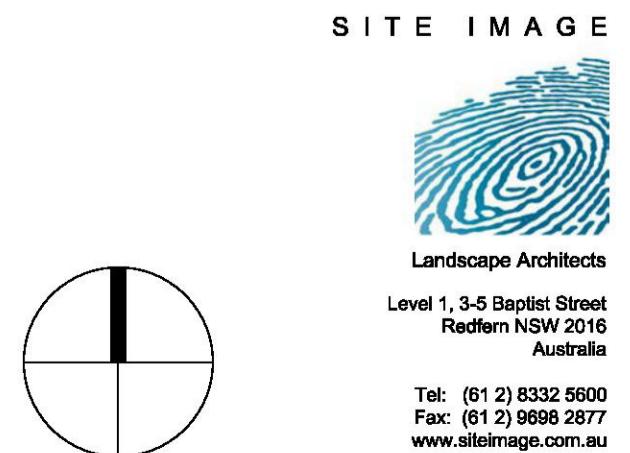
© 2019 Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership. All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopy) without the written permission of Site Image (NSW) Pty Ltd. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Site Image (NSW) Pty Ltd and the instructing party.

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.

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

**LEGEND**

Key Plan:



Client:  
**Laundy Hotels**

Drawing Name:  
**Landscape Sections**

Project:  
**Jordan Springs Tavern**  
**Lot 3989 of DP1190132**

PRELIMINARY  
Scale:  
Job Number:  
Drawing Number:  
Issue:  
**SS20-4376** **JS-601 B**

# **JORDAN SPRINGS TAVERN**

## **Lot 3989 of DP1190132**

# **CIVIL ENGINEERING PACKAGE**



# **LOCALITY PLAN - *image courtesy of Google Map***

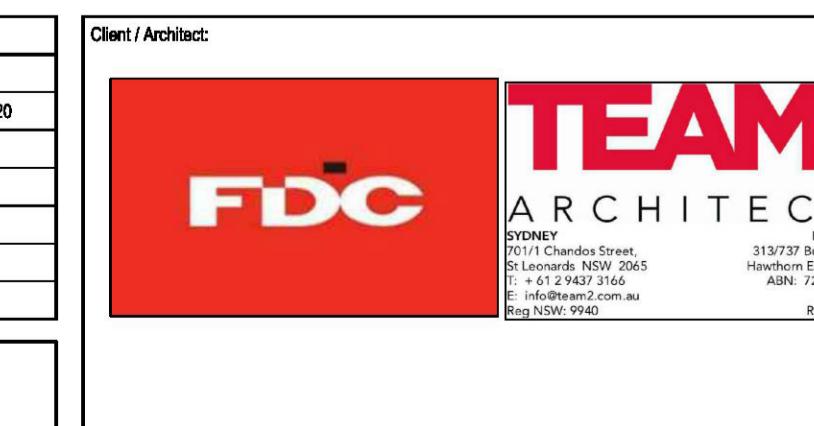
---

THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE  
REPRODUCED IN ANY FORM AS A WHOLE OR IN PART  
WITHOUT THE EXPRESS WRITTEN AUTHORITY OF  
EWFW PTY LIMITED. THIS DRAWING IS NOT TO BE USED  
PREJUDICIAL TO THE INTEREST OF EWFW PTY LIMITED.  
THIS DRAWING CONTAINS PATENTS PENDING AND  
INTELLECTUAL PROPERTY OWNED BY EWFW PTY LTD.  
UNLESS STATED OTHERWISE ELSEWHERE ON THIS  
DRAWING, THIS DRAWING IS

**'NOT FOR CONSTRUCTION'**

'NOT FOR CONSTRUCTION'

© COPYRIGHT. ALL RIGHTS RESERVED.



Project:

Drawing Title: **CIVIL  
COVER SHEET,  
LEGEND &  
DRAWING SCHEDULE**

North Point:	Design:	CV			
	Design Validated:	-			
	Amendment Approved:	CV			
	Drawn:	CV			
Date: JULY 2020	Scale:	NTS			
Job No.: 21933-001	Part No.:	Disc:	Dwg No.:	Stage:	Issue:
- C - 000-DA- 2					

## GENERAL INSTRUCTION

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWN SLOPE LANDS ARE WATERWAYS.
4. ALL PAVEMENT PREPARATION AND MATERIAL TO COMPLY TO RMS 3051 SPECIFICATION.

## SEDIMENT CONTROL

1. "SILT" FENCING WILL BE INSTALLED AS INDICATED ON THIS PLAN AND BETWEEN BUILDING AT THE DIRECTION OF THE SUPERINTENDENT TO ENSURE CONTAINMENT OF SEDIMENT.
2. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS. SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWN SLOPE WATERS, E.G. THROUGH INSTALLATION OF "SILT" FENCING.
3. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM REPLACEMENT.
4. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E.: THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND / OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
5. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

## UNDERGROUND SERVICES

1. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM SURVEY AND AUTHORITY INFORMATION, THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICE AND MAY NOT BE AS CONSTRUCTED OR ACCURATE. EFWF PTY LTD CANNOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN ARISING FROM ANY CAUSE WHATSOEVER.
2. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.
3. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION OR FUTURE WORKS.
4. CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH PRIOR TO COMMENCEMENT OF WORKS ON SITE.

## EARTHWORKS

1. NO GEOTECHNICAL INFORMATION HAS BEEN PROVIDED AT THE TIME OF THE PREPARATION OF THESE DRAWINGS. CONTRACTOR TO ENGAGE GEOTECHNICAL ENGINEER FOR ADVICE FOR ALL PARAMETERS. INFORMATION TO BE PROVIDED TO EFWF UPON RECEIPT FOR VALIDITY OF DESIGN. EFWF WILL NOT BE LIABLE FOR ANY WORKS COMPLETED WITHOUT CONFIRMATION OF GEOTECHNICAL PARAMETERS.
2. ALL TOPSOIL, ORGANIC MATTER AND FILL MATERIAL SHALL BE REMOVED FROM THE AREA OF WORKS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. TOPSOIL TO BE STOCKPILED AND RESUPPLIED UPON COMPLETION OF WORKS.
3. UPON COMPLETION OF TOPSOIL STRIPPING AND PRIOR TO PLACEMENT OF FILL, THE ENTIRE SITE SHALL BE PROOF ROLLED WITH A MINIMUM OF 8 PASSES OF AN 9 TONNE MINIMUM DEAD WEIGHT ROLLER. ANY SOFT OR HEAVY AREAS SHALL BE REMOVED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO A MINIMUM DEPTH OF 500mm AND THEN BACKFILLED WITH APPROVED MATERIAL IN 200mm THICK LOOSE LAYERS COMPACTED TO 98% OF STANDARD MAX. DRY DENSITY AND TO WITHIN ±2% OF STANDARD OPTIMUM MOISTURE CONTENT. APPROVED BACKFILL MATERIAL MAY BE CRUSHED ROCK OR SANDY LOAM WITH A PLASTICITY INDEX LESS THAN 15%.
4. EXCAVATED MATERIAL MAY BE USED FOR FILLING SUBJECT TO APPROVAL BY GEOTECHNICAL ENGINEER - EXCESS SOIL TO BE REMOVED AND DISPOSED OFF SITE.

## BULK EARTHWORKS SPECIFICATION

IMPORTED FILLING:  
THE CONTRACTOR WILL IMPORT SUITABLE FILL FROM AN EXTERNAL SOURCE. EXCAVATION MATERIALS MEETING THE REQUIRED SPECIFICATION MAY BE USED AS FILL. THIS MAY INCLUDE RECYCLED MATERIALS IF THEY ARE SUITABLY BLENDED/CONDITIONED TO MEET MATERIALS SPECIFICATIONS. THE REQUIREMENTS OF MATERIALS SUITABLE AS FILL MATERIAL IS AS FOLLOWS.

SITE MATERIAL (IF SURPLUS) MAY BE USED AS FILL MATERIAL PROVIDED IT MEETS THE SPECIFICATION MATERIALS REQUIREMENTS AND CAN BE PLACED TO MEET COMPACTION REQUIREMENTS. AS A GUIDE MATERIALS WITH GREATER THAN 5% INCLUSIONS (BY VOLUME) OF UNSUITABLE MATERIALS (SUCH AS PEAT, ASH, CHARCOAL, WOOD, METAL OR CERAMIC) SHALL NOT BE USED WITHOUT REMOVAL OF THE DELETERIOUS MATERIALS. INCLUSIONS OVER 75mm SHALL BE

SAND FILLING FOR GENERAL FILL SHALL BE PERMITTED PROVIDED THE SPECIFIED SUBGRADE AND FILLING COMPACTION CAN BE ACHIEVED; ALL SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR OR NOT SUITABLE FOR FILLING SHALL BE DISPOSED OF OFF SITE AT AN APPROVED DUMP SITE.

NO CONTAMINATED SOILS AT AN APPROVED SUMP SITE; TOPSOIL IN CUT/FILL AND BORROW AREAS SHALL BE STRIPPED PRIOR TO EARTHWORKS COMMENCEMENT. TOPSOIL SUITABLE FOR LANDSCAPE SHALL BE STOCKPILED AT AN APPROVED LOCATION FOR RE-USE. ALL OTHER TOPSOIL SHALL BE DISPOSED OF OFFSITE AT AN APPROVED TIP.

ALL PEAT ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED TIP.

ALL THE ABOVE TO SATISFY THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER

EXCAVATED MATERIAL, IF APPROVED BY THE GEOTECHNICAL ENGINEER CAN BE USED AS FILL IN THE RAISED AREAS UNDER FLOOR SLABS AND EXTERNAL PAVING AREAS. THE CIVIL CONTRACTOR SHALL PROVIDE SAMPLES OF THE INTENDED FILL MATERIAL TO THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK FOR VERIFICATION OF SUITABILITY AS FILL MATERIAL. ALL FILL MATERIAL SHALL BE PLACED IN LOOSE LAYERS OF MAXIMUM 200mm THICKNESS. FILL SHALL BE COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY AND TO WITHIN ±2% OF STANDARD OPTIMUM MOISTURE CONTENT. THE CIVIL CONTRACTOR SHALL CARRY OUT AT LEAST LEVEL 2 TESTING OF EARTHWORKS IN ACCORDANCE WITH AS3798 AND PROVIDE A CERTIFICATE OF COMPLIANCE ON COMPLETION OF WORKS. APPROVED FILL SHALL COMPLY WITH THE SPECIFICATION OUTLINED IN NOTE 5 OR AS APPROVED BY THE GEOTECH ENGINEER.

SET-OUT POINTS FOR EARTHWORKS PLATFORMS ARE SHOWN AT THE BUILDING WALL LINE AS DEPICTED ON THE ARCHITECTURAL SITE PLAN AND ARE PROVIDED TO ENSURE THE PLATFORM AREA WILL ENCOMPASS THE PROPOSED BUILDING ENVELOPE.

## EXISTING SERVICES & FEATURES

1. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
2. THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES, SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
3. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF HIS PROGRAM FOR THE RELOCATION / CONSTRUCTION OF TEMPORARY SERVICES.
4. EXISTING BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE EXISTING FEATURES PRIOR TO ANY DEMOLITION WORKS.
5. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION THE SUPERINTENDENT.
6. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL CONTRACTOR TO GAIN APPROVAL OF SUPERINTENDENT FOR TIME OF INTERRUPTION.

## SITEWORKS NOTES

1. ORIGIN OF LEVELS. REFER TO BENCH OR STATE SURVEY MARK.
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. ALL WORKS IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS, AND THE DIRECTIONS OF THE SUPERINTENDENT.
4. WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS ACHIEVED.
5. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
6. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES AND EXISTING TREES TO BE RETAINED. NO MECHANICAL EXCAVATION IS TO BE UNDERTAKEN OVER TELSTRA OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
7. ALL SERVICE TRENCHES UNDER PAVEMENTS OR SLABS ON GROUND SHALL BE BACKFILLED WITH SAND OR AN APPROVED GRANULAR MATERIAL, AND COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS289 E1.1
8. FOR TRENCHES NOT UNDER PAVEMENTS WHERE EXCAVATED MATERIAL MAY BE USED FOR BACKFILL, THE MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED MATERIAL EITHER SIDE OR TRENCH.
9. ON COMPLETION OF PIPE INSTALLATION ALL DISTURBED AREAS MUST BE REINSTATED TO "AS FOUND" CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
10. PROVIDE MINIMUM 12mm WIDE x 50mm DEEP SELF EXPANDING CORK EXPANSION JOINT IN CONCRETE PAVING (TOP) WHERE ABUTTING EXISTING BUILDINGS AND STRUCTURES. FILL REMAINDER OF JOINT WITH NON EXPANDING CORK UNLESS SHOWN OTHERWISE. ALTERNATIVE FILLERS MAY BE USED TO APPROVAL BY THE SUPERINTENDENT.
11. CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS WHERE RELEVANT.
12. MAKE SMOOTH TRANSITION TO EXISTING SURFACES AND MAKE GOOD.
13. THE CONTRACTOR SHALL ENSURE ALL AREAS DRAIN WITH A MINIMUM FALL OF 1:100 GRADE TO OUTLETS UNLESS INDICATED OTHERWISE.
14. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED LANDSCAPE, ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.
15. TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE AND A MINIMUM OF 50mm IN BITUMINOUS PAVING.
16. ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS AND BRICK PAVING SHALL BE LOCATED IN 600 UPVC SEWER GRADE CONDUITS EXTENDING A MINIMUM OF 500mm BEYOND EDGE OF PAVING.
17. GRADES TO PAVEMENTS TO BE AS IMPLIED BY RL'S ON PLAN BUT NOT LESS THAN 1% GRADE EVENLY BETWEEN NOMINATED RL'S. AREAS EXHIBITING PONDING GRATER THAN 5mm DEPTH WILL NOT BE ACCEPTED.
18. ANY CHANGES TO DESIGN DOCUMENTATION MUST BE APPROVED. AN APPROVED CHANGE DOES NOT SUBJECT TO A VARIATION TO AN APPROVED TIP.

## EXISTING SERVICES & FEATURES

1. CLEAR SITE OF VEGETABLE MATTER AND DELETERIOUS MATERIALS.
2. STRIP TOPSOIL, AVERAGE 100mm THICK AND STOCKPILE FOR REUSE OR REMOVE OFF SITE AS DIRECTED BY THE SUPERINTENDENT.
3. PROOF ROLL TO BE INSPECTED BY GEOTECHNICAL ENGINEER. REMOVE AND REPLACE SOFT AREAS WITH APPROVED GRANULAR MATERIALS.
4. PLACE APPROVED NON ORGANIC FILL WITH A MAXIMUM PARTICLE SIZE OF 20mm AND COMPACT IN 150mm MAXIMUM THICK LAYERS U.N.O.
5. COMPACTING IT TO BE CARRIED OUT BY ROLLING AT OPTIMUM MOISTURE CONTENT TO OBTAIN A DENSITY EQUIVALENT TO 98% IF MAXIMUM DRY WHEN TESTED BY THE STANDARD COMPACTION TEST FROM AS1289.5.1
6. COMPACTION SHALL BE CARRIED OUT WITH A VIBRATING ROLLER WITH AT LEAST 8 TONNE STATIC WEIGHT.
7. TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BE AN APPROVED N.A.T.A. REGISTERED LABORATORY.

## CONSTRUCTION

1. PAVEMENT MATERIAL SHALL NOT BE PLACED ON THE SUBGRADE OR PREVIOUS LAYERS OF PAVEMENT UNTIL THOSE LAYERS HAVE BEEN APPROVED. MATERIAL SHALL NOT BE PLACED OVER A LAYER WEAKENED BY MOISTURE, CRUSHED MATERIALS, WHEN DELIVERED, SHALL HAVE MOISTURE CONTENT WITHIN ±2% OF THE STANDARD OPTIMUM MOISTURE CONTENT.
2. SPREAD MATERIAL ON UNIFORM LAYERS AS NEAR AS PRACTICABLE TO THE REQUIRED THICKNESS BY DIRECT TIPPING FROM SUITABLE VEHICLES OR BY THE USE OF A MECHANICAL SPREADER. TAKE CARE TO AVOID SEGREGATION OF MATERIAL DURING TIPPING AND SPREADING. THE TIPPING OF MATERIAL IN HEAPS AND SPREADING BY GRADER IS TO BE MINIMISED, IF MATERIAL BECOMES SEGREGATED IT SHALL BE REMIXED AS DIRECTED USING A ROTARY HOE OR OTHER SUITABLE EQUIPMENT.

## 2. COMPACTION AND FINISHING

1. LAYERS OF PAVEMENT MATERIAL SHALL BE NOT LESS THAN 100mm IN COMPACTED THICKNESS. MAXIMUM LAYER THICKNESS SHALL BE LIMITED TO THAT WHICH WILL ALLOW COMPACTION TO SPECIFIED DENSITIES BY THE EQUIPMENT IN USE. WHERE A COURSE OF PARTICULAR MATERIAL IS COMPOSED OF SEVERAL LAYERS THEY SHALL BE OF EQUAL THICKNESS WITHIN THESE LIMITS.
2. BASE, SUB-BASE AND SELECT MATERIALS SHALL BE COMPACTED TO 100% STANDARD DRY DENSITY THROUGHOUT DURING COMPACTION. MAINTAIN MOISTURE CONTENT OF PAVEMENT MATERIALS IN THE RANGE SPECIFIED ABOVE. WATER SPRAYING EQUIPMENT USED FOR THIS PURPOSE SHALL BE CAPABLE OF UNIFORMLY DISTRIBUTING WATER IN CONTROLLED QUANTITIES OVER UNIFORM LANE WIDTHS.
3. TESTING OF BASE, SUB-BASE AND SELECT LAYERS SHALL BE CARRIED OUT BY A NATA REGISTERED LABORATORY. FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT AND AS379 (WHICHEVER REQUIRES THE MORE TESTS). COPIES OF ALL RESULTS SHALL BE FORWARDED TO THE SUPERINTENDENT WITHOUT DELAY.
4. EACH SUCCESSIVE LAYER SHALL NOT BE COMMENCED UNTIL THE UNDERLYING LAYER HAS BEEN APPROVED BY THE GEOTECHNICAL ENGINEER.

## 3. TOLERANCES

ON COMPLETION OF PLACEMENT, COMPACTION AND TRIMMING, PAVEMENT COURSED SHALL COMPLY WITH THE TOLERANCES ITEMISED IN THE TABLE BELOW. SURFACE SHAPE BE SUCH THAT WATER CANNOT ACCUMULATE AT ANY POINT WHERE PAVEMENT ABUTS A GUTTER. THE SURFACE LEVEL AT THE EDGE SHALL BE WITHIN ±5mm OF THE ACTUAL CONCRETE LEVEL WHERE SEALING IS SPECIFIED OR SUCH LOWER LEVEL AS IS NECESSARY TO ACCOMMODATE THE SPECIFIED THICKNESS OF ASPHALTIC CONCRETE SURFACING.

TABLE	
ITEM	TOLERENCE
BASECOURSE	±5mm
THICKNESS	±5mm
STRAIGHTNESS	10mm MAXIMUM DEPARTURE FROM 3m STRAIGHTEDGE BOTH WAYS
SUB-BASE	Thickness: ±10mm ±5mm
TOTAL PAVEMENT	Thickness: ±10mm IF SELECT MATERIAL IS ABSENT ±5mm IF PAVEMENT INCLUDES SELECT MATERIAL LAYERS OVER SUBGRADE

## SUBGRADE PREPARATION

1. CLEAR SITE OF VEGETABLE MATTER AND DELETERIOUS MATERIALS.
2. STRIP TOPSOIL, AVERAGE 100mm THICK AND STOCKPILE FOR REUSE OR REMOVE OFF SITE AS DIRECTED BY THE SUPERINTENDENT.
3. PROOF ROLL TO BE INSPECTED BY GEOTECHNICAL ENGINEER. REMOVE AND REPLACE SOFT AREAS WITH APPROVED GRANULAR MATERIALS.
4. PLACE APPROVED NON ORGANIC FILL WITH A MAXIMUM PARTICLE SIZE OF 20mm AND COMPACT IN 150mm MAXIMUM THICK LAYERS U.N.O.
5. COMPACTING IT TO BE CARRIED OUT BY ROLLING AT OPTIMUM MOISTURE CONTENT TO OBTAIN A DENSITY EQUIVALENT TO 98% IF MAXIMUM DRY WHEN TESTED BY THE STANDARD COMPACTION TEST FROM AS1289.5.1
6. COMPACTION SHALL BE CARRIED OUT WITH A VIBRATING ROLLER WITH AT LEAST 8 TONNE STATIC WEIGHT.
7. TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BE AN APPROVED N.A.T.A. REGISTERED LABORATORY.

## CONCRETE NOTES

### GENERAL

CARRY OUT ALL CONCRETE WORK IN ACCORDANCE WITH AS3600-1994 AND THE SPECIFICATION. KEEP A COPY OF THESE DOCUMENTS ON SITE.

VERIFY ALL SETTING OUT DIMENSIONS WITH THE ARCHITECT AND OR THE SURVEYOR.

DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS. IN CASE OF DOUBT - ASK.

### CONCRETE

PLACE CONCRETE OF THE FOLLOWING CHARACTERISTIC

COMPRESSIVE STRENGTH F<sub>c</sub> AS DEFINED IN AS3600-1994 OR RTA FORM 609. ADD WATER REDUCING ADMIXTURE EQUAL TO WRDA.

LOCATION	AS3600 F <sub>c</sub> MPa AT 28 DAYS
ALL KERBS	25
FOOT PAVING	32
PITS, ETC	
VEHICULAR PAVING	REFER TO CONCRETE PAVEMENT NOTES BELOW

USE "A.C.S.E. SPECIFICATION TYPE GP" CEMENT

ALL CONCRETE SHALL BE SUBJECT TO PROJECT CONTROL SAMPLE AND TESTING TO AS3600-1994.

CONSOLIDATE BY VIBRATION. CURE SURFACES BY COVERING WITH PLASTIC AND KEEPING SURFACE MOIST FOR 7 DAYS MIN.

### REINFORCEMENT

FIX REINFORCEMENT AS SHOWN ON DRAWINGS. THE TYPE AND GRADE IS INDICATED BY A SYMBOL AS SHOWN BELOW.

N - HOT ROLLED DEFORMED BAR, GRADE 500

R - PLAIN ROUND BAR, GRADE 250.

SL or RL - HARD DRAWN WIRE FABRIC SQUARE OR RECTANGULAR.

PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING

CONCRETE COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE.

FOOTINGS - 75mm BOTTOM, 65mm TOP, 40mm SIDES

SLABS - 40mm WHEN EXPOSED TO WEATHER

DRAINAGE

STRUCTURES - 30mm WHEN CAST IN FORMS BUT LATER EXPOSED TO

WEATHER OR GROUND

-65mm WHEN CAST DIRECTLY IN CONTACT WITH GROUND

### SPREADING

ALL SPRAY RECORDS AND AGGREGATE SUPPLY TONNAGE RECEIPTS

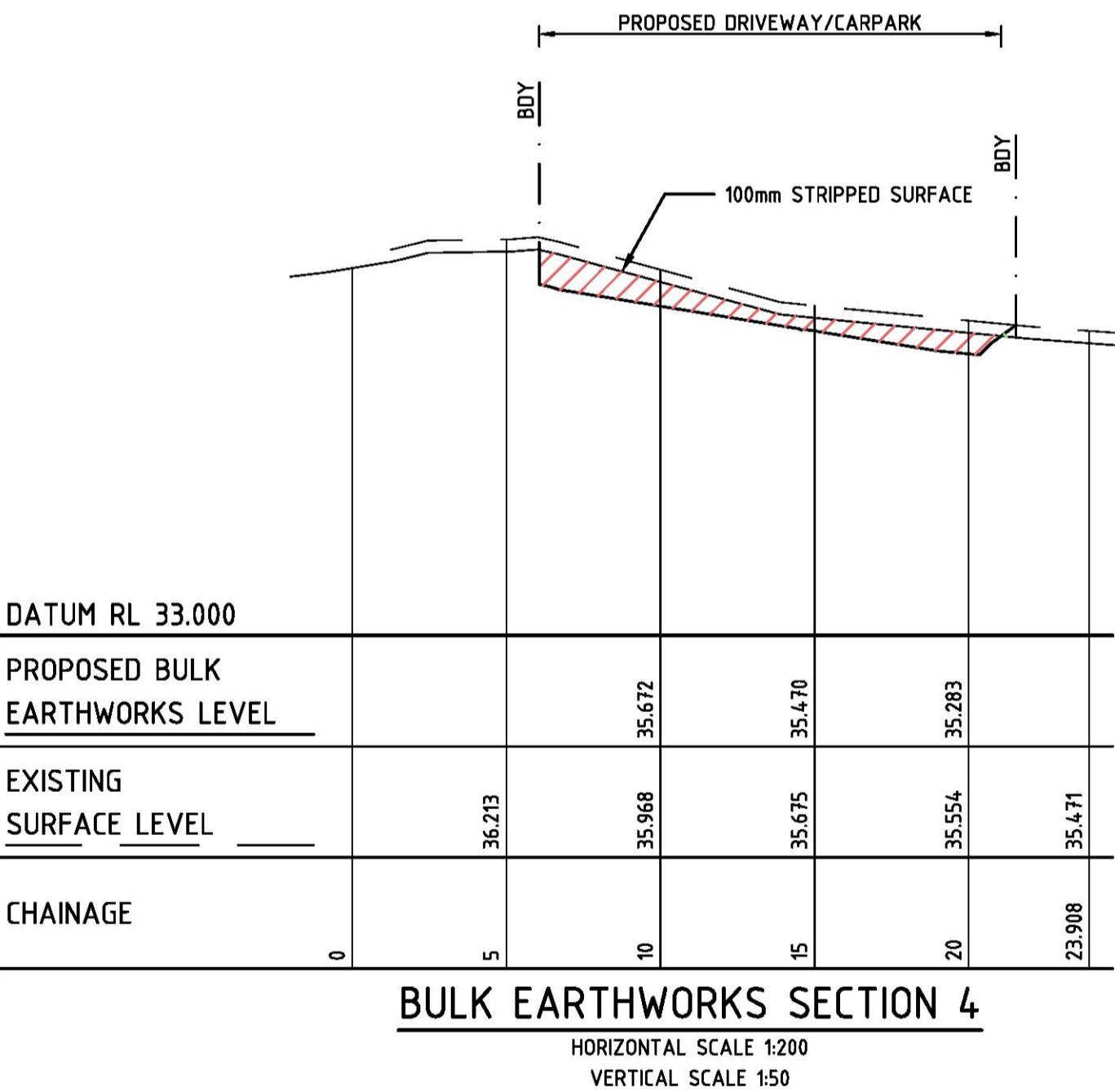
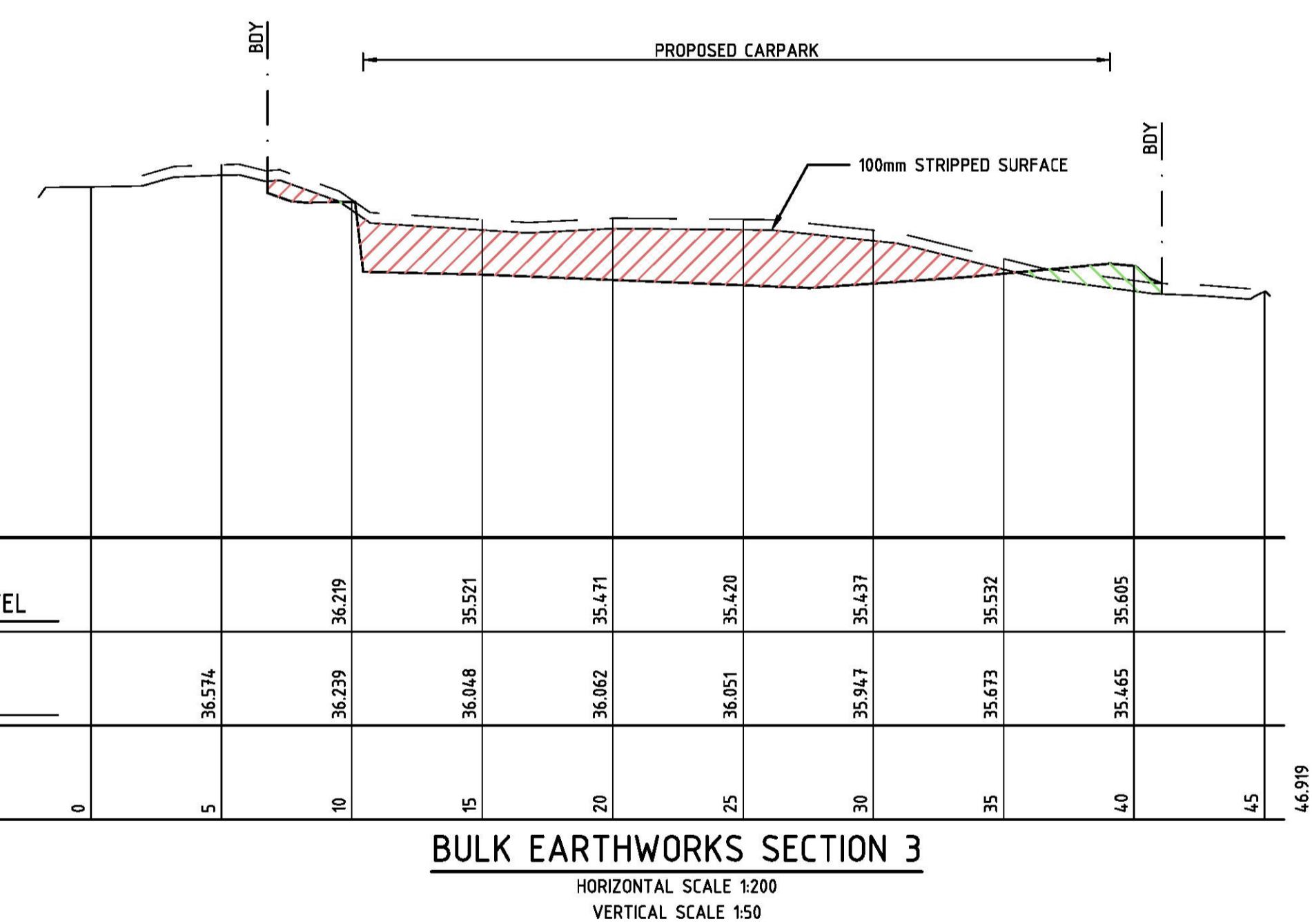
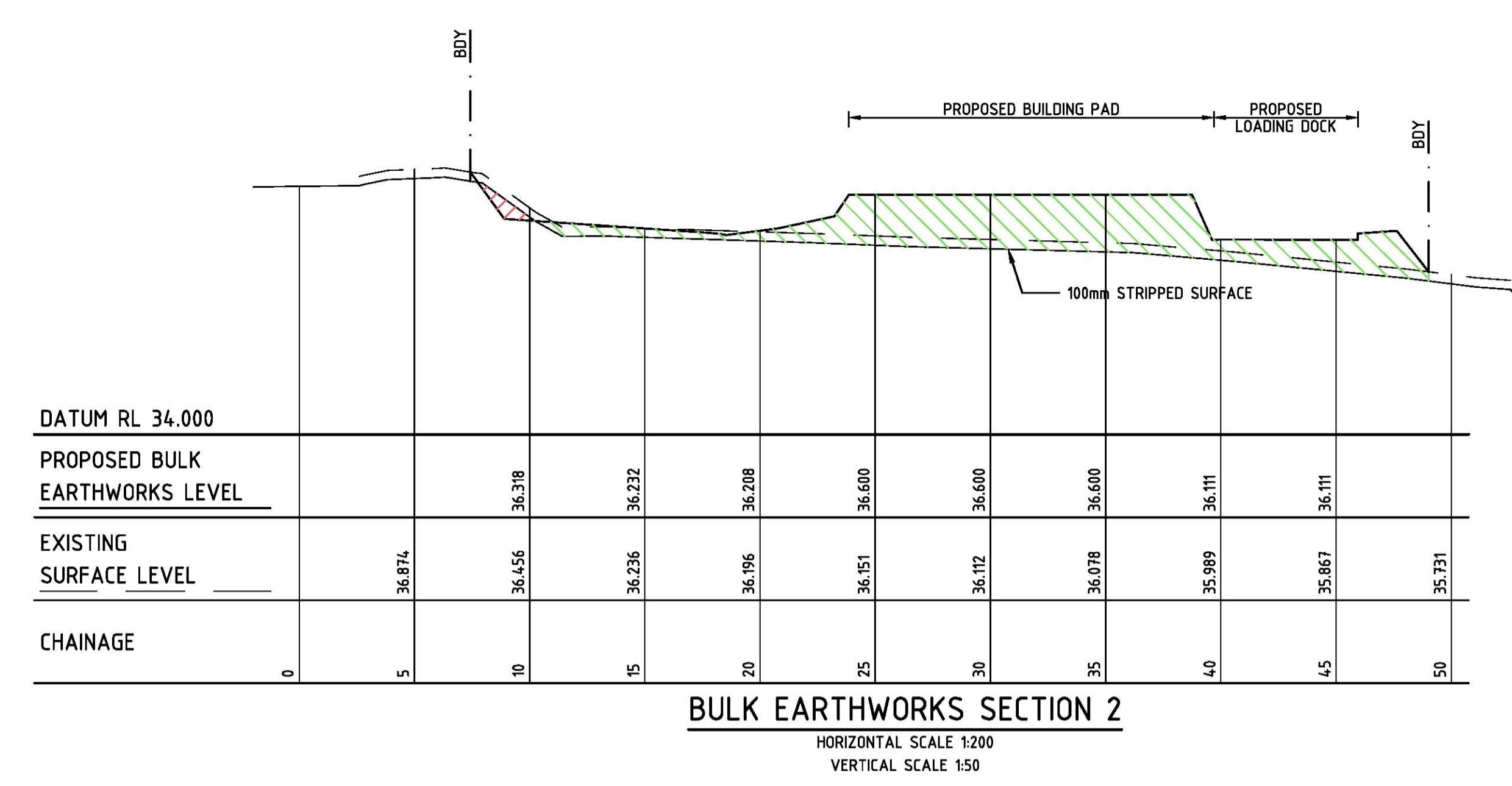
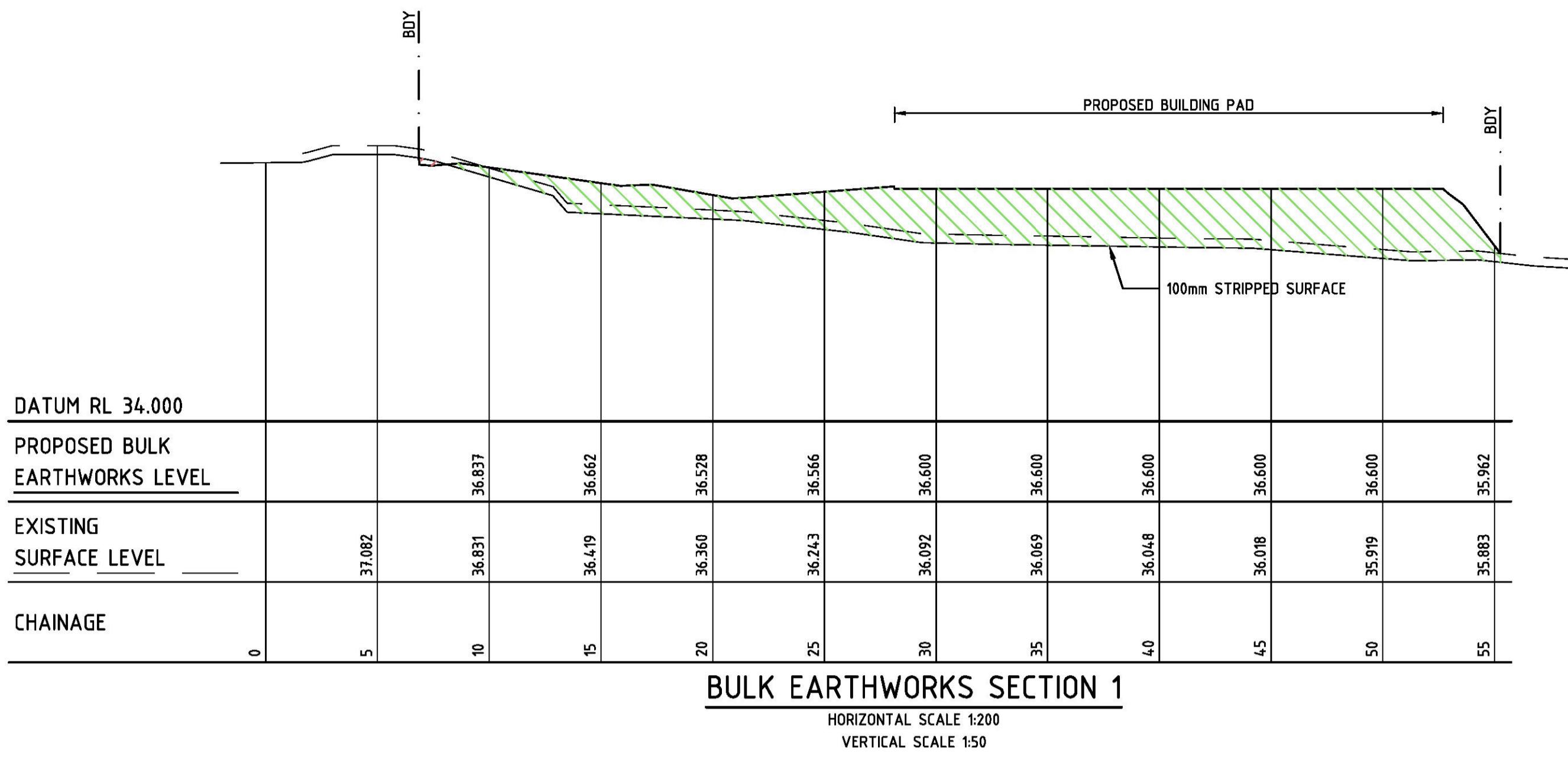
SHALL BE RETAINED AND PASSED ON TO THE SUPERINTENDENT AS

PART OF THE QUALITY ASSURANCE PROCEDURES.

GENERALLY FLUSH SEALING SHALL BE CARRIED OUT COMPLETE AND

IN ACCORDANCE WITH THE RELEVANT RTA STANDARDS AND

SPECIFICATIONS



SCALE IN METRES 1:200@A1

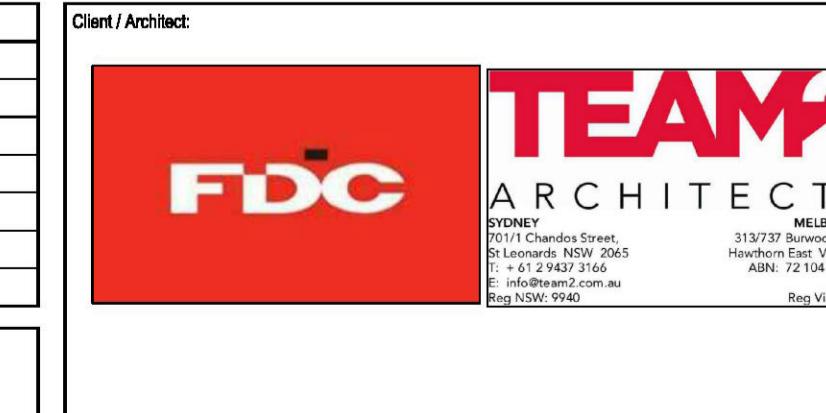
THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE  
REPRODUCED IN ANY FORM AS A WHOLE OR IN PART  
WITHOUT THE EXPRESS WRITTEN AUTHORITY OF  
EWFW PTY LIMITED. THIS DRAWING IS NOT TO BE USED  
PREJUDICIAL TO THE INTEREST OF EWFW PTY LIMITED.  
THIS DRAWING CONTAINS PATENTS PENDING AND  
INTELLECTUAL PROPERTY OWNED BY EWFW PTY LTD.  
UNLESS STATED OTHERWISE ELSEWHERE ON THIS  
DRAWING, THIS DRAWING IS

'NOT FOR CONSTRUCTION'

© COPYRIGHT. ALL RIGHTS RESERVED.

CO-ORDINATED REFERENCE DRAWINGS			
APP.	SERVICE	DRAWING NUMBER	ISSUE
CV	ARCH	930-DA010	1
	ARCH		
	MECH		
	STRUCT		
	ELEC		
	CIVIL		

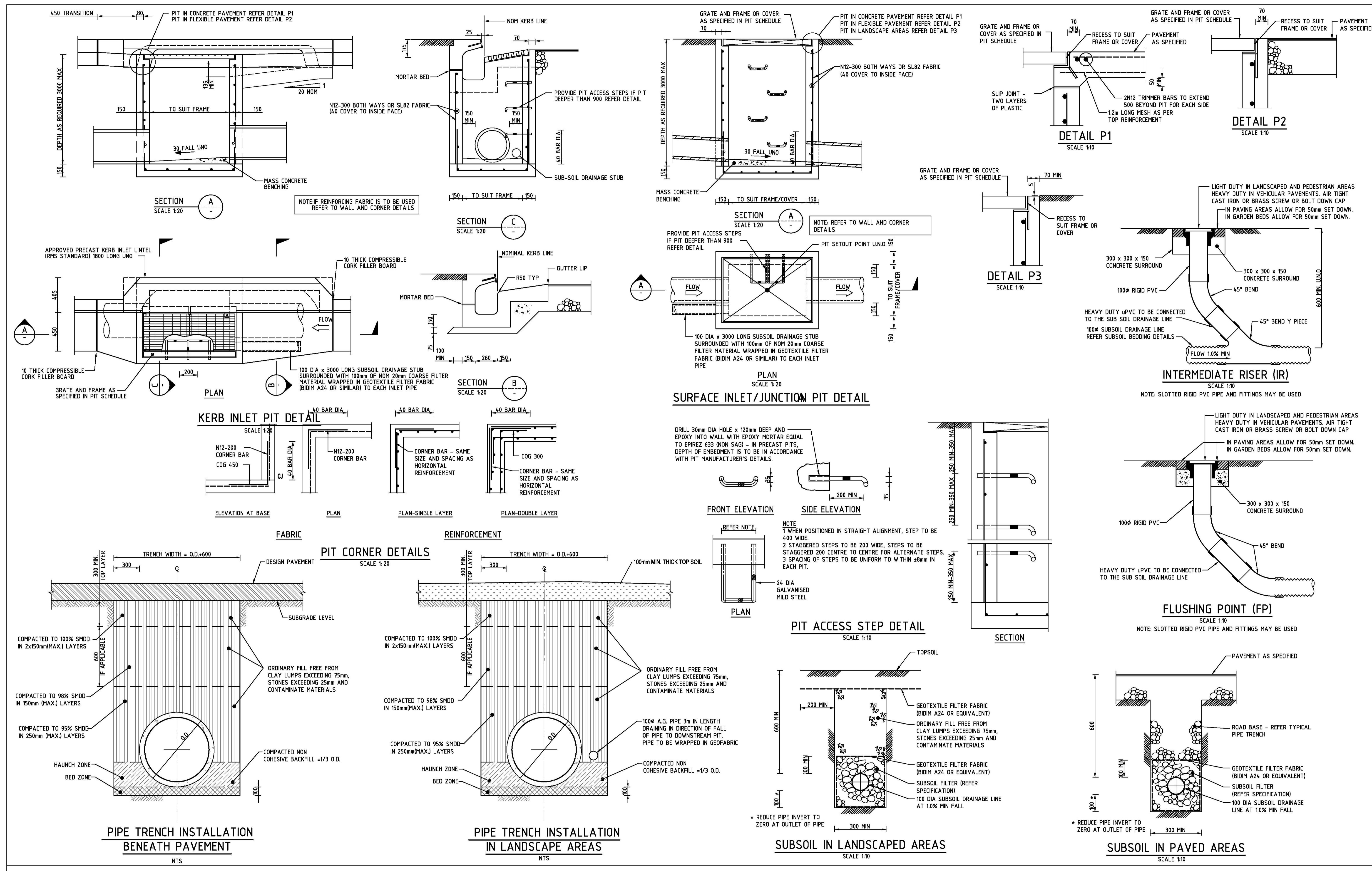
**NOTE : SYMBOLS ARE DRAWN IN THE CORRECT POSITION  
BUT ARE NOT SHOWN TO SCALE**



Project: JORDAN SPRINGS TAVERN  
LOT 3989 OF DP 1190132

**CIVIL  
BULK EARTHWORKS  
SECTIONS SHEET**

Initial Point:	Design:	CV			
	Design Validated:	-			
	Amendment Approved:	CV			
	Drawn:	CV			
Revised:	JULY 2020	Scale: (A1)	1:200 @ A1		
No.:	Part No.:	Disc:	Dwg No.:	Stage:	Issue:
1933-001 - C - 211 - DA - 1					
ORIGINAL SIZE: A1L					

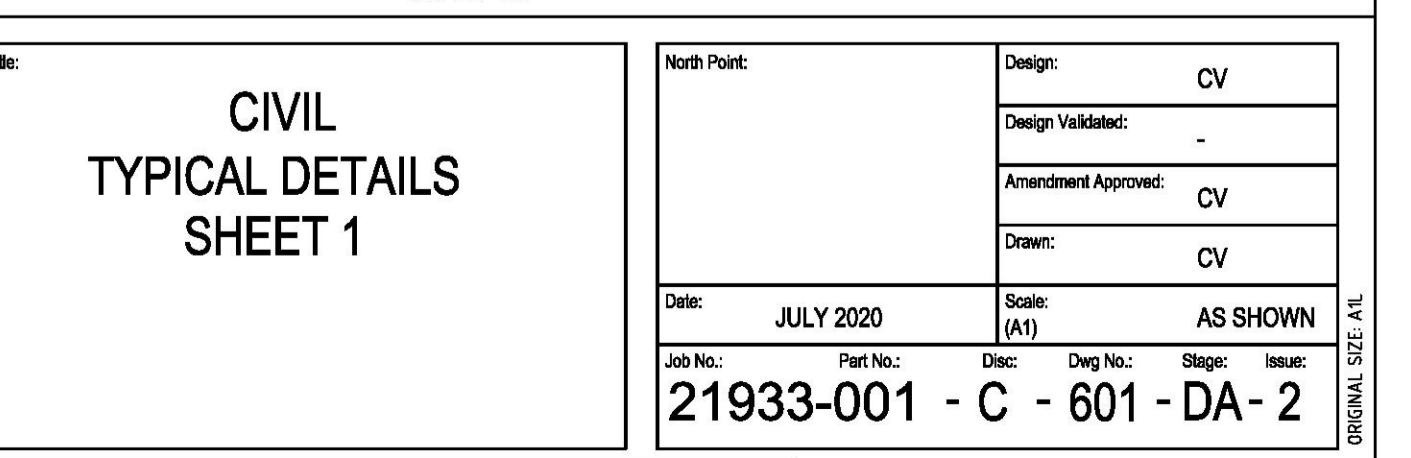
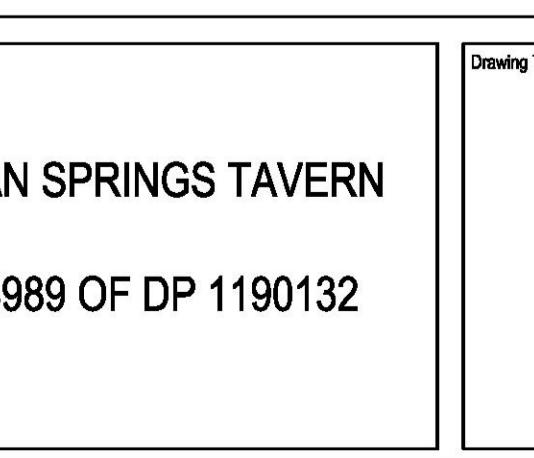
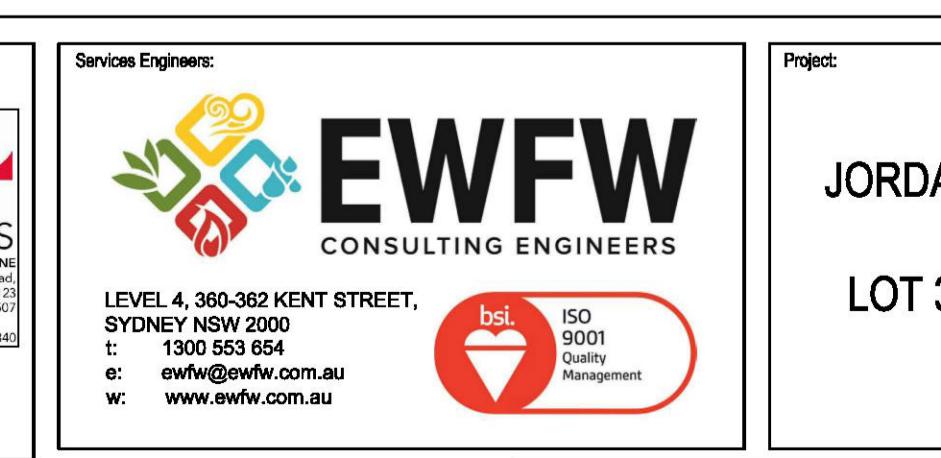


THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN AUTHORITY OF EFWF PTY LIMITED. THIS DRAWING IS NOT TO BE USED PREJUDICIAL TO THE INTEREST OF EFWF PTY LIMITED. THIS DRAWING CONTAINS PATENTS PENDING AND INTELLECTUAL PROPERTY OWNED BY EFWF PTY LTD. UNLESS STATED OTHERWISE ELSEWHERE ON THIS DRAWING, THIS DRAWING IS  
**'NOT FOR CONSTRUCTION'**  
 © COPYRIGHT ALL RIGHTS RESERVED

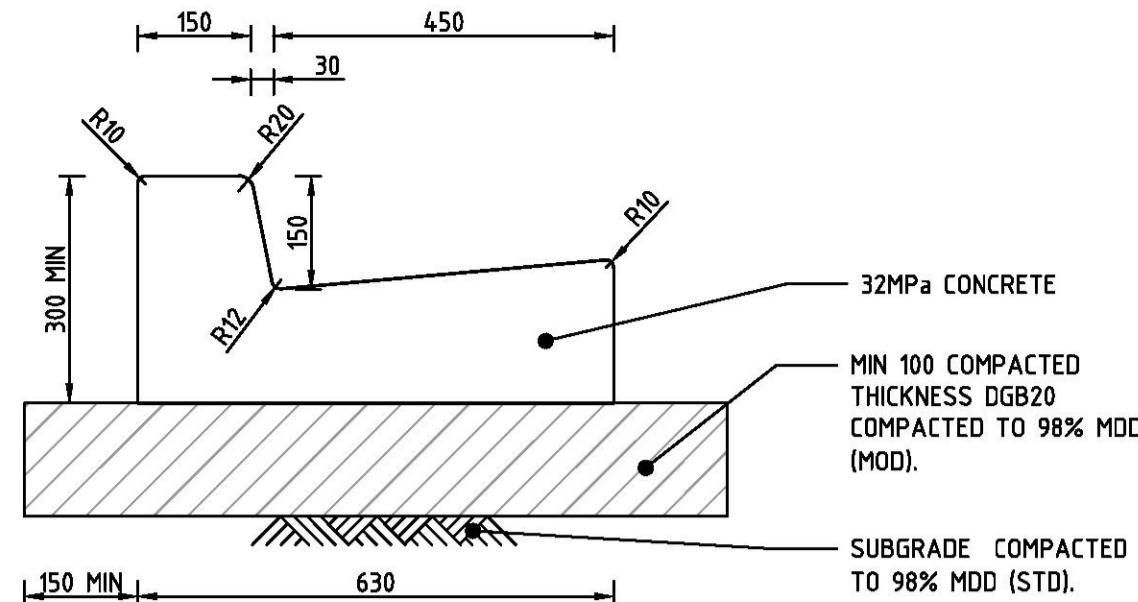
Issue	Date	Amendment	Int.	App.
1	21.07.2020	ISSUED FOR DEVELOPMENT APPLICATION	CV	CV
2	17.11.2020	REISSUED FOR DEVELOPMENT APPLICATION	CV	CV

CO-ORDINATED REFERENCE DRAWINGS				
SERVICE	DRAWING NUMBER	ISSUE	DATE	
ARCH	930-DA010	1	15.07.2020	
MECH				
STRUCT				
ELEC				
CIVIL				

NOTE : SYMBOLS ARE DRAWN IN THE CORRECT POSITION BUT ARE NOT SHOWN TO SCALE

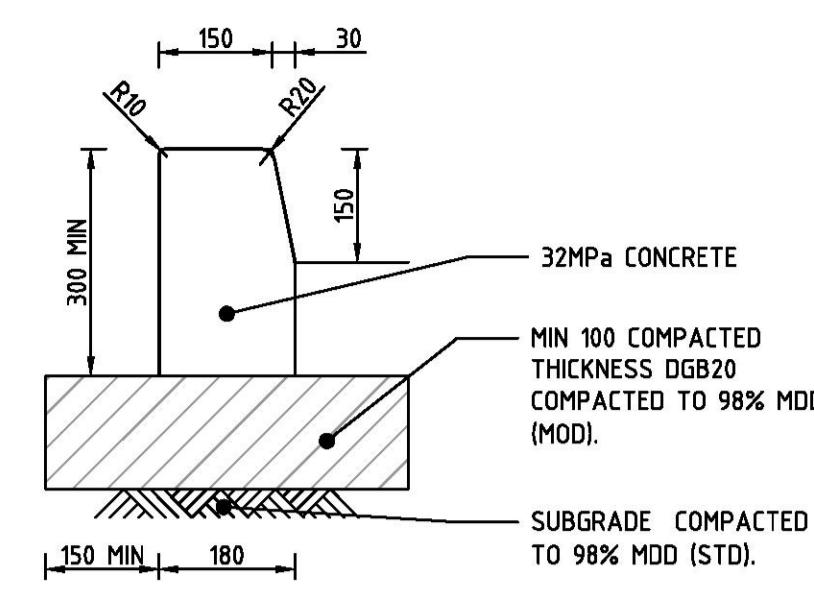


ORIGINAL SIZE A1



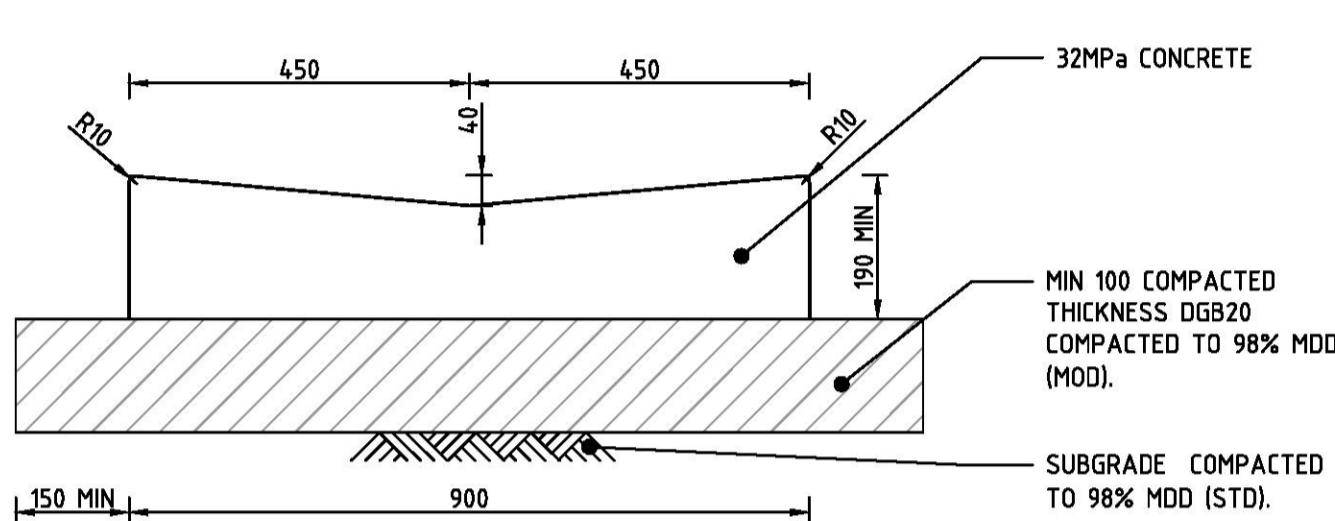
**KERB AND GUTTER  
(K&G) DETAIL**

SCALE 1:10  
NOTE: PROVIDE 12mm CORK FILLER BOARD FOR FULL DEPTH  
WITH JOINT SEALANT AT 3m CTRS.



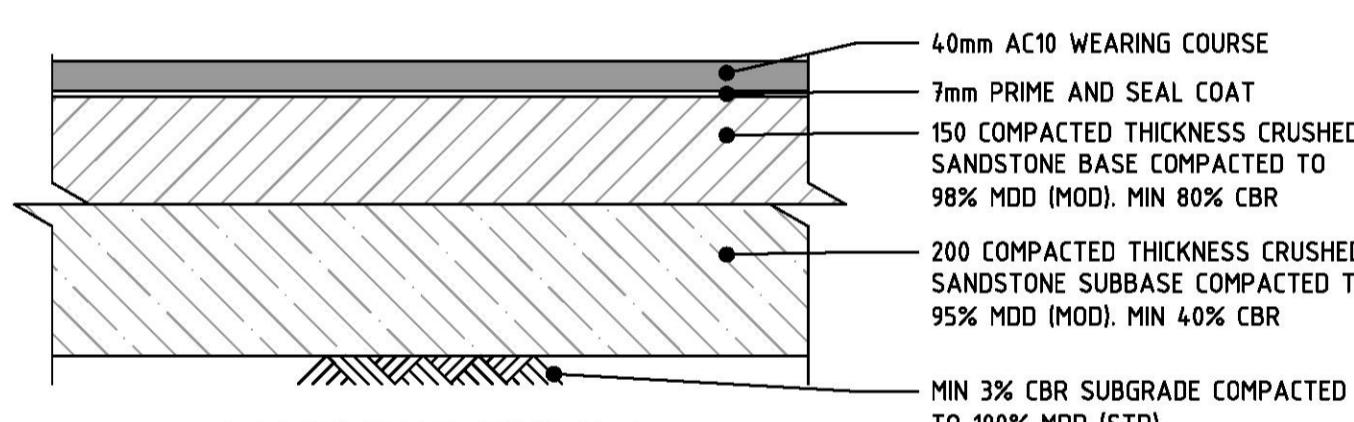
**KERB ONLY  
(KO) DETAIL**

SCALE 1:10  
NOTE: PROVIDE 12mm CORK FILLER BOARD FOR FULL DEPTH  
WITH JOINT SEALANT AT 3m CTRS.



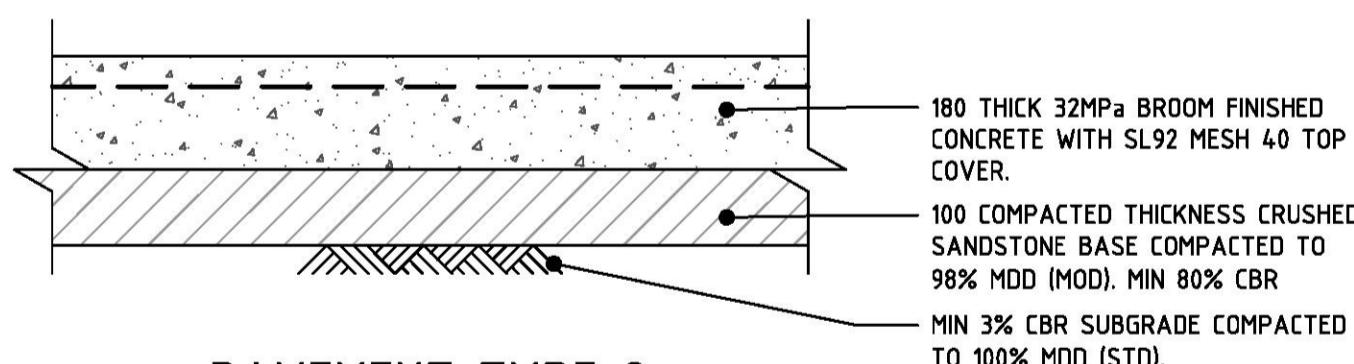
**DISH DRAIN  
(DD) DETAIL**

SCALE 1:10  
NOTE: PROVIDE 12mm CORK FILLER BOARD FOR FULL DEPTH  
WITH JOINT SEALANT AT 3m CTRS.



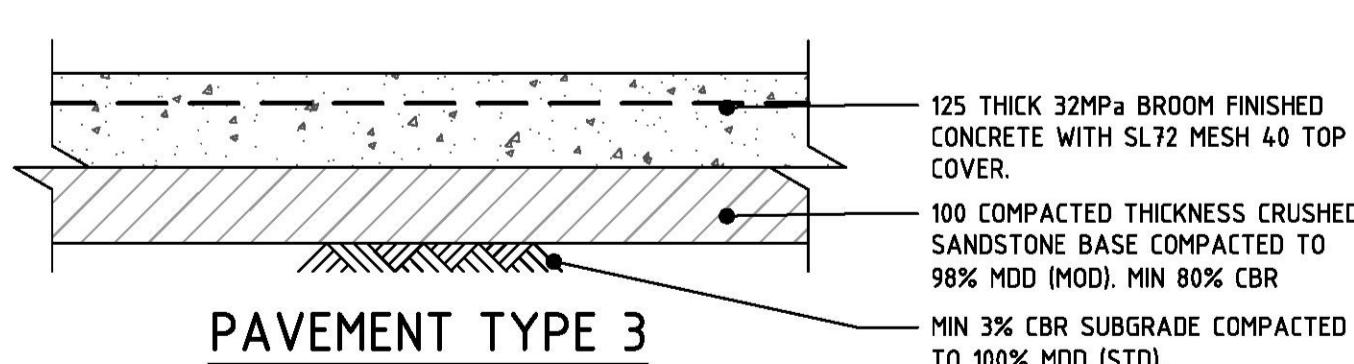
**PAVEMENT TYPE 1  
FLEXIBLE VEHICULAR PAVEMENT**

SCALE 1:10



**PAVEMENT TYPE 2  
RIGID VEHICULAR PAVEMENT**

SCALE 1:10



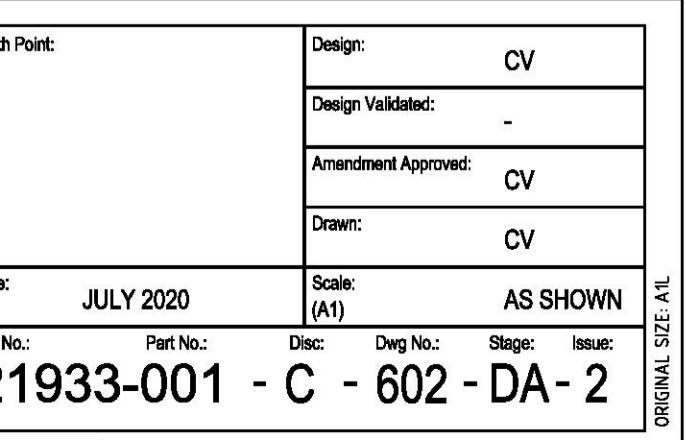
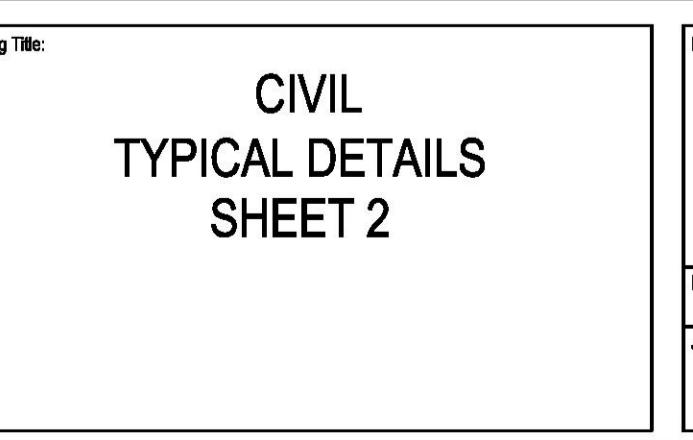
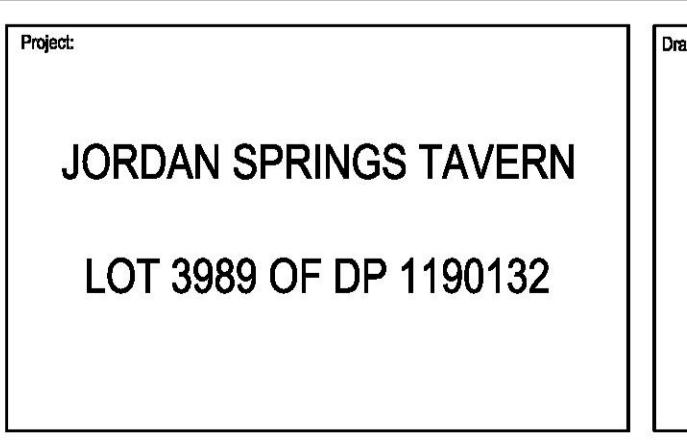
**PAVEMENT TYPE 3  
RIGID PEDESTRIAN PAVEMENT**

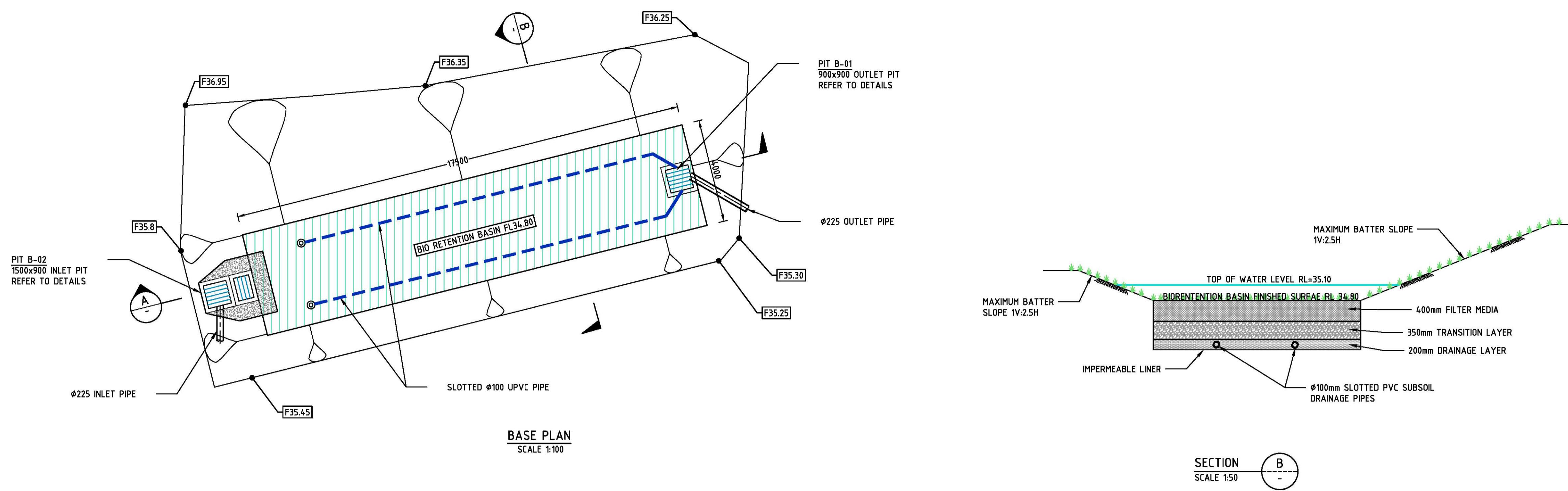
SCALE 1:10

THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE  
REPRODUCED IN ANY FORM AS A WHOLE OR IN PART  
WITHOUT THE EXPRESS WRITTEN AUTHORITY OF  
EWFW PTY LIMITED. THIS DRAWING IS NOT TO BE USED  
PREJUDICIAL TO THE INTEREST OF EWFW PTY LIMITED.  
THIS DRAWING CONTAINS PATENTS PENDING AND  
INTELLECTUAL PROPERTY OWNED BY EWFW PTY LTD.  
UNLESS STATED OTHERWISE ELSEWHERE ON THIS  
DRAWING, THIS DRAWING IS  
**'NOT FOR CONSTRUCTION'**  
© COPYRIGHT ALL RIGHTS RESERVED

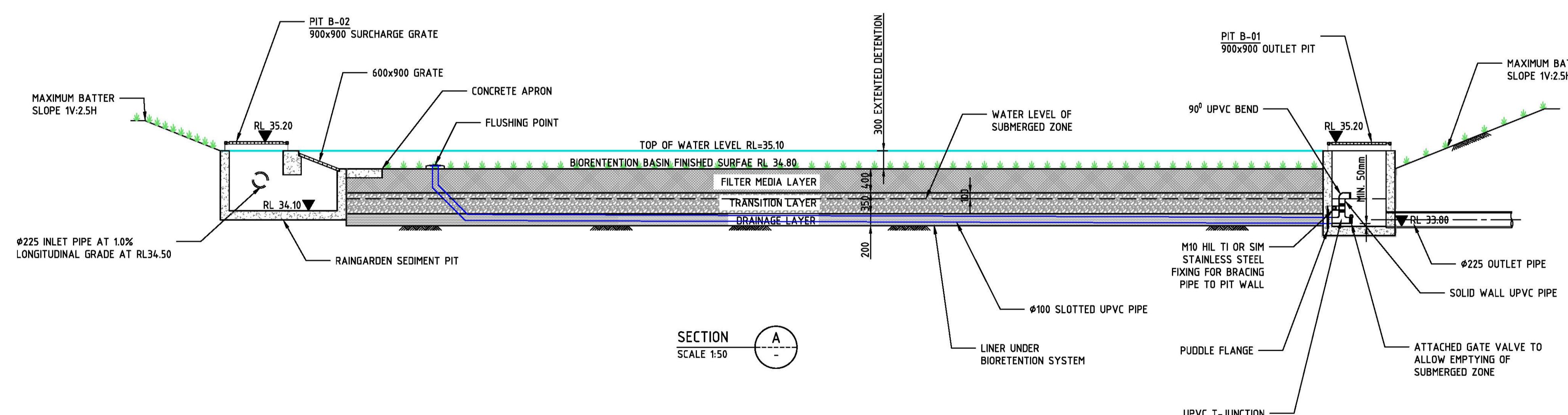
CO-ORDINATED REFERENCE DRAWINGS			
SERVICE	DRAWING NUMBER	ISSUE	DATE
1	21.07.2020 ISSUED FOR DEVELOPMENT APPLICATION	CV	CV
2	17.11.2020 REISSUED FOR DEVELOPMENT APPLICATION	CV	CV
ARCH	930-DA010	1	15.07.2020
MECH			
STRUCT			
ELEC			
CIVIL			

NOTE : SYMBOLS ARE DRAWN IN THE CORRECT POSITION  
BUT ARE NOT SHOWN TO SCALE





### BIO RETENTION BASIN DETAIL



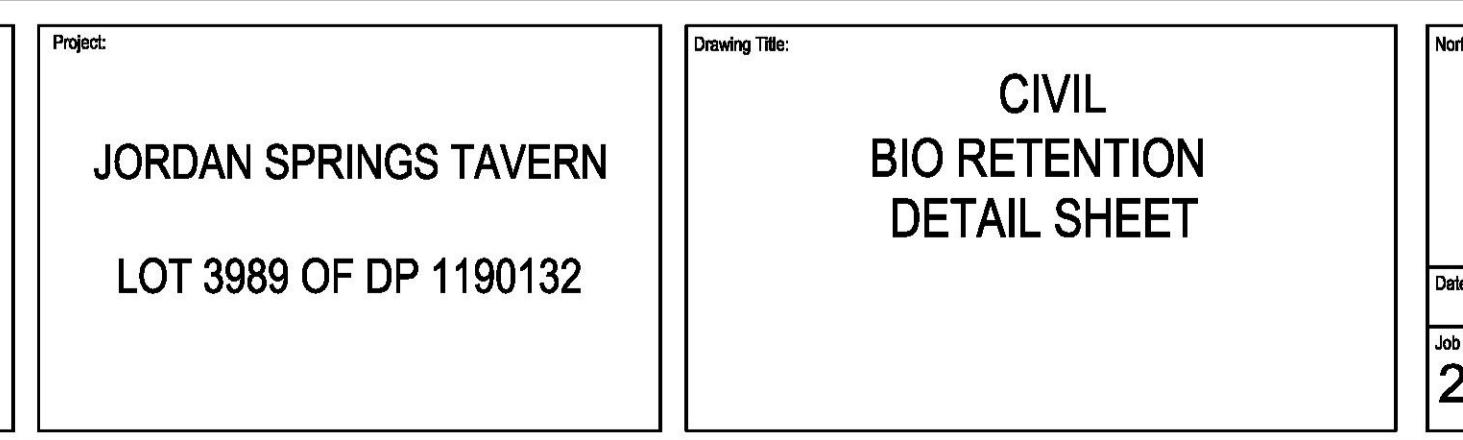
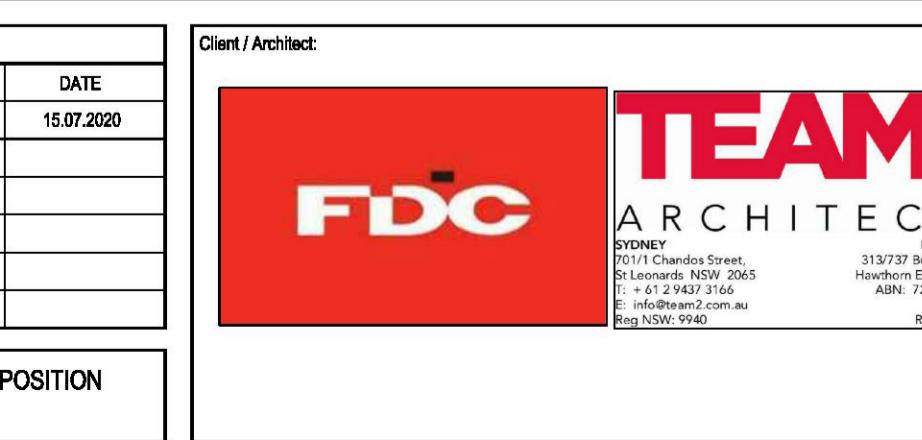
THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN AUTHORITY OF EFWW PTY LIMITED. THIS DRAWING IS NOT TO BE USED PREJUDICIAL TO THE INTEREST OF EFWW PTY LIMITED. THIS DRAWING CONTAINS PATENTS PENDING AND INTELLECTUAL PROPERTY OWNED BY EFWW PTY LTD. UNLESS STATED OTHERWISE ELSEWHERE ON THIS DRAWING, THIS DRAWING IS  
**'NOT FOR CONSTRUCTION'**  
© COPYRIGHT. ALL RIGHTS RESERVED

Issue	Date	Amendment	Inl.	App.
1	17.11.2020	ISSUED FOR DA APPLICATION	SH	CV

CO-ORDINATED REFERENCE DRAWINGS

SERVICE	DRAWING NUMBER	ISSUE	DATE
ARCH	930-DA010	1	15.07.2020
MECH			
STRUCT			
ELEC			
CIVIL			

NOTE : SYMBOLS ARE DRAWN IN THE CORRECT POSITION BUT ARE NOT SHOWN TO SCALE





## General Terms of Approval

for proposed development requiring approval  
under s89, 90 or 91 of the Water Management Act 2000

**Reference Number:** IDAS1129520

**Issue date of GTA:** 11 November 2020

**Type of Approval:** Controlled Activity

**Description:** Construction of a Single Storey Building for a Pub and Associated on Site Parking Spaces, Drainage and Landscaping Works

**Location of work/activity:** 3989 LAKESIDE PARADE JORDAN SPRINGS 2747

**DA Number:** DA20/0509

**LGA:** Penrith City Council

**Water Sharing Plan Area:** Greater Metropolitan Region Unregulated River Water Sources

**The GTA issued by NRAR do not constitute an approval under the Water Management Act 2000.** The development consent holder must apply to NRAR for the relevant approval after development consent has been issued by Council and before the commencement of any work or activity.

Condition Number	Details
<b>Design of works and structures</b>	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
<b>Erosion and sediment controls</b>	
GT0006-00001	The following plan(s): - Erosion and Sediment Controls Plan must be: A. prepared in accordance with Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004), as amended or replaced from time to time, and B. submitted with an application for a controlled activity approval.
GT0014-00007	A. The consent holder must ensure that any proposed materials or cleared vegetation, which may: i. obstruct water flow, or ii. wash into the water body, or iii. cause damage to river banks, are not stored on waterfront land, unless in accordance with a plan held by Natural Resources Access Regulator as part of a controlled activity approval. B. When the carrying out of the controlled activity has been completed, surplus materials must be removed from waterfront land.
GT0021-00004	The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of the controlled activity and must not be removed until the site is fully stabilised.
<b>Plans, standards and guidelines</b>	
GT0002-00680	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity(s) described in the plans and associated documents found in Schedule 1, relating to Development Application as provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed controlled activity(s) may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Parramatta Office, must be notified in writing to determine if any variations to the GTA will be required.
GT0003-00002	The application for a controlled activity approval must include the following document(s): - outlet structures; Erosion and Sediment Control Plan; Soil and Water Management Plan; Vegetation Management Plan.



## General Terms of Approval

for proposed development requiring approval  
under s89, 90 or 91 of the Water Management Act 2000

**Reference Number:** IDAS1129520

**Issue date of GTA:** 11 November 2020

**Type of Approval:** Controlled Activity

**Description:** Construction of a Single Storey Building for a Pub and Associated on Site Parking Spaces, Drainage and Landscaping Works

**Location of work/activity:** 3989 LAKESIDE PARADE JORDAN SPRINGS 2747

**DA Number:** DA20/0509

**LGA:** Penrith City Council

**Water Sharing Plan Area:** Greater Metropolitan Region Unregulated River Water Sources

**GT0010-00006** All documents submitted to Natural Resources Access Regulator as part of an application for a controlled activity approval must be prepared by a suitably qualified person.

**GT0012-00004** Any proposed controlled activity must be carried out in accordance with plans submitted as part of a controlled activity approval application, and approved by Natural Resources Access Regulator.

**GT0030-00006** The application for a controlled activity approval must include plans prepared in accordance with Natural Resources Access Regulator's guidelines located on the website <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>.

### Reporting requirements

**GT0020-00004** The consent holder must inform Natural Resources Access Regulator in writing when the proposed construction of the controlled activity has been completed.

## **SCHEDULE 1**

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA20/0509 as provided by Council:

- Plans
- SEE



Contact: Gina Potter  
Phone:  
Email: Gina.Potter@dpi.nsw.gov.au

General Manager  
Penrith City Council  
Att: The General Manager  
PO Box 60  
PENRITH NSW 2751

Our ref: IDAS1129520  
Our file: CNR-11690 A-16016  
Your ref: DA20/0509

Attention: Concurrence Referral

11 November 2020

Dear Sir/Madam

**Re: Integrated Development Referral – General Terms of Approval**  
**Dev Ref: DA20/0509**  
**Description: Construction of a Single Storey Building for a Pub and Associated on Site Parking Spaces, Drainage and Landscaping Works**  
**Location: 3989 LAKESIDE PARADE JORDAN SPRINGS 2747**

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.47 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, NRAR requests these GTA be included (in their entirety) in Council's development consent. Please also note NRAR requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

NRAR will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s96 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, NRAR recommends the following condition be included in the development consent:

**The attached GTA issued by NRAR do not constitute an approval under the Water Management Act 2000.** The development consent holder must apply to NRAR for a Controlled Activity approval **after consent** has been issued by Council and **before the commencement** of any work or activity.

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security deposit or bank guarantee (if required) and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Application forms are available from the NRAR website at:

[www.industry.nsw.gov.au](http://www.industry.nsw.gov.au) → [Water](#) → [Licensing & Trade](#) → [Approvals](#).

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 91A (6) of the EPA Act.

Yours Sincerely

**David Zerafa**  
**Senior Water Regulation Officer**  
**Water Regulatory Operations**  
**Natural Resources Access Regulator**



Our ref: DOC20/854057  
DA number: DA20/0509

General Manager, Penrith City Council  
601 High Street  
Penrith NSW 2750

By email: [council@penrith.city](mailto:council@penrith.city)

Dear Sir/Madam,

**DA20/0509 - Construction of a Single Storey Building for a Pub and Associated on Site Parking Spaces, Drainage and Landscaping Works**

I refer to the above proposal which has been referred to the NSW National Parks and Wildlife Service (NPWS) for comment under Clause 44 of Sydney Regional Environmental Plan No 30—St Marys as the works are proposed to occur on lands adjacent to Wianamatta Regional Park. I appreciate the opportunity to provide input.

Your attention is drawn to the document *Developments Adjacent to National Parks and Wildlife Service Lands: Guidelines for consent and planning authorities* which is available on the NSW Government's Environment website. It is recommended that the range of matters outlined in this document are considered when assessing and determining the development application. These guidelines provide guidance on avoiding impacts to the natural, cultural and social values of NPWS parks.

Matters of specific interest to NPWS arising from the proposal are the following:

- potential for elevated noise levels at night-time, including patrons leaving the pub. Section 2.7 of the Adjacent Development Guidelines provides that there is to be no reduction of amenity on NPWS land due to adjacent development.
  - it is recommended that the mitigation measures relating to noise and neighbourhood amenity as outlined in the Hotel Plan of Management (pp. 6-7) be conditioned upon consent if the proposal is approved.
- potential for patrons trying to enter the park or interact with fauna. Section 2.6 of the Adjacent Development Guidelines relates to access through park, noting that unauthorised access to NPWS land can have direct physical impacts on the conservation values of parks. There is an existing fence between the subject site and Wianamatta Regional Park, however fence breaches and fence vandalism are an ongoing management issue for the park. It is currently unclear from the landscape plans the exact locations the species listed on the indicative plant schedule (Drawing JS-501) are proposed to be planted, however it appears a buffer planting of grass (Drawing JS-001), combined with gravel, perimeter low planting and frontage presentational planting (Drawings JS-101 and JS-102) are proposed along the site's southern boundary. These plantings are unlikely to deter access southward from the carpark towards the regional park.

- NPWS recommends the implementation of landscaping measures to deter patrons accessing the park, such as the provision of consistent boundary hedging along the southern boundary of the site.

I request that NPWS be provided with a copy of the approved plans, and the applicant is required to notify NPWS at least 4 weeks prior to works commencing. If you have any questions regarding these comments, please contact the Ranger for Wianamatta Regional Park, Luke Mitchell, on 0429 168 068 or at [Luke.Mitchell@environment.nsw.gov.au](mailto:Luke.Mitchell@environment.nsw.gov.au).

Yours faithfully,



**ANDREW BAYLEY**  
**Area Manager, Cumberland**  
**National Parks and Wildlife Service**



## NSW RURAL FIRE SERVICE

Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Your reference: DA20/0509 (CNR-11690)  
Our reference: DA20201023003889-Original-1

**ATTENTION:** Jane Hetherington  
**ATTENTION:**

Date: Thursday 5 November 2020

Dear Sir/Madam,

**Development Application**  
**s4.14 – Infill – Recreation Facility**  
**3989 Lakeside Parade Jordan Springs NSW 2747, 3989//DP1190132**

I refer to your correspondence dated 21/10/2020 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

### General Conditions

**Intent of measures:** to provide suitable emergency and evacuation arrangements for occupants of the development.

**1.** 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 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.

### Asset Protection Zones

**Intent of measures:** to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

**2.** 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:

1

**Postal address**  
NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**  
NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- 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 to 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 debris should be removed.

### **Construction Standards**

**Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.**

**3. New construction must comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2018 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 for Bush Fire Protection 2019*.**

### **Water and Utility Services**

**Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.**

**4. The provision of water, electricity and gas must comply 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 practicable, 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 are metal, including and up to any outlets.

### **Landscaping Assessment**

**The intent of measures is for landscaping. To achieve this, the following conditions shall apply:**

**5. 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 tree 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 timber garden furniture are located way from the building.
- Low flammability vegetation species are used.

**General Advice – Consent Authority to Note**

- Council is to be advised that the development has been assessed as an S4.14- Infill, however, should new information relating to the classification of the development be submitted, requiring a review and reassessment of the proposal and its compliance with PBP 2019 (due to a differing set of requirements and use), it should be referred via Council to the NSW Rural Fire Service.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

**Nika Fomin**  
**Manager Planning & Environment Services**  
**Planning and Environment Services**



# Social Impact Assessment

## Lakeside Parade, Jordan Springs

Prepared By Barr Property and Planning  
For FDC Construction (NSW) Pty Ltd  
August 2020

## Document Control

Title: Social Impact Assessment – New Tavern  
Address: Lakeside Parade, Jordan Springs, NSW, 2747  
Job No. 20NEW0042  
  
Client: FCD Building (NSW) Pty Ltd

### Document Issue:

Issue	Date	Prepared by	Reviewed by
<b>Draft 1</b>	11 May 2020	Katrina Walker	Kirsty Hammer
<b>Draft 2</b>	13 August 2020	Katrina Walker	Kirsty Hammer
<b>Final Draft</b>	13 August 2020	Kirsty Hammer	Client
<b>Final</b>	14 August 2020	Kirsty Hammer	

Signed



Katrina Walker  
Project Planner  
B.Sc, B.Ed, MPlan (Prof), PIA (Assoc.)

Kirsty Hammer  
Principal Planner Social and Economic  
BTP, Grad Cert ELG LAW, MEcRD, RPIA, MUDIA, MIAIA

For queries about this report please contact

Kirsty Hammer



## Table of Contents

Document Control.....	2
Table of Contents.....	3
List of Figures .....	4
List of Tables .....	5
List of Abbreviations .....	6
Executive Summary.....	7
1     Introduction .....	8
1.1     Aim and Scope .....	8
1.2     Qualifications .....	9
1.3     Background and Methodology .....	9
1.4     Review of Reports .....	10
1.5     Site and Location.....	10
1.6     Scope and Area of Consideration .....	14
2     Proposed Development.....	16
2.1     History.....	16
2.2     Development Proposition.....	16
2.2.1     Construction of Tavern and associated parking area .....	16
2.2.2     Operation.....	16
3     Community Profile .....	18
3.1     Demographic Profile .....	18
3.1.1     Population.....	18
3.1.2     Age Structure .....	20
3.1.3     Income and Employment.....	21
3.1.4     Housing .....	23
3.1.5     SEIFA Index of Disadvantage.....	24
3.2     Crime Profile .....	27
3.2.1     Crime trends .....	27
3.2.2     Health Profile .....	32
3.2.2     Alcohol Related Health Profile.....	32
3.3     Gambling Profile .....	36
3.4     Social Infrastructure Profile .....	39
3.4.1     Transport Infrastructure .....	40

3.4.2	Social and Community Infrastructure.....	40
4	Community Consultation .....	43
5	Social Impacts.....	44
5.1	Methodology .....	44
5.2	Potential Social Impacts.....	45
5.2.1	Residential Uses.....	45
5.2.2	Commercial Uses .....	46
5.2.3	Recreational Uses .....	46
5.2.4	Visual impacts .....	46
5.2.5	Equity of Access .....	47
5.2.6	Noise .....	47
5.2.7	Traffic Generation and Car Parking.....	48
5.2.8	Crime Prevention.....	48
5.2.9	Health impacts .....	49
5.2.10	Cumulative Impacts .....	50
6	Mitigation Measures .....	55
6.1	Hotel Policy and Responsible Service of Alcohol.....	55
6.2	Advertising .....	55
6.3	Health.....	55
6.4	Transport .....	56
6.5	Noise .....	56
7	Conclusion .....	58

## List of Figures

<b>Figure 1:</b> Site location (SIXMaps, 2020, Accessed 11 May 2020) .....	11
<b>Figure 2:</b> Site, looking west (Author, 2020) .....	12
<b>Figure 3:</b> Residential development under construction on Lakeside Parade, east of the site, looking west (Author, 2020) .....	12
<b>Figure 4:</b> Low density housing adjacent to the site on Jubilee Drive, looking south (Author, 2020) ...	13
<b>Figure 5:</b> Jordan Springs (SCC) (ABS, SSC12042 , 2016, Accessed: 11 May 2020) .....	14
<b>Figure 6:</b> Broader community locality – Penrith (LGA) (ABS, Community Profile 16350, 2016, Accessed: 11 May 2020) .....	15
<b>Figure 7:</b> Population growth rate Penrith LGA and NSW (ABS LGA16350, STE 1, 2016, Accessed: 11 May 2020) .....	19
<b>Figure 8:</b> Age structure (ABS, QuickStats LGA16350, STE, 2016, Accessed: 11 May 2020) .....	21

<b>Figure 9: Comparison of median weekly household income (ABS, QuickStats 124031464, LGA16350, STE, 2006-2016, Accessed: 2 April 2020) .....</b>	<b>22</b>
<b>Figure 10: Unemployment rate (ABS, QuickStats LGA16350, STE, 2006-2016, Accessed: 12 May 2020) .....</b>	<b>23</b>
<b>Figure 11: IRSID Penrith (SA2) (ABS, 2020) .....</b>	<b>25</b>
<b>Figure 12: IRSAD Penrith (SA2) (ABS, 2020) .....</b>	<b>25</b>
<b>Figure 13: Comparison of 2019 crime statistics (BOSCAR Interactive Map Collated by Author, 2020) .....</b>	<b>27</b>
<b>Figure 14: Comparison of 2019 crimes which can be related to alcohol across Jordan Springs, Penrith LGA and NSW (BOSCAR Interactive Map Collated by Author, 2020) .....</b>	<b>28</b>
<b>Figure 15: Comparison of 2019 assaults related to alcohol and not related to alcohol across Penrith (SA2), Penrith LGA and NSW (BOSCAR Interactive Map Collated by Author, 2020) .....</b>	<b>29</b>
<b>Figure 16: Alcohol related domestic assault offence density; Source: Liquor and Gaming LiveData, accessed 12 May 2020 .....</b>	<b>29</b>
<b>Figure 17: Longitudinal comparison of domestic violence related to alcohol within the Penrith suburb (BOSCAR Interactive Map, Collated by Author, 2020) .....</b>	<b>30</b>
<b>Figure 18: Comparison of Alcohol Related Non-Domestic Violence between Penrith suburb area, Penrith LGA and NSW (BOSCAR Interactive Map, Collated by Author, 2020) .....</b>	<b>30</b>
<b>Figure 19: Drinking trends across the Sydney – Outer West and Blue Mountains Statistical Area 4 (Source: AIHW, Supplementary data tables, State and territory chapter 7, adapted by author, 2017) .....</b>	<b>33</b>
<b>Figure 20: Drinking trends across the unemployment sector of major cities (Source: AIHW, Supplementary data tables, State and territory chapter 8, adapted by author, 2017) .....</b>	<b>34</b>
<b>Figure 21: Proportion of gambling activies in NSW (Source: NSW Gambling Survey, 2019, <a href="https://www.responsiblegambling.nsw.gov.au/research2/nsw-gambling-survey-2019">https://www.responsiblegambling.nsw.gov.au/research2/nsw-gambling-survey-2019</a>, adapted by author, 2020) .....</b>	<b>36</b>
<b>Figure 22: Percentage of gambling population classified by the PGSI; Source: NSW Gambling Survey, 2019, page 137 .....</b>	<b>37</b>
<b>Figure 23: Jordan Springs, July 2016 (Google Earth, Accessed 11 May 2020) .....</b>	<b>39</b>
<b>Figure 24: Jordan Springs March 2020; (Google Earth, Accessed 11 May 2020) .....</b>	<b>39</b>

## List of Tables

<b>Table 1: Alcohol use for SEIFA Index 5th quintile populations and major cities between 2010 and 2016 (Source: AIHW, Supplementary data tables, Specific population groups Chapter 8, 2017) .....</b>	<b>33</b>
<b>Table 2: Local educational facilities within 2km as the crow flies to the site, (Source: Google maps, collated by author, 2019) .....</b>	<b>40</b>
<b>Table 3: Entertainment venues and opening hours (Source: Premises websites, collated by author, 2020) .....</b>	<b>41</b>
<b>Table 4: Summary of Social Impacts as a result of the increased trading hours .....</b>	<b>1</b>

## List of Abbreviations

<b>ABS</b>	Australian Bureau of Statistics
<b>AIHW</b>	Australian Institute of Health and Wellbeing
<b>BOCSAR</b>	NSW Bureau of Crime Statistics and Research
<b>CIS</b>	Community Impact Statement
<b>CSP</b>	Community Strategic Plan
<b>DCP</b>	Development Control Plan
<b>EGM</b>	Electronic Gaming Machine
<b>EPA Act</b>	Environmental Planning and Assessment Act 1979
<b>IRSD</b>	Index of Relative Socio-Economic Disadvantage
<b>IRSAD</b>	Index of Relative Socio-Economic Advantage and Disadvantage
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LSPS</b>	Local Strategic Planning Statement
<b>NDSHS</b>	National Drug Strategy Household Survey
<b>PGSI</b>	Problem Gambling Severity Index
<b>SIA</b>	Social Impact Assessment
<b>SEIFA</b>	Socio-Economic Indexes for Areas
<b>TfNSW</b>	Transport for New South Wales

## Executive Summary

This Social Impact Assessment (SIA) assesses the likely social impacts arising from the proposed new Tavern in Jordan Springs. This SIA forms part of a Development Application to Penrith City Council for the proposed development of the Tavern and associated car parking.

The scope of the SIA is outlined in Part 1, along with methodology and area of consideration. The proposed development is outlined in Part 2, and involves the construction of a new Tavern, including an ancillary car park.

This SIA has considered the existing characteristics of the community in Part 3, through an examination of its demographic, crime, health and gambling characteristics and the existing social infrastructure available to the community.

An examination of the proposal, baseline characteristics of the community, and consultation results has yielded the conclusion that social impacts arising from the proposal are likely to be minor, and are both positive and negative in nature. These are outlined in Part 5. Proposed mitigation measures are further documented in Part 6. As a result of this process, the conclusion in Part 7 recommends approval on the basis that minor mitigation measures are carried out by the Tavern operators.

Accordingly, it is recommended that consent be granted for the construction of the new Tavern and associated car parking, with conditions as outlined in Part 7.

- **Introduction**

## 1.1 Aim and Scope

This report provides a Social Impact Assessment (SIA) of the proposed development of a new tavern at Lot 3989 in Deposited Plan 1190132, Lakeside Parade, Jordan Springs, NSW. The key objective of this report is to allow the likely social impacts of the proposal to be assessed under Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979* (EPA Act), which states:

*“(1) In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

...  
*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality...”*

The scope of this report has been determined in accordance with current practice in SIA, and Penrith City Council's Social Impact Assessment Guideline outlined in Appendix F5 Technical Information of the Penrith Development Control Plan 2014.

SIA is defined in current practice by the following:

*Social Impact Assessment includes the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.*

(Vanclay, 2003, p.5)

SIA is recognised by Vanclay *et al.* as an impact prediction mechanism and decision-making tool, as well as a contributor to the ongoing management of social issues (Vanclay *et al*, 2015, p.iv).

In recognition of current practice and Council's expressed guidelines for SIA, and the objective to provide an assessment of social impacts under the EPA Act, this SIA provides an analysis of the following:

- Consideration of the proposed development within its existing environment;
- The present social, land use, demographic, health and crime characteristics of the Jordan Springs community;
- Aspects of the proposal likely to impact on that community and further afield;
- Consideration of the potential crime risk arising from the proposal;
- Potential mitigation measures; and
- Conclusion: evaluation of social and crime impacts of the proposed development.

## 1.2 Qualifications

This report was prepared by:

### Kirsty Hammer

Principal Planner Social and Economic  
Bachelor Town Planning (Hons1)  
Grad Cert Environmental and Local  
Government Law,  
Masters, Economics and Regional  
Development,  
Memberships: Planning Institute of Australia  
(RPIA), Urban Development Institute of  
Australia, International Association for  
Impact Assessment

### Katrina Walker

Project Planner – Social and Economic  
Bachelor of Science,  
Bachelor Education,  
Master of Planning (Professional),  
Member Planning Institute of  
Australia (Assoc)

## 1.3 Background and Methodology

In accordance with the Penrith Development Control Plan 2014 (DCP) a SIA may be required for certain commercial and retail development. The applicant, in collaboration with the Council, is required to assess whether the proposed development is likely to have a social impact, and a SIA should be prepared if it is deemed necessary. It was determined that assessing the likely social impacts as a result of the proposed development is necessary. Accordingly, this SIA has therefore been prepared to accompany the Development Application for the development of a new tavern. This SIA meets the relevant Guidelines within the Penrith City Council DCP 2014 and the Penrith City Council Social Impact Principles outlined within the Technical Manual.

In accordance with these guidelines, and current SIA practice, the following activities were undertaken to complete the SIA:

- Project area definition, determining an area for the SIA through preliminary scoping of the project area;
- Research of the community social profile and crime statistics of the project area;
- Literature review, including reviewing relevant documentation and technical studies;
- Identify, respond to and mitigate where necessary, potential social and crime impacts; and,
- Assess the overall likely social impact of the proposal.

Data and information for the community social profile were gathered from various sources as identified below:

- Australian Bureau of Statistics (ABS) Census data – 2016, 2011 and 2006 including TableBuilder;
- The General Community Profile and Time series Profile for Jordan Springs (SCC) (SSC12042);

- The General Community Profile and Time series Profile for Penrith (C)(LGA) (16350);
- The General Community Profile and Time series Profile for NSW (STE) (1);
- Jordan Springs Community Profile website:  
<https://profile.id.com.au/penrith/about?WebID=205>;
- NSW Government Agencies, including NSW Bureau of Transport Statistics, Bureau of Crime Statistics and Research, Australian Institute of Health and Wellbeing and Liquor and Gaming NSW;
- Information from technical studies and other websites.

## 1.4 Review of Reports

Reliance has been made on a range of expert assessments that are to be submitted along with the Development Application, to form a complete view of likely social impacts and their associated mitigation measures. The reports and plans reviewed for the purposes of this SIA are:

- Draft Statement of Environmental Effects, Stimson Urban and Regional Planning, August, 2020
- Architectural Plan Set, Team 2 Architects, Project # 930, Rev 2, Jordan Springs Tavern
- Civil Plan Set, EWWF Consulting Engineers, July 2020, Job # 21933-001, Jordan Springs Tavern
- Landscape Plan Set, Site Image Landscape Architects, July 2020, Job # SS20-4376, Rev B, Jordan Springs Tavern
- Draft Hotel Plan of Management, GJ Consulting, July 2020
- Access Design Assessment Report, Design Confidence, July 2020
- Development Application Acoustic Assessment, Acoustic Logic, July 2020
- Traffic Impact Assessment, ptc., July 2020
- Preliminary Site Investigation, Geotechnique, June 2020
- Sustainability Report, Northrop, July 2020

## 1.5 Site and Location

The site for the proposed tavern is located at Lot 3989 in Deposited Plan 1190132, Lakeside Parade, Jordan Springs, NSW. The site approximately 5026m<sup>2</sup>, triangular in shape and is presently vacant. The site is located within the Penrith Local Government Area (LGA). Pursuant to the Sydney Regional Environmental Plan No. 30 – St Marys the site is classified as being Urban zone.



Figure 1: Site location (SIXMaps, 2020, Accessed 11 May 2020)

The site, depicted in yellow in Figure 1, is located on the southern side of Lakeside Parade. Figure 2 shows the current locality at the time of the site visit, March 2020. To the north of the site is a construction site for a proposed multi-storey residential development. A second substantially completed multi-storey residential development is located north east of the site, shown in Figure 3. Further north lies the Jordan Springs Lake, a key recreational area for the residents of Jordan Springs. The Jordan Springs shopping precinct lies to the north west of the site with a large residential area located directly west of the shopping precinct. A primary school under construction is located north of Cullen Avenue.



**Figure 2:** Site, looking west (Author, 2020)



**Figure 3:** Residential development under construction on Lakeside Parade, east of the site, looking west (Author, 2020)



The allotments to the west are identified as undeveloped Urban Zone land. An aged care facility has been constructed on Lot 1 DP 1248137, being 1208 The Northern Road, Jordan Springs. A Development Application to extend the aged care facility is under assessment. Further west of the aged care facility is an undeveloped small residential estate consisting of 31 vacant residential allotments (Hortsmann Circuit). Lying directly to the south of the site is a drainage easement and Regional Park. A low-density residential precinct is located to the south east of the proposed development site, shown in Figure 4. Further east along Lakeside Parade lies further low-density residential housing.



Figure 4: Low density housing adjacent to the site on Jubilee Drive, looking south (Author, 2020)

The site has a long frontage to Lakeside Parade, being approximately 180m. The site is a corner allotment with a minor frontage to Jubilee Drive. Access can only be gained to the site from Lakeside Parade. A shared footpath connects the site to the shopping precinct to the north and the residential estates to the south east and north east.

## 1.6 Scope and Area of Consideration

As described, the site falls within the Penrith LGA in the suburb of Jordan Springs. Surrounding suburbs of the site include: Werrington Downs, Cambridge Gardens, Cranebrook and Llandilo, as shown in Figure 5.

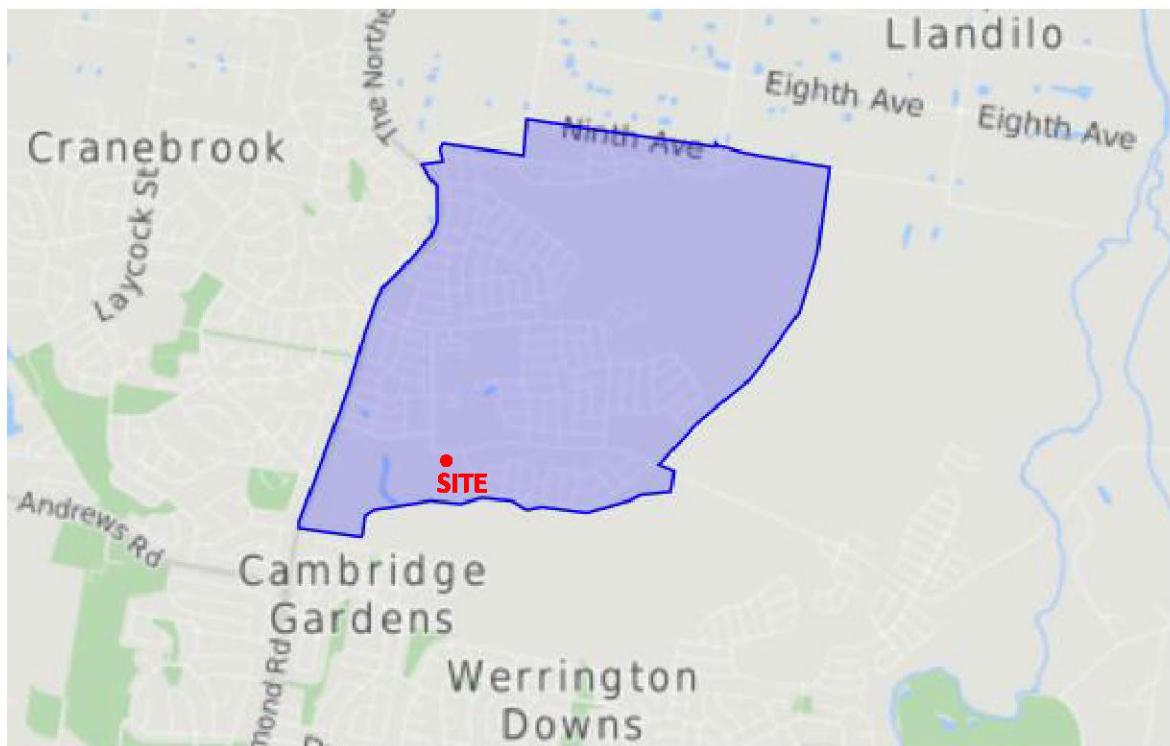


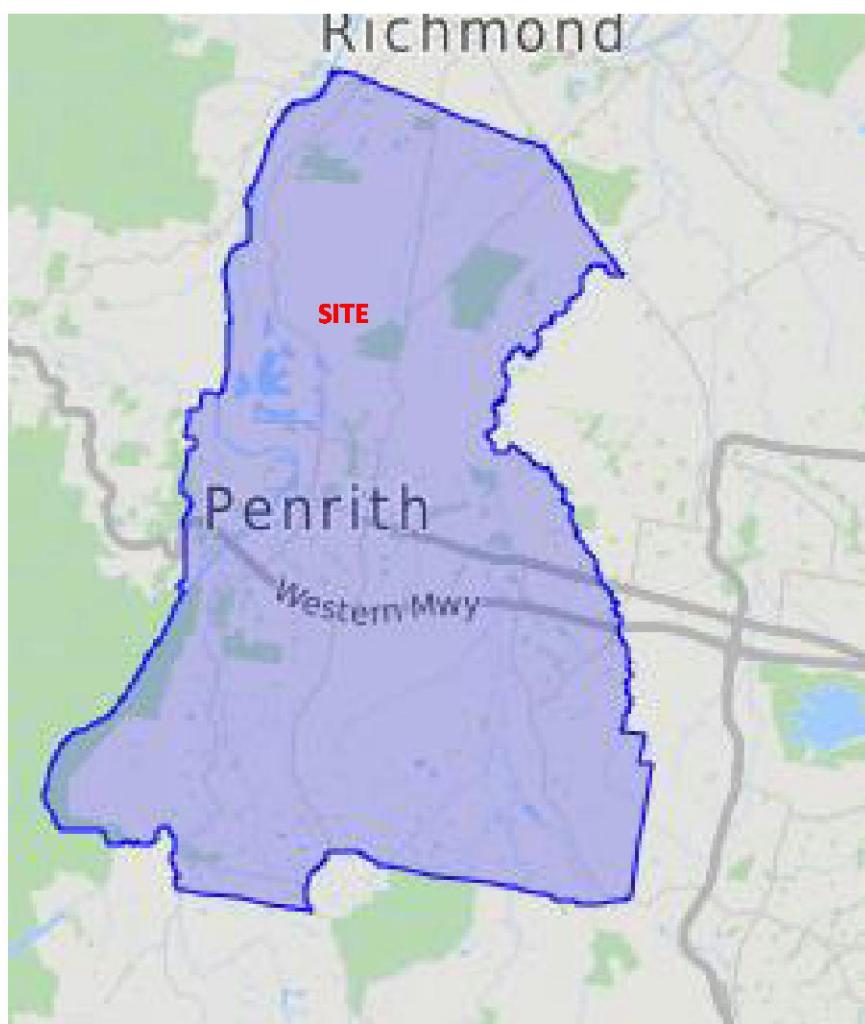
Figure 5: Jordan Springs (SCC) (ABS, SSC12042, 2016, Accessed: 11 May 2020)

The primary locality is substantially developed and characterised by a mix of commercial, retail and residential properties. The largely residential suburb is accessed from The Northern Road via either Jordan Springs Boulevard or Greenwood Parkway. Between these key east-west linkages, lies the core of Jordan Springs including the central commercial, educational and recreational precincts.

Considering that Jordan Springs is a new and rapidly growing urban precinct, it is determined that the 2016 Census data is not reflective of the current and likely future community trends. It is believed that the general trends for Penrith LGA would more accurately reflect the community profile of Jordan Springs. Accordingly, this report will assess the likely social and crime impacts of the proposed development at two levels:

- Within the broader community surrounding Jordan Springs, being Penrith LGA defined by the ABS as LGA "16350", Figure 6. The communities of Penrith LGA encapsulate Jordan Springs whilst also considered to be drawing areas for people visiting the venue in which the broader impacts of the proposal may be experienced; and
- Against the reference point of NSW (Code 1 STE).

The broader LGA is substantially developed and characterised by a mix of commercial, retail, industrial and residential development. This catchment area is considered to be an equitable representation of the trends expected to be experienced within Jordan Springs.



**Figure 6: Broader community locality – Penrith (LGA) (ABS, Community Profile 16350, 2016, Accessed: 11 May 2020)**



## 2 Proposed Development

### 2.1 History

The site has been cleared during the establishment of the Jordan Springs Estate. There have been no previous uses on this allotment.

### 2.2 Development Proposition

#### 2.2.1 Construction of Tavern and associated parking area

The proposed development is an application to construct the new 'Jordan Springs Tavern' and associated car parking. Details have been derived from the architectural plans prepared by Team 2 Architects, Project 930, SK-001-SK-006.

The proposed Tavern is of medium size, single storey. It is proposed that the venue will be able to accommodate 472 people. The main areas of entertainment are:

- Main bar and dining (291m<sup>2</sup>)
- Indoor / outdoor gaming room (153m<sup>2</sup>; provision for 25 machines)
- Male and female amenities, parents' room and accessible amenities
- External deck for outdoor dining
- Beer garden and kids play area
- Back of house areas including kitchen, keg store, loading dock, dry store.

The car parking area is located to the east of the venue on the same allotment and contains 48 car parking spaces (including one accessible), associated circulation areas, drop-off zone and landscaping.

#### 2.2.2 Operation

The Draft Hotel Plan of Management (GJ Consulting, July 2020) has been reviewed for details of the proposed operation of the Tavern.

The Tavern is intended to be open for trade from 10:00am to 3:00am Monday to Saturday, and 10:00am to 12:00am (midnight) on a Sunday. Restricted Trading Days, as defined under the Liquor Act 2007, include Good Friday and Christmas Day. On these days the venue is to operate from 12:00pm (midday) to 10:00pm.

The gaming room is proposed to trade within the abovementioned hours, subject to the requirements of the Gaming Machines Act regarding compulsory shutdown periods, and the results of the Gaming application.

Take-away alcohol sales are proposed between the hours of 10:00am and 12:00pm (midnight) Monday to Saturday and 10:00am to 10:00pm on Sunday. The kitchen, cellar and other non-public areas of the venue may be in operation at any stage throughout the day or night, and may be accessed by staff and authorised persons at any time. The dining area will have full meals available for lunch and dinner, and a snack menu from 3:00pm to 6:00pm and 9:00pm until close.

Low-key entertainment is proposed at the venue, focussing on acoustic-based soloists and duos.

**Smoking areas have been identified as the indoor/outdoor gaming area and outdoor in the beer garden.**

**A shuttle bus service will be provided for Tavern patrons. It is proposed that the bus will run in the afternoon and evenings to provide an alternative and safe travel option.**

## 3 Community Profile

The community profile examines the present state of the community before the Tavern is constructed. This is necessary to build understanding of the broader community as it currently exists, identify areas where the proposal may harm or benefit the community, and provide information on groups within the community who may be particularly susceptible to harm. It also provides a reference for future study of the impacts of the Tavern, once it is operational, if there are issues that warrant further consideration. As such, the community profile provides a baseline, showing the community as it exists now. This may be referred to when future changes occur, and may help isolate changes that are due to the proposed Traven.

### 3.1 Demographic Profile

As discussed in Section 1.6 of this Report, Jordan Springs is considered a newly formed suburb with rapid growth. It has been estimated that the resident population in Jordan Springs has grown by 56% between 2016 and 2019 (ABS, 2016, profile.id 2019). Accordingly, the 2016 ABS Community Profile Data for Jordan Springs is considered to be unsuitable for the analysis of the demographic profile. The ABS Community Profile for Penrith encompasses the predominant catchment area for the venue and provides a more appropriate social context for the venue. Therefore, the following statistical profile is based on people residing within the Penrith LGA (Figure 5) with comparisons against the rest of the State as a reference point.

The information collated for the demographic profile was gathered from the ABS 2016 Time Series Profile for Penrith LGA and NSW (STE) and the 2016 Census Quick Stats for Penrith LGA (16350) and NSW (STE), unless otherwise specified.

#### 3.1.1 Population

Penrith comprises an area of 404.7km<sup>2</sup>. The 2016 Census estimated the resident population of this statistical area to be 196,066 people, equating to a population density of 484 people per square kilometre. The 2011 Census estimated the resident population to be 178,467, demonstrating an increase of 9.86% during the five-year period. Between 2016 and 2019 Penrith LGA has seen an 8.63% growth in population (to 212,977) resulting in a population density of 526 people per square kilometre. In comparison, the rest of NSW experienced an 8.1% population growth between 2011 and 2016 and a growth of 6.8% between 2016 and 2018. Figure 7 shows the variance in growth rates for Penrith LGA and NSW.

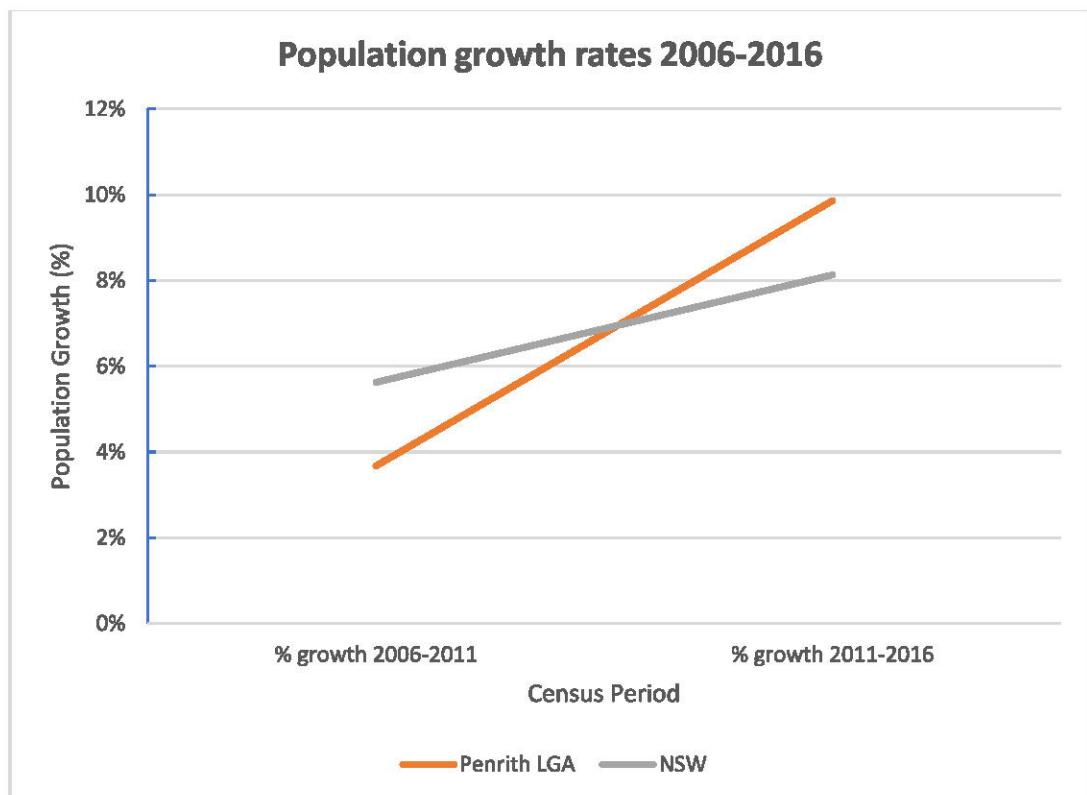


Figure 7: Population growth rate Penrith LGA and NSW (ABS LGA16350, STE 1, 2016, Accessed: 11 May 2020)

The locality of Penrith has experienced more rapid growth than NSW. The higher population growth rate observed for the LGA may be attributed to strong population growth due to the release of new residential land, as reflected in the population growth experienced by Jordan Springs. This could be coupled with potential job growth and lower property prices compared with other Sydney suburbs. There has also been an increase in new dwellings and conversion of low density residential to medium density residential accommodation, providing increased housing options within the LGA.

In 2019 the NSW Department of Planning and Environment released new population projections for LGAs across NSW from 2016-2041. The series projects a growth of 83.2% for the Penrith LGA over this period, compared with 51.5% growth across the Greater Sydney Region. Rapid growth is predicted between 2021 and 2036, up to 20% during the period 2031-2036. Overall, it is projected that the population of the LGA will reach 369,246 by 2041. It is likely that much of this growth will be focused within the Penrith CBD and new land release areas such as Jordan Springs. It is anticipated new apartment, townhouse and villa constructions replacing older single dwelling stock in some areas will accommodate the growth. This projection is based on a series of assumptions derived from historic population growth, trends in new dwellings and the release of new residential land.

Within the subject community the proportion of males and females was equivalent to the State average. People who identified themselves as Aboriginal and/or Torres Strait Islander contributed 3.9% of the Penrith LGA population, this is 1% higher than the rest of NSW (2.9%). A large proportion of the population aged 15 years and over were married (47.3%). This proportion was 1.4% lower than the State average of 48.7%. It is estimated that 36.1% of the Penrith LGA community are

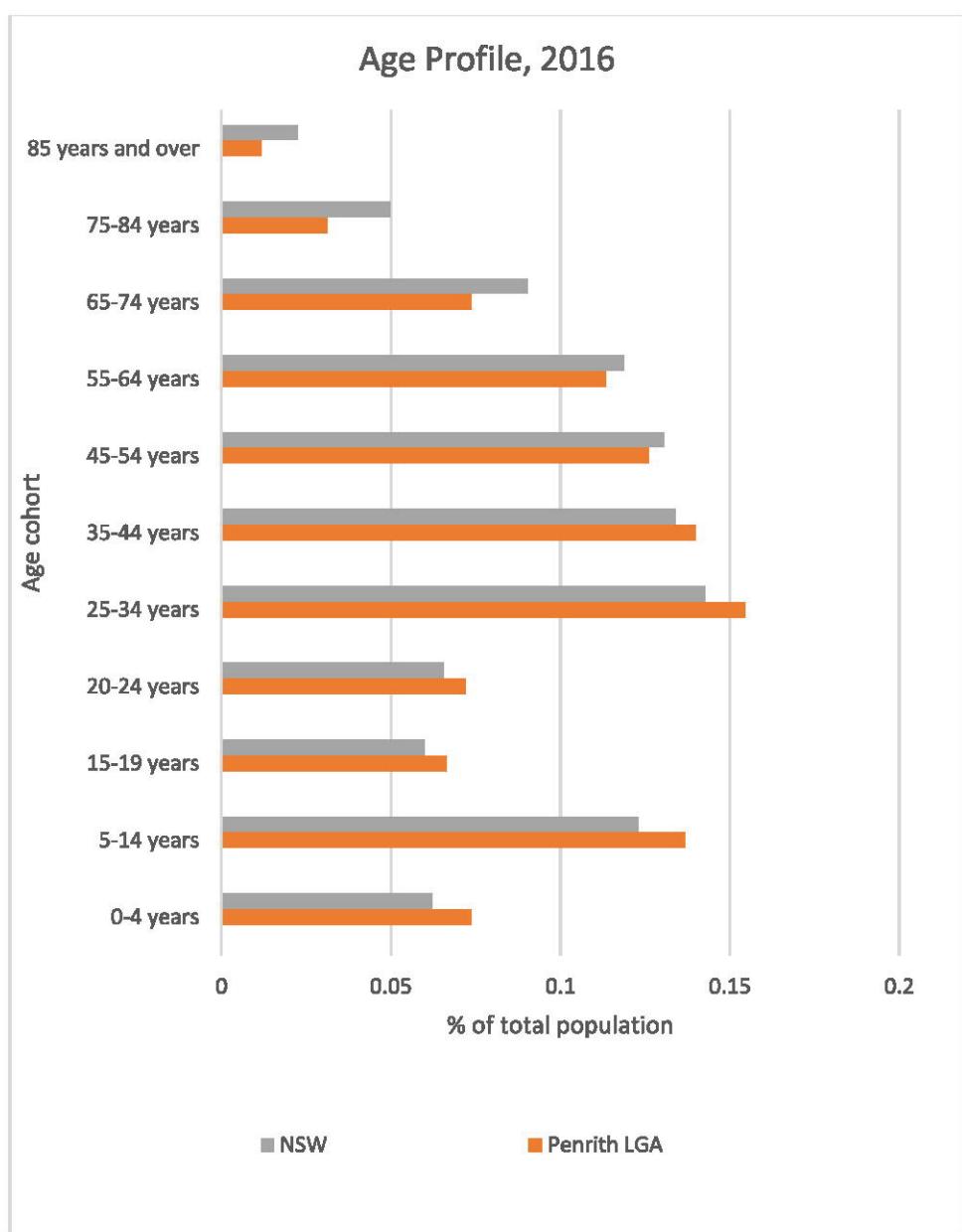
identified as never being married, 1.7% higher than the State average. 16.6% of the population identified as being either separated, divorced or widowed. Of these groups the percentage of people identified as being separated or divorced were marginally higher than the State average (0.6% and 0.1% respectively) with people identifying as widows being 1% lower than the State average.

The most common ancestries in the Penrith LGA community were Australian (26.3% of population), English (24.5%), Irish (7.2%), Scottish (5.5%) and Maltese (2.8%). English was the most dominant household language, with 77.17% of people in the Penrith LGA community speaking only English at home. This is 8.63% higher than the proportion of the State population speaking only English at home (68.5%). Most of the Penrith LGA resident population nominated a religious affiliation with Christianity being the top response (64.11%); 21.4% of the population identified as having no religion.

### **3.1.2 Age Structure**

The median age of the Penrith LGA rose from 32 years old to 34 years old between 2006 and 2011 and then has remained constant at 34 years old between 2011 and 2016. The median age remains lower than the median age recorded for the rest of the State (38 years). Figure 8 shows the age structure in comparison the broader community of the Penrith LGA and against the rest of NSW.

Figure 7 demonstrates that the Penrith LGA has a greater proportion of 0-44 year old residents compared with the proportion of these age groups for the rest of NSW. These age brackets represent almost two thirds (64.36%) of the entire population. Age brackets 45-54, 55-64, and 65-74 together represent approximately 31.33% of the population with age cohorts 75 and above representing 4.31% of the community. The percentage of youth aged 0-19 years old in the Penrith LGA was 3.17% higher than the State average, in contrast the percentage of residents aged 65+ was 4.59% lower than the rest of the State. Penrith LGA is considered to be a younger community with a large portion of workforce ready residents.

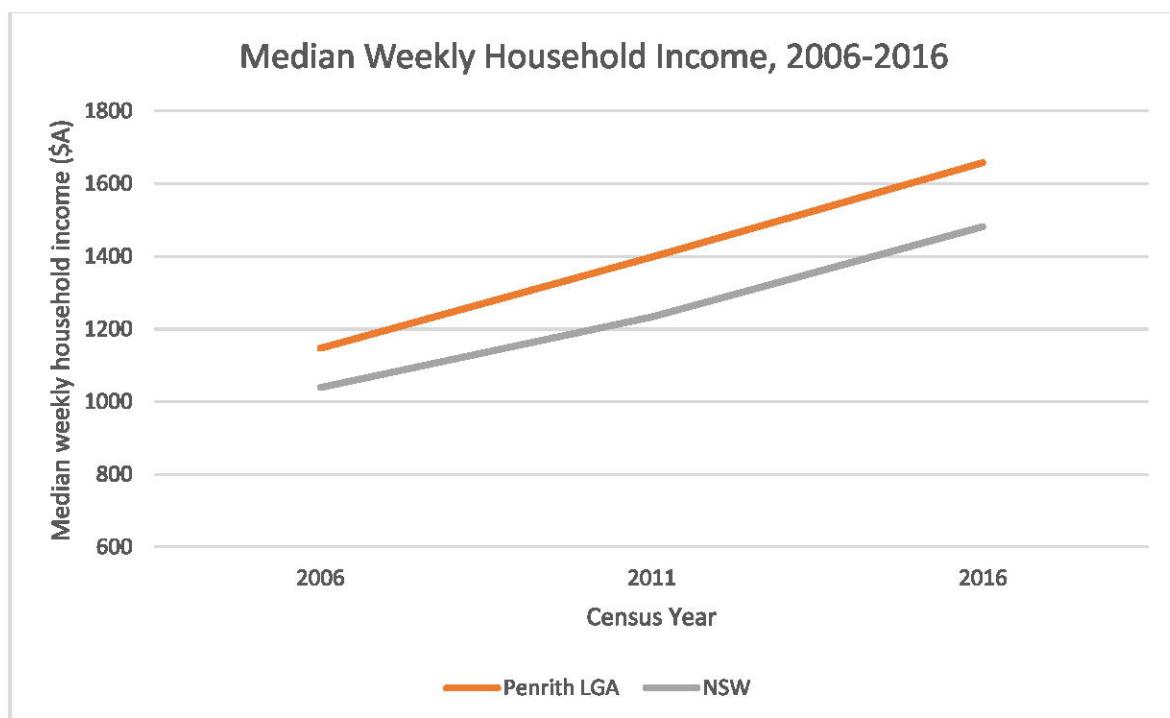


**Figure 8:** Age structure (ABS, QuickStats LGA16350, STE, 2016, Accessed: 11 May 2020)

### 3.1.3 Income and Employment

The 2016 Census estimated the median weekly income for an individual resident of Penrith LGA was \$782, being \$118 greater than the State average (\$664). Similarly, the median weekly family income was \$1,858, being 14.38% higher than the State median (\$1,780).

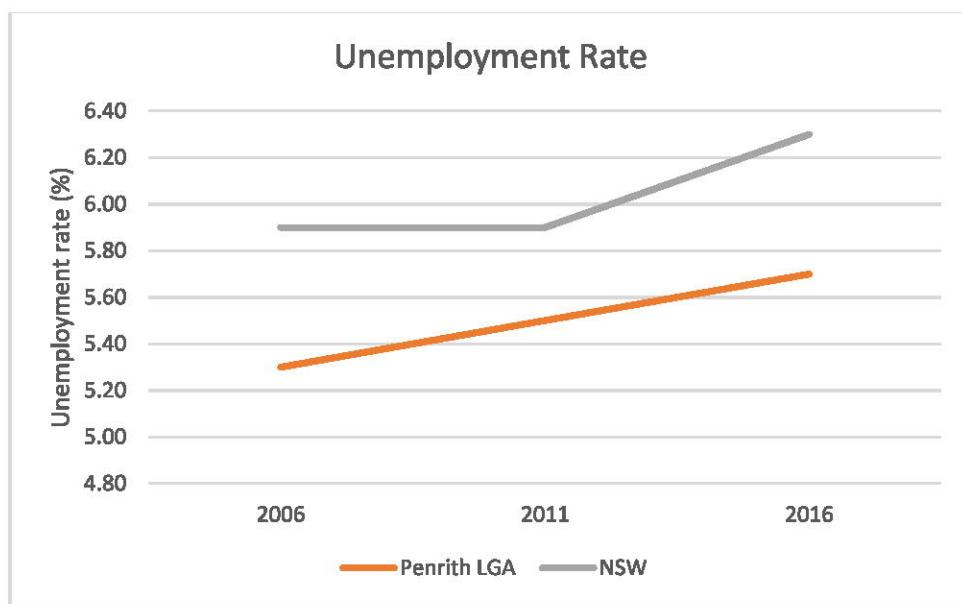
Figure 9 shows the median weekly household income for the Penrith LGA, compared to the State between 2006 and 2016. The median weekly household income has grown consistently since 2006 and generally in line with the trend experienced for the rest of NSW. The gap between median weekly household income has marginally widened since 2011. The locality consistently sits above the State for median incomes.



**Figure 9:** Comparison of median weekly household income (ABS, QuickStats 124031464, LGA16350, STE, 2006-2016, Accessed: 2 April 2020)

Of the residents aged 15 years or older, 89.5% of the LGA were engaged in either full-time or part-time work in 2016. The proportion of residents engaged in full-time work was 4.7% higher than the State average. Conversely, the percentage of part-time workers was 4.1% lower than the State average. The community was estimated to have an unemployment rate of 5.7% in 2016, being 0.6% lower than the rest of NSW.

Figure 10 shows the unemployment rates for both Penrith and NSW statistical areas has been increasing over the past 10 years. Whilst both statistical areas have observed 0.4% increase in unemployment over the 10-year period, for Penrith LGA, this was spread evenly across two census periods. In contrast, NSW had net zero change in unemployment rate between 2006 and 2011 yet observed a 0.4% increase to unemployment rate between 2011 and 2016. The locality of Penrith LGA has a consistently lower unemployment rate than the average across for NSW.



**Figure 10: Unemployment rate (ABS, QuickStats LGA16350, STE, 2006-2016, Accessed: 12 May 2020)**

Of the people employed in the community aged 15 years and older, 17.8% were Clerical and Administrative Workers followed by Professionals at 14.8%, Technicians and Trades Workers at 14.8% and Machinery Operators and Drivers at 10.8%. This varies from NSW where the highest employment percentage was in Professional occupations, comprising 23.6% of the workforce, followed by Clerical and Administrative Workers (13.8%) and Managers (13.5%). Machinery Operators and Drivers comprised 6.1% of the most common occupations across NSW.

In the Penrith LGA, the highest bracket of hours worked each week was 40 or more hours (45.6%) followed by 35-39 hours per week (22.1%), 25-34 hours (9.5%), 16-24 hours (8.5%) and 1-15 hours (9.1%). A similar trend is observed across the NSW average, with a marginal increase to the percentage of the population engaged in part time work hours.

### 3.1.4 Housing

The 2016 Census estimated there were 67,640 total private dwellings in Penrith LGA, compared to 62,632 in 2011, an increase of 8%. The growth observed in the Penrith LGA was 2.43% higher than the growth observed by the rest of NSW. Of the total dwelling count in 2016, dwellings owned outright was lower in Penrith LGA, at 26% compared to 32.2% in NSW. Dwellings owned with a mortgage comprised 8.4% more of total dwellings in Penrith LGA compared with the rest of NSW. Just under one third (30.2%) of dwellings were rented in Penrith LGA, comparable to the 31.8% rented for the rest of NSW.

The median weekly rent in Penrith LGA is \$370, which is 22.32% of the median weekly household income (\$1,658). Household costs in Penrith LGA are slightly lower than NSW, which has a median rent of \$380. There were 11.9% of households with rent payments higher than 30% of their household income. This is 1% lower compared to the rest of NSW (12.9%). This represents an average level of rental stress among residents.

Penrith LGA has a median monthly mortgage repayment of \$2,000. In comparison, NSW has a marginally lower median monthly mortgage repayment of \$1,986. There were 9.2% of households with mortgage repayments higher than 30% of their household income. This is 1.8% higher compared to the rest of NSW (7.4%). This indicates a slightly higher than average level of mortgage stress among residents.

### **3.1.5 SEIFA Index of Disadvantage**

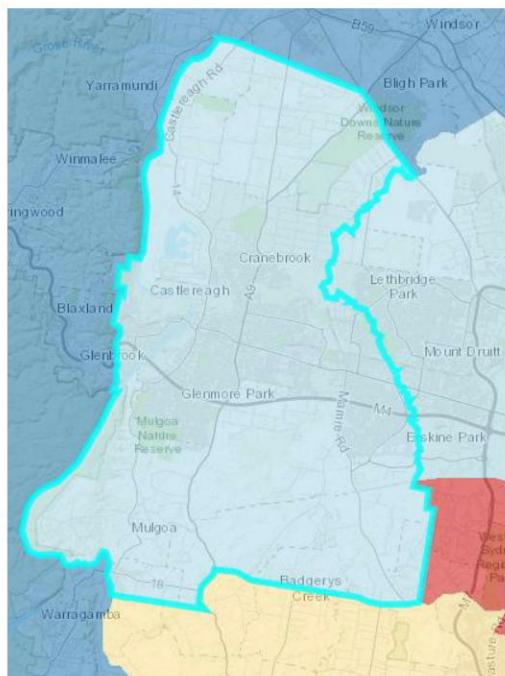
Socio-Economic Indexes for Areas (SEIFA) ranks areas in Australia according to relative socio-economic advantage and disadvantage. SEIFA consists of four indexes which attempt to represent people's access to material and social resources, and their ability to participate in society. Each index is derived from a combination of a number of weighted indicators, which provide a summary of an area's relative advantages and disadvantages:

- The Index of Relative Socio-Economic disadvantage (IRSD);
- The Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD);
- The Index of Education and Occupation (IEO); and,
- The Index of Economic Resources (IER).

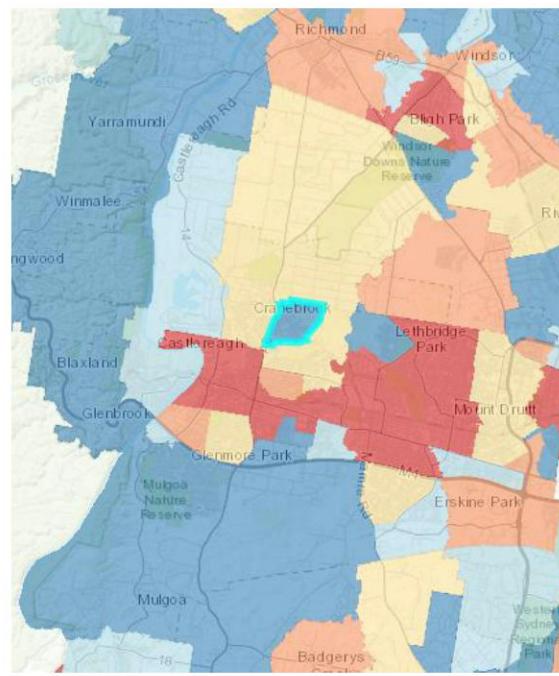
Relative to this SIA, the IRSD and IRSAD are the relevant Indexes to be analysed.

The IRSD is based on a collation of indicators of disadvantage only, including low income, high unemployment, disability, low-paid occupations, and low educational outcomes. Review of the IRSD interactive map for Penrith LGA identified an IRSD score of 999 and a quintile of four classifying the community as being 'advantaged'.

The IRSAD is based on a collation of indicators of disadvantage, offset by a collation of indicators of advantage. Indicators of advantage include high income, professional or managerial occupations, high mortgage or rental payments, larger houses, and higher educational attainments. Review of the IRSAD interactive map (Figure 11) identified the Penrith LGA community with a score 988 and a quintile of four, classifying the average community as being 'advantaged'. While these classifications of the LGA describe the area as a whole, examination of the State Suburbs (SCC) provides a more detailed picture of the socio-economic status of the locality. Figure 12 shows the diversity within the LGA. In particular, Jordan Springs is classified as a 'most advantaged' community within the LGA with an IRSAD score of 1098 and quintile of 5. Penrith SCC achieves an IRSAD score of 926 and a quintile of 1 being 'most disadvantaged'.



**Figure 11:** IRSD Penrith (SA2) (ABS, 2020)



**Figure 12:** IRSAD Penrith (SA2) (ABS, 2020)

Analysis of the IRSD and IRSAD scores indicate the residents of the Penrith LGA community are on the whole more ‘advantaged’ than the residents of the LGAs to the south east being Liverpool LGA, Cumberland LGA and Fairfield LGA. However, at the SCC level there is wide discrepancy in socio-economic status between areas within the LGA. Areas around Penrith and Cranebrook indicate higher quintiles of disadvantage, compared to some new and established residential areas, such as Jordan Springs which indicate the lowest quintiles of disadvantage.

### **Demographic profile summary**

The Penrith LGA has a slightly younger population compared with NSW. Population growth in the community was approximately 1.8% higher than the growth experienced across the rest of the NSW between 2011 and 2016.

The Penrith LGA is a growing suburb within the Sydney metropolis, with new land releases and higher density dwellings replacing old housing stock. Population growth may be attributed to strong population growth in the greater Sydney area coupled with potential job growth and lower property prices compared with other Sydney suburbs.

Generally, the residents of the Penrith LGA have a higher average income compared with NSW. There is also a lower unemployment rate being 0.6% lower than NSW.

Approximately 40% of the dwellings were owned with a mortgage, being 8.4% higher than the State average. This was coupled with a higher percentage of residents experiencing mortgage stress (9.2%). Almost one third of the residents rented within the Penrith LGA community. Rental stress was 1% lower compared to the rest of NSW.

Penrith LGA is generally classified as an 'advantaged' community. However, the level of advantage or disadvantage varies largely across the LGA. Penrith CBD, for example, is observed as an area classified as most disadvantaged, whereas new residential areas such as Jordan Springs are occupied by generally wealthier residents exhibiting higher levels of socio-economic advantage.

## 3.2 Crime Profile

The following information has been gathered through the NSW Bureau of Crime Statistics and Research (BOSCAR), unless otherwise stated. The information available through BOSCAR is collected annually and can provide a clear picture of the level of and variance of crime within Jordan Springs. Comparison has been made against the Penrith LGA and the baseline, NSW.

### 3.2.1 Crime trends

#### 3.2.1.1 All Crime

The data retrieved from BOSCAR identified that the most common crime to occur in the Jordan Springs community in 2019 was theft with 2607.5 incidents per 100,000 population, see Figure 13. This was 889 incidents less than the theft rate for Penrith LGA and 212.9 incidents less than the average for NSW (per 100,000 population). The statistical data indicated that the majority of theft incidents were theft from motor vehicles (29%) followed by fraud (20%). Following theft, the most prevalent crimes in Jordan Springs were malicious damage to property (701.4 incidents per 100,000 population), domestic violence (472.7 incidents per 100,000 population) and non-domestic violence (320.2 incidents per 100,000 population).

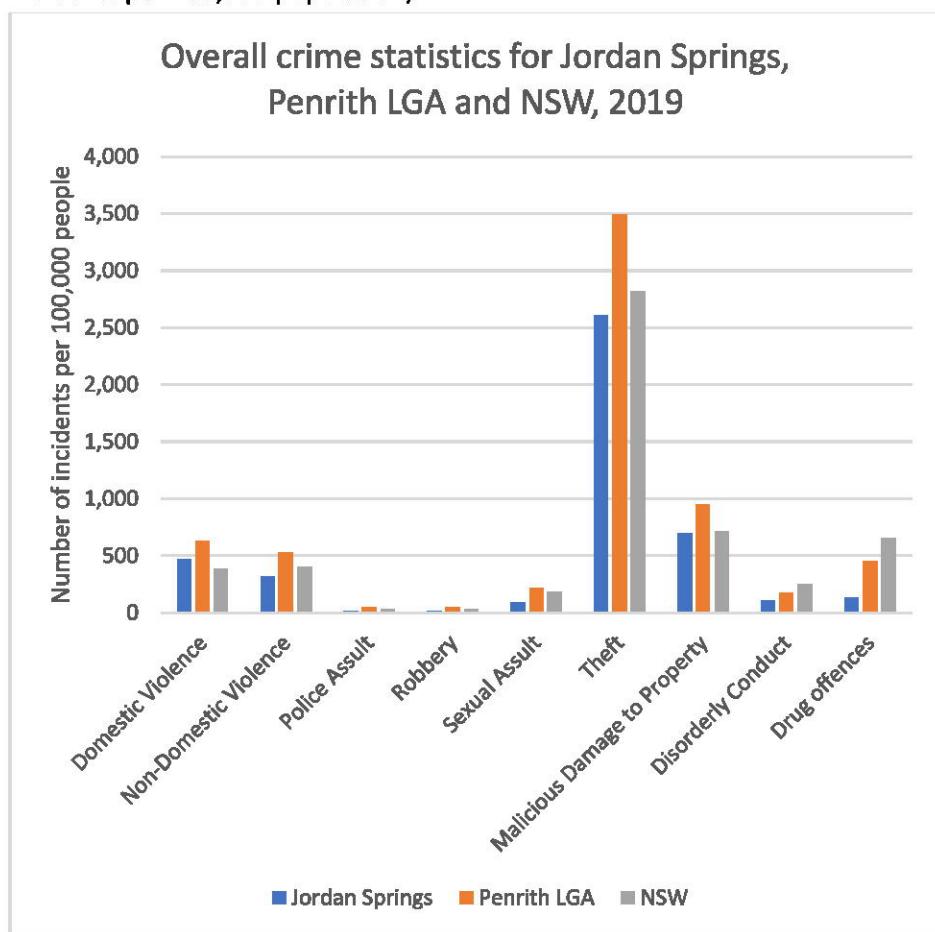
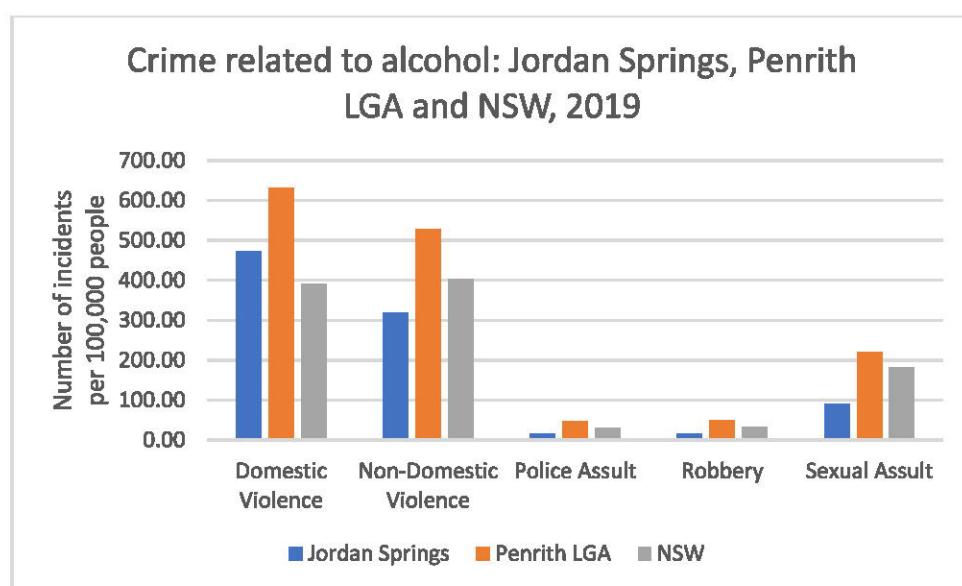


Figure 13: Comparison of 2019 crime statistics (BOSCAR Interactive Map Collated by Author, 2020)

### 3.2.1.2 Crime related to Alcohol consumption

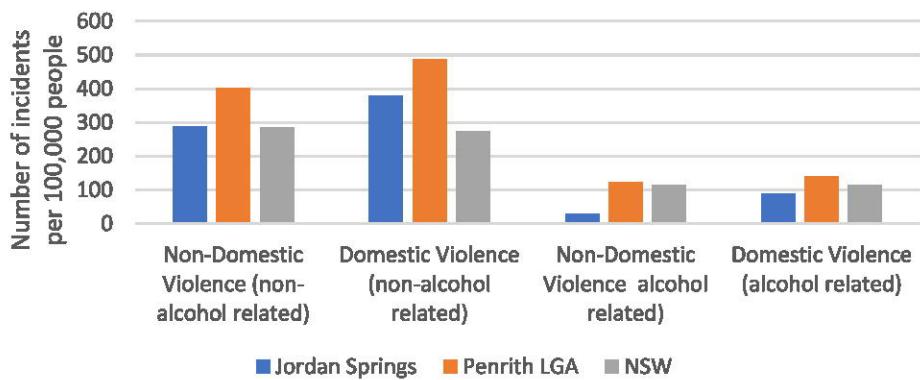
There is a considerable body of research which links alcohol consumption to violent crime, especially assault. The Bureau of Crime Statistics and Research (BOCSAR) provides data on five categories of crime associated with alcohol, being domestic and non-domestic violence, police assault, robbery and sexual assault. Of crimes related to alcohol, the data revealed domestic violence had the highest incidence (472.7 per 100,000 population) in Jordan Springs, see Figure 14. This rate was 159.7 incidents per 100,000 population lower than that for the Penrith LGA, however 82.3 incidents greater than the rest of NSW. Following domestic violence, of the crimes which can be related to alcohol, the highest incidence within the community were non-domestic violence followed by sexual assault.



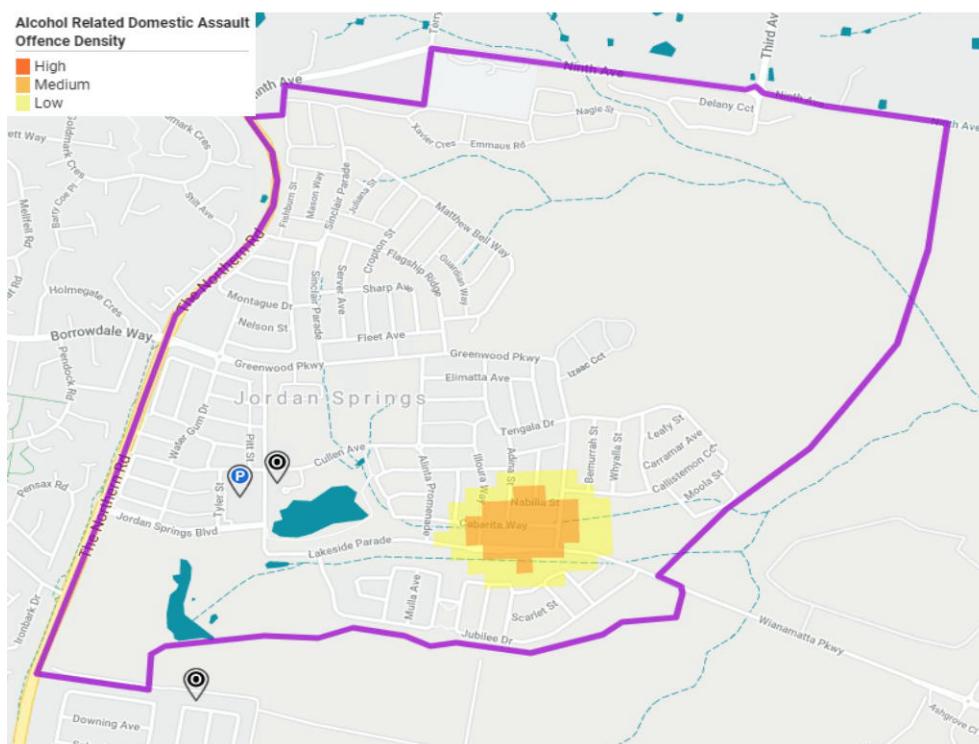
**Figure 14:** Comparison of 2019 crimes which can be related to alcohol across Jordan Springs, Penrith LGA and NSW (BOSCAR Interactive Map Collated by Author, 2020)

Domestic and non-domestic violence were the most prevalent crimes related to alcohol in the Jordan Springs community. Figure 15 shows the categorisation of assault related to alcohol and not related to alcohol for the subject area, the Penrith LGA and NSW. There is a higher proportion of both domestic and non-domestic violence that is not attributed to alcohol compared to the proportion of assaults that are attributed to alcohol consumption. In 2019 there was a total 792.9 reports of domestic and non-domestic assaults per 100,000 people in Jordan Springs. Of these incidents, 15.39% were related to alcohol. However, of the smaller proportion of alcohol fuelled assaults, 75% were domestic violence. Figure 16 shows a domestic violence hotspot east of the proposed venue.

## Comparison of non-alcohol related and alcohol related crime between Jordan Springs, Penrith LGA and NSW, 2019



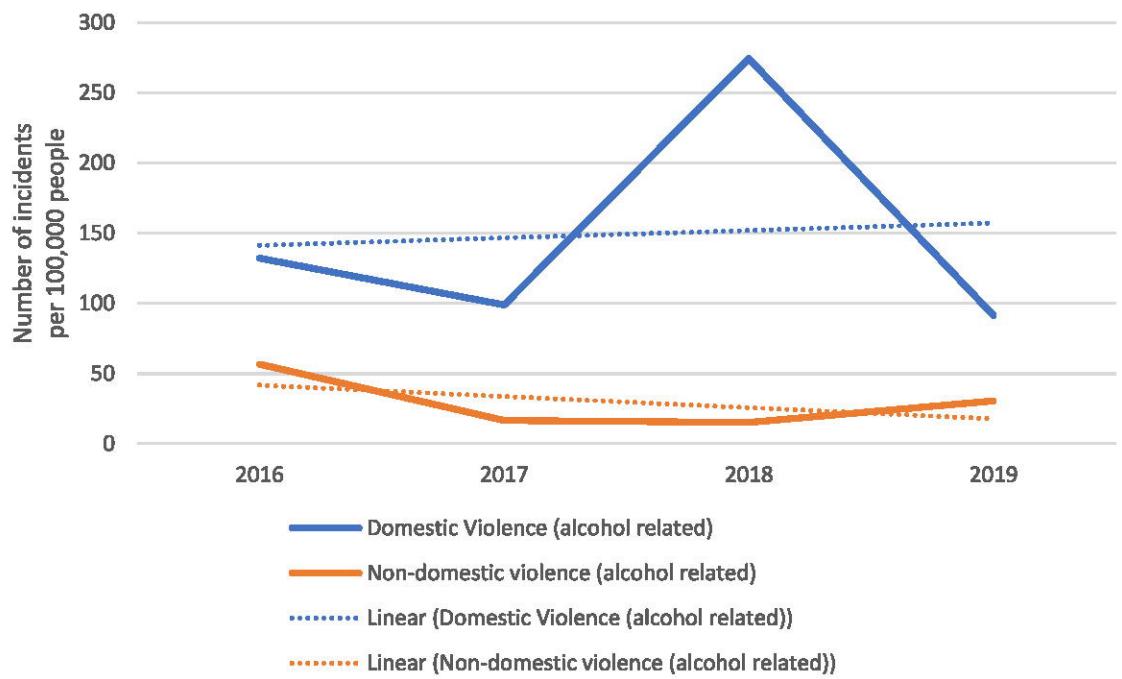
**Figure 15:** Comparison of 2019 assaults related to alcohol and not related to alcohol across Penrith (SA2), Penrith LGA and NSW (BOSCAR Interactive Map Collated by Author, 2020)



**Figure 16:** Alcohol related domestic assault offence density; Source: Liquor and Gaming LiveData, accessed 12 May 2020

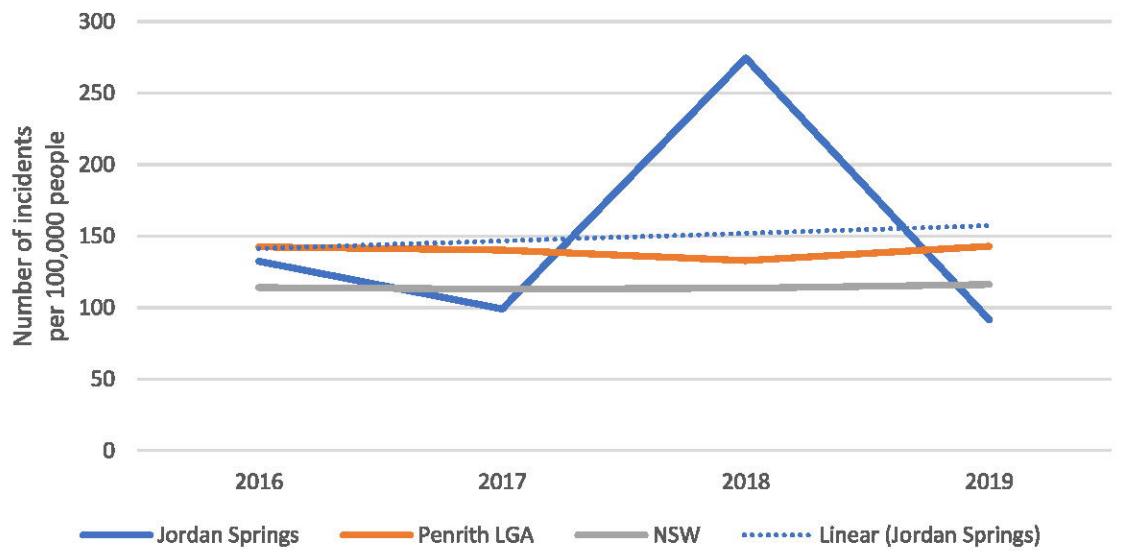
Data collected between 2016 and 2019 for Jordan Springs shows an increase of domestic violence related to alcohol in 2018, interrupting what is otherwise a downwards trend. Overall, there is a declining trend for non-domestic violence related to alcohol seen within the subject community (Figure 17). Figure 18 demonstrates that the general trend for alcohol related domestic violence in Jordan Springs is at a higher frequency, compared to Penrith LGA and New South Wales. It is noted that the Independent Liquor and Gaming Authority (ILGA) has no record of Disturbance decisions for the locality.

### Jordan Springs rate of alcohol related domestic and non-domestic violence, 2016-2019



**Figure 17:** Longitudinal comparison of domestic violence related to alcohol within the Penrith suburb (BOSCAR Interactive Map, Collated by Author, 2020)

### Comparison of alcohol related domestic violence Jordan Springs, Penrith LGA and NSW



**Figure 18:** Comparison of Alcohol Related Non-Domestic Violence between Penrith suburb area, Penrith LGA and NSW (BOSCAR Interactive Map, Collated by Author, 2020)



### **Crime profile summary**

The total rate of crime occurring in the Jordan Springs suburb is 12.65% lower than crime experienced in the Penrith LGA and 6.13% lower than NSW. Theft is the most prevalent crime occurring in the community; however, it was not identified as being related to alcohol. Furthermore, theft was associated to motor vehicle break ins or fraud. It is considered unlikely that the rate of theft would be altered as a result of the new tavern. It was identified that Jordan Springs had lower crime rates across all categories compared to the Penrith LGA which includes both crimes related to alcohol, and crimes not related to alcohol. Jordan Springs was found to have a higher rate of domestic violence compared to the average experienced across NSW.

Jordan Springs shows a spike in domestic violence related to alcohol in 2018, with an otherwise decreasing trend since 2016, in line with surrounding suburbs. The general occurrence of domestic violence is at a higher frequency compared with Penrith LGA and the rest of NSW. It is noted that this trend is skewed as a result of the rate identified in 2018. Both Penrith LGA and NSW show a stable trend for alcohol related domestic violence. Alcohol related domestic assaults in Jordan Springs contributes to 75% of all alcohol fuelled assault reports and are congregated east of the proposed venue. The data shows that non-domestic violence attributed to alcohol is declining in Jordan Springs.

Whilst the total crime rate for Jordan Springs is lower than the rate experienced for Penrith LGA and the rest of NSW, it is identified that domestic violence has occurred at higher rates than in NSW. Most of these cases are not attributed to alcohol.

### 3.3 Health Profile

The following information has been obtained from the Australian Institute of Health and Wellbeing. Reports which include the National Drug Strategy Household Survey (NDSHS) 2016: Detailed Findings, Alcohol, tobacco & other drugs in Australia: Aboriginal and Torres Strait Islander people (2019), NDSHS 2016 Supplementary data tables Chapters 4 and 7-9. The Jordan Springs statistical area is classified by the Map of the 2016 Remoteness Areas for Australia as being within a Major City of Australia. Accordingly, data reviewed in this section will be related to the general trends that are experienced in other major cities across Australia and NSW.

#### 3.3.1 Alcohol Related Health Profile

##### ***3.3.1.1 Nation-wide trends in alcohol-related health impacts***

Alcohol abuse is known to place a significant burden on the health and wellbeing of an individual, leads to an increased potential for an individual to suffer from chronic disease and/or injury and impacts the broader community with flow-on effects to the health service industry. In 2011 alcohol abuse contributed 5.1% to the total burden of disease and injury experienced in Australia. The most recent estimate (2013) of social cost due to alcohol abuse across Australia was \$14.35 billion, comprising lost productivity (42.1%), traffic incidents (25.5%), and crime and health care related costs (32.4%).

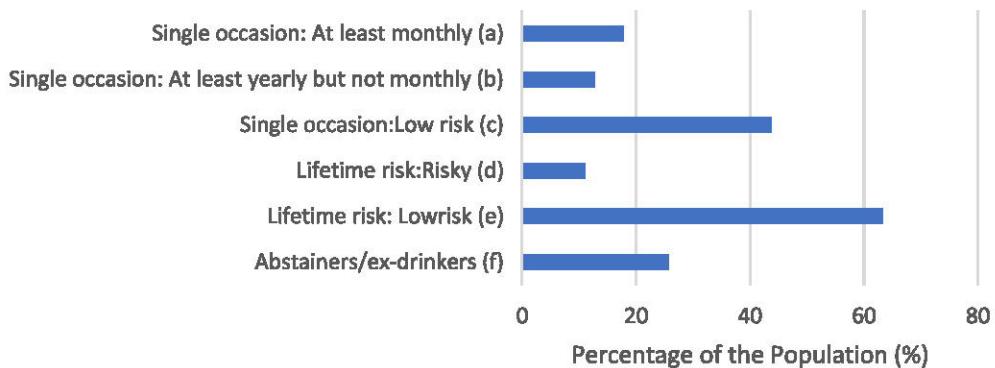
In 2019 approximately one in every six (17.4%) Australians aged 14 and over had put themselves or another individual at risk of harm whilst under the influence of alcohol. However, the rate in which individuals under the influence of alcohol partake in potentially risky activities has fallen 5.6% across Australia between 2007 and 2016. Aboriginal and Torres Strait Islander (ATSI) people were identified to be more likely to abstain from alcohol, however, of those ATSI individuals who consume alcohol, they were 2.8 times more likely to engage in risky alcohol consumption. Driving a vehicle whilst under the influence of alcohol fell 4.4% between 2007 and 2016 across Australia.

Between 2013 and 2016 a decline in the percentage of the community engaging in risky alcohol consumption was identified for major cities. Across NSW between 2010 and 2016 there was a 2.3% drop in the percentage of people who engaged in lifetime risky alcohol consumption.

##### ***3.3.1.2 Trends in Outer Western Sydney***

Jordan Springs is identified within the catchment area of Sydney – Outer West and Blue Mountains SA4. Of this community 63.3% of the population was identified to have lifetime low health risk due to alcohol consumption, with 11% of the population identified to have lifetime high health risk. Further detail of alcohol consumption trends is shown in Figure 19.

## Drinking trends across Sydney - Outer West and Blue Mountains SA4



(a) Had more than 4 standard drinks at least once a month but not as often as weekly

(b) Had more than 4 standard drinks at least once a year but not as often as monthly

(c) Never had more than 4 standard drinks on any occasion

(d) On average, had more than 2 standard drinks per day

(e) On average, had no more than 2 standard drinks per day

(f) Not consumed alcohol in the previous 12 months.

**Figure 19:** Drinking trends across the Sydney – Outer West and Blue Mountains Statistical Area 4 (Source: AIHW, Supplementary data tables, State and territory chapter 7, adapted by author, 2017)

### 3.3.1.3 Alcohol use among groups with socio-economic advantage

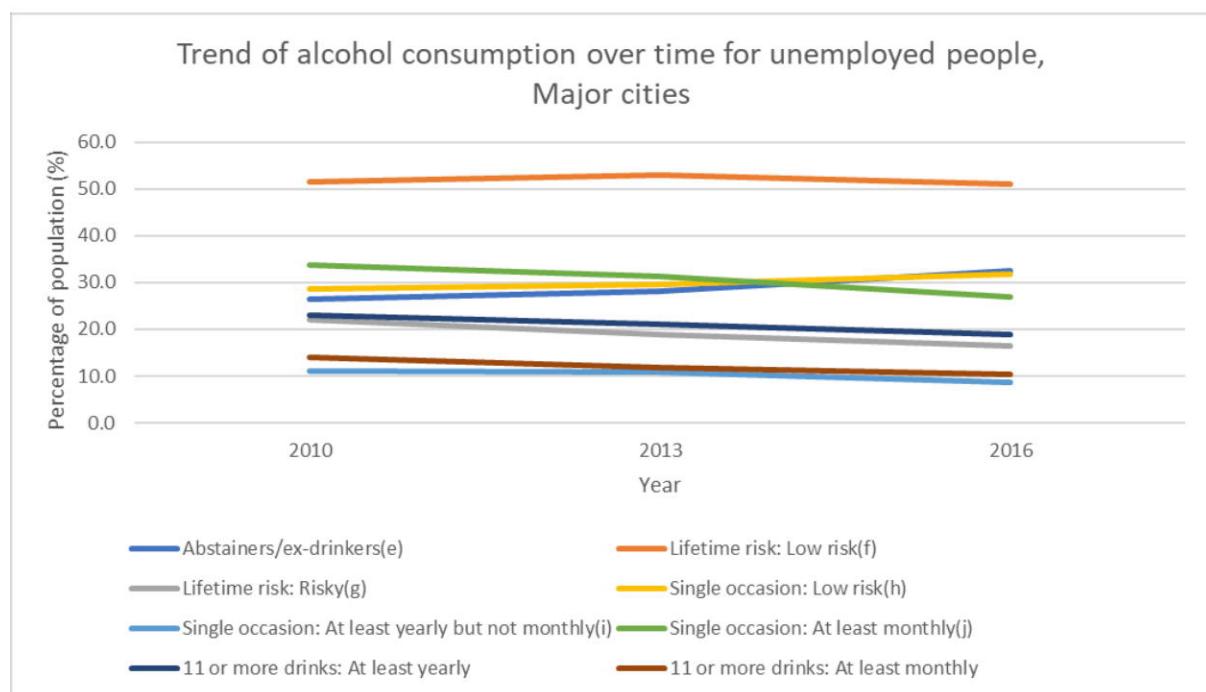
As detailed in Part 3.1.5 of this Report, Jordan Springs community is classified as a 5<sup>th</sup> quintile (most advantaged) community by the SEIFA Index. Accordingly, these populations are recognised to be less at risk to alcohol consumption and risky alcohol consumption behaviours. Between 2010 and 2016 communities of the 5<sup>th</sup> quintile SEIFA index have observed a stable or decreasing trend across all drinking behaviours with an increase in individuals abstaining from alcohol. Similar trends are observed for major cities. Alcohol use among communities of the 5<sup>th</sup> quintile SEIFA index (most advantaged) and major city communities are shown in Table 1, below.

**Table 1:** Alcohol use for SEIFA Index 5th quintile populations and major cities between 2010 and 2016 (Source: AIHW, Supplementary data tables, Specific population groups Chapter 8, 2017)

	5 <sup>th</sup> Quintile Populations			Major Cities		
	2010	2013	2016	2010	2013	2016
Abstainers/ex-drinkers	14.6	16.7	18.2	20.8	23.1	23.7
Lifetime risk: Low risk	64.2	65.0	64.2	60.3	60.2	60.9
Lifetime risk: Risky	21.2	18.4	17.6	18.9	16.7	15.4
Single occasion: Low risk	42.6	42.1	43.4	40.2	40.4	40.2
Single occasion: At least yearly but not monthly	13.6	13.7	12.5	11.6	11.5	11.9
Single occasion: At least monthly	29.2	27.5	25.9	27.4	25.0	24.2

5 <sup>th</sup> Quintile Populations			Major Cities		
	2010	2013	2016	2010	2013
11 or more drinks: At least yearly	16.6	16.5	14.4	16.1	15.1
11 or more drinks: At least monthly	8.3	7.1	6.4	7.9	7.0

Data collected from the NDSHS (2016) revealed a general declining trend of alcohol consumption between 2010 and 2016 across the unemployed sector of the community along with a 6.1% increase of residents abstaining from alcohol, Figure 20. An increase of 3.2% was observed for unemployed residents engaging in single occasion low risk alcohol consumption.



**Figure 20:** Drinking trends across the unemployment sector of major cities (Source: AIHW, Supplementary data tables, State and territory chapter 8, adapted by author, 2017)

### 3.3.1.4 Support for penalties

The NDSHS (2016) presented 18 policy measures associated with mitigating problems linked to alcohol consumption. Based on the results obtained from the 2016 NDSHS, 84% of the Australian community believe the most appropriate policy to reduce alcohol related harm was to implement 'more severe penalties for drink driving', followed by the 'stricter enforcement of law against supplying alcohol to minors' (80.9%) and 'stricter enforcement of the law against serving customers who are drunk' (80.5%). Comparison of survey results between 2013 and 2016 revealed the largest proportional decrease in policy support was against 'reducing the trading hours for pubs and clubs' (-8.1%), followed by 'restricting late night trading of alcohol' (-7.1%). A 2.7% decrease in support was observed against reducing the number of outlets that sell alcohol.

## **Health profile summary**

The alcohol related health profile for the Jordan Springs community has been collated on the trends observed for Major Cities, SEIFA Index 5<sup>th</sup> quintile communities and the Sydney – Outer West and Blue Mountains SA4 which can be generally applied to the subject community.

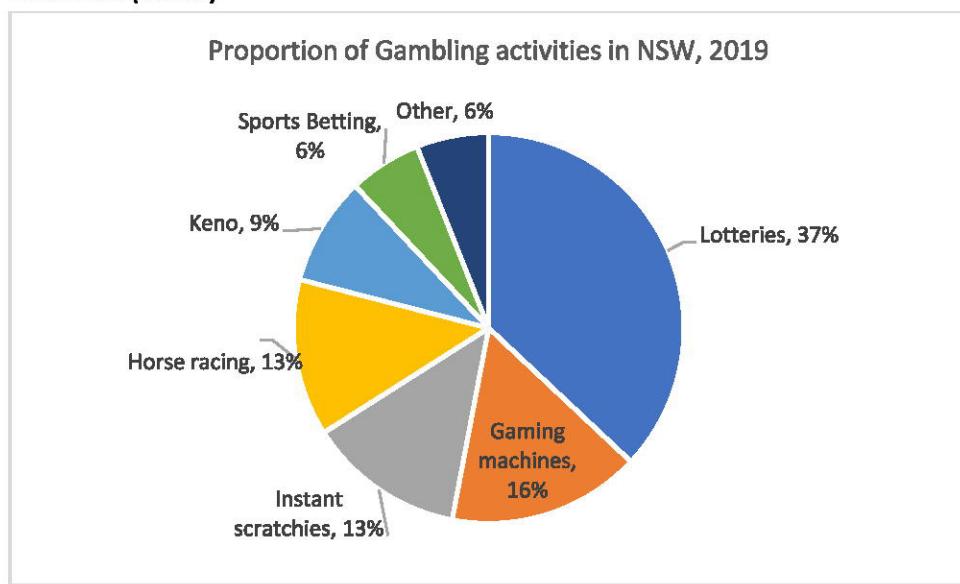
The data suggests that the overall trend of risky alcohol consumption for the community has decreased between 2013 and 2016. The majority of people consuming alcohol in the Sydney- Outer West and Blue Mountains area are likely to engage in lifetime low risk consumption of alcohol whereby they consume no more than two standard drinks daily. The Penrith LGA has a lower unemployment rate than the rest of NSW which can be attributed to the higher SEIFA index record for the LGA and Jordan Springs. The data shows an overall decline in rates of alcohol abuse in both 5<sup>th</sup> quintile SEIFA index (most advantaged) and unemployed segments of the population.

Community response to the NDSHS in regard to alcohol harm reduction policy was in favour of stricter penalties for drink drivers and the sale of alcohol to minors. There was a sway away from reducing the number of alcohol outlets between 2013 and 2016. It is noted that this is the opinion of community members and not experts in alcohol harm minimisation.

### 3.4 Gambling Profile

It is known that people with gambling problems can experience financial, physical and mental health, relationship, education and employment issues. It has been estimated that for any one person who is considered a problem gambler, six connected people are affected (Office of Responsible Gambling, NSW Gov, 2020). The following information has been gathered from the NSW Gambling Survey 2019 and the Liquor and Gaming NSW Gaming Machine Data 2018-2020. The reports capture statistical data for NSW as a reference point, and the Nepean Blue Mountains metropolitan area in which Jordan Springs is located. Risk associated to gambling is assessed by the Problem Gambling Severity Index (PGSI) which categorises gamblers as either a Problem Gambler, Moderate-risk Gambler, Low-risk Gambler or Non-problem Gambler.

Across NSW approximately one in two people (53%) aged 18 years and over engage in one or more gambling activities. Types of gambling activities in NSW are shown by their proportion of total gambling activities in Figure 21. People aged 45-64 were most likely to purchase lottery tickets compared with young people aged 18-24 more likely to engage in sports bets and electronic gaming machines (EGMs).



**Figure 21:** Proportion of gambling activities in NSW (Source: NSW Gambling Survey, 2019, <https://www.responsiblegambling.nsw.gov.au/research2/nsw-gambling-survey-2019>, adapted by author, 2020)

In 2019 it was estimated that 1% of the NSW population were classified as problem gamblers according to the PGSI, 2.8% of the population are considered to moderate risk gamblers followed by 6.6% of the population considered as low risk gamblers. Unemployed people or people who spoke a language other than English at home were more likely to participate in gambling activities. Overall, 42.9% of the NSW population are classified as gamblers. However, since 2006 participation rates in gambling activities across NSW have fallen, except for informal private betting which showed a 2% increase. Between 2011 and 2019 the greatest decrease in gambling activity was seen in the purchase of instant scratchies (15%) followed by engagement in EGMs and horse or greyhound racing both

seeing an 11% decrease. Furthermore, there has been a 12% increase since 2011 in the number of people not engaging in any gambling activities within the previous 12 months.

The 2019 NSW Gambling Survey identified that 53% of the Nepean Blue Mountains metropolitan population engaged in at least one gambling activity. The most prevalent activity in this region was the purchase of lottery tickets either online or in person (39%) followed by the use of EGMs (19%). Of the gambling population identified for the Nepean Blue Mountains metropolitan area, 10% engaged in gambling activities associated with horse or greyhound racing and 9% played Keno at a club, hotel or casino.

The survey identified that 2% of the Nepean Blue Mountains metropolitan gambling community are Problem Gamblers, being 1% higher than the State average. This was followed by 3% of the community being classified as Moderate-risk gamblers, which is in line with the NSW average. A further 14% were identified as Low-risk gamblers, being 7.4% higher than the state average. These figures are reflected in Figure 22.

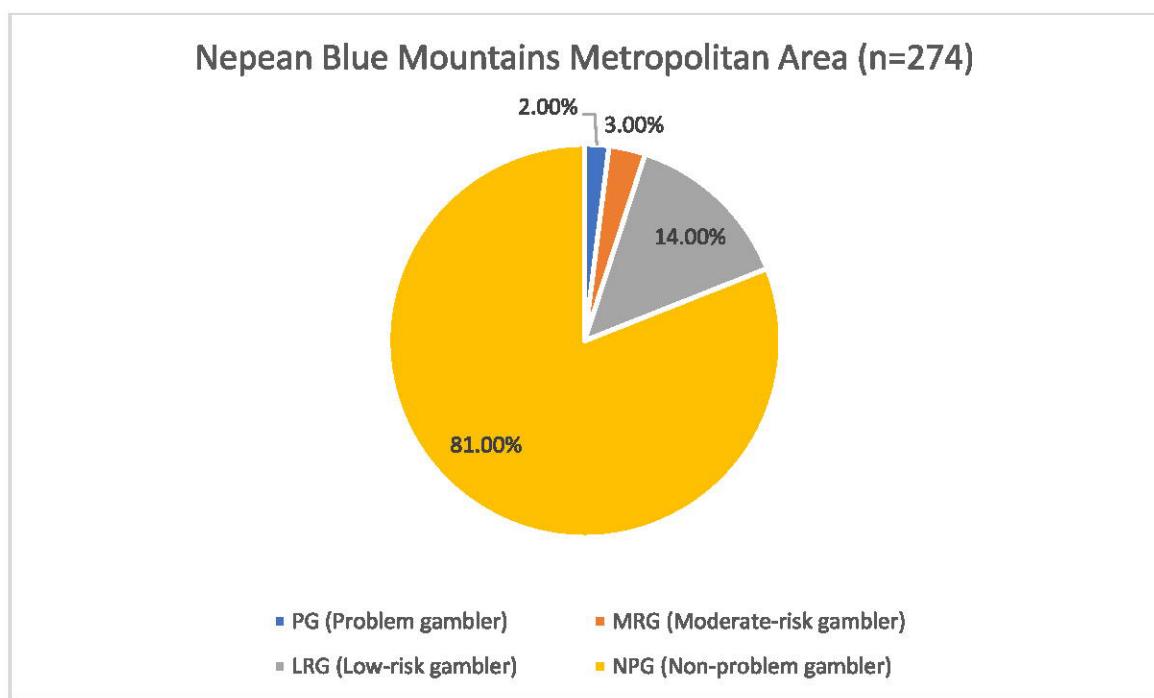


Figure 22: Percentage of gambling population classified by the PGSI; Source: NSW Gambling Survey, 2019, page 137

Review of the Liquor and Gaming NSW Gaming Machine Data provides an overview of the density of EGMs across the Penrith LGA. As of November 2019 there were 2561 EGMs located in clubs and hotels. Between June 2018 and November 2019, the number of EGMs available in Penrith Club venues increased by 0.43%. In comparison the number of EGMs available in Penrith Hotel venues has increased by 3.6% between July 2018 and January 2020. In total, availability EGMs across Penrith LGA increased by 1% between June 2018 and January 2020.

### **Gambling Summary**

Across NSW engagement in gambling activities has been in decline since 2006 with the exception of informal private betting which increased by 2%. The most significant decline in NSW was seen in the purchase of instant scratchies by 15% with EGMs and horse or greyhound race betting decreasing by 11% each. Problem gambling and moderate risk gambling behaviours are more prevalent in the unemployed sector of the community and in people who spoke a language other than English at home. Prevalence of these gambling behaviours are lower among people who have a university degree.

The gambling community of the Nepean-Blue Mountains area engaged mostly in the purchase of lottery tickets either online or in person (39%) followed by the use of EGMs (19%) and horse or greyhound racing (10%). Of this gambling community 2% were classified by the PGSI as Problem Gamblers being 1% higher than the State average. However, the community showed a higher proportion of Low-risk Gamblers (14%) compared with the rest of NSW (6.6%).

Across Penrith LGA there was a 1% increase in EGM availability between June 2018 and January 2020.

### 3.5 Social Infrastructure Profile

The suburb of Jordan Springs is new urban zone with rapid residential growth. Figure 23 and 24 below demonstrate the variance in housing density between 2016 and 2020. Figure 2 shows large pockets of undeveloped residential land east and north east of Jordan Springs Lake in July of 2016. Whereas by March 2020, these areas have been filled with housing shown in Figure 3. This given the infancy of the locality, social infrastructure is being established in the area.



Figure 23: Jordan Springs, July 2016 (Google Earth, Accessed 11 May 2020)

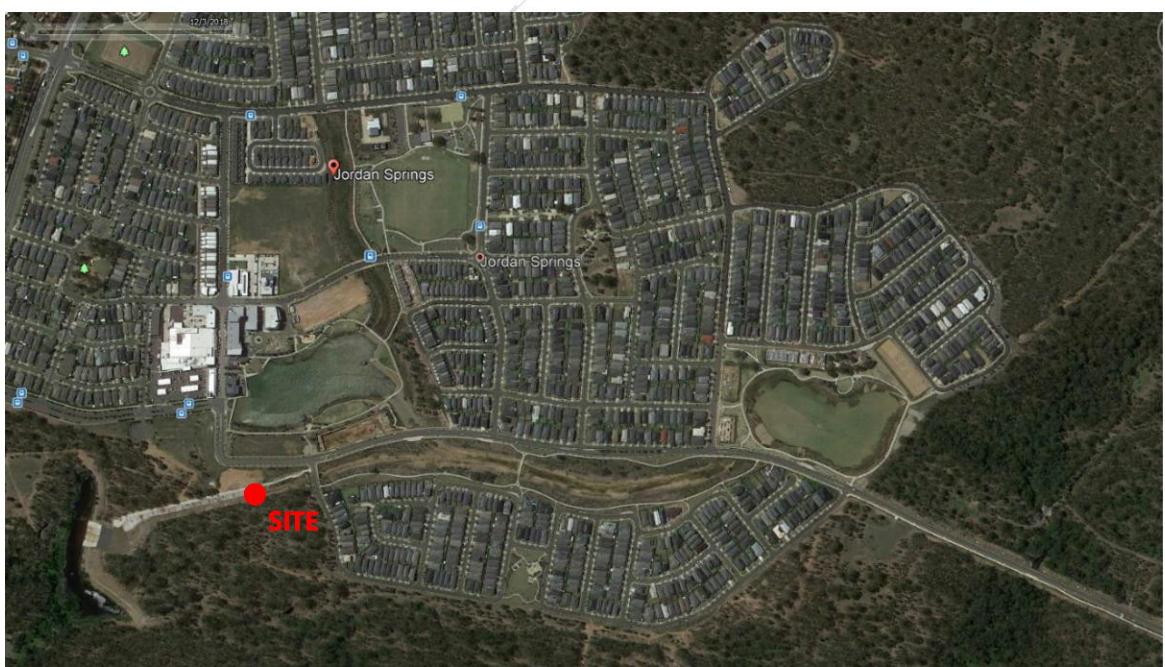


Figure 24: Jordan Springs March 2020; (Google Earth, Accessed 11 May 2020)



The following information provides an overview of the current social infrastructure within a 2km radius of the subject site. The information has been gathered from the ABS Community Profile for Penrith LGA and data gathered through internet related searches.

### **3.5.1 Transport Infrastructure**

The majority of residents aged 15 years and over within the Penrith LGA community travel to work by car as either the driver or a passenger (69.4%). This was 9.3% higher than the rest of NSW. A further 11.4% of the population use public transport. This is 4.6% lower than the trend observed for NSW. A further 0.76% of the population travel to work via active transport, compared with 2.1% of the rest of NSW.

The site is not directly serviced by public transport. The community is not serviced by train. Bus 783 services the Jordan Springs suburb with buses 786, 677 and 673 travelling along the Northern Road with stops located near the suburb. Bus 783 is available from at 5.27am to 7.38pm Monday to Friday, 8.08am to 5.10pm Saturdays, and 8.35am to 4.37pm Sundays and Public Holidays. The closest bus stop to the site is located at the Jordan Springs Shopping Centre, 230m from the proposed venue. The community is also serviced by a free community bus during peak periods Monday to Friday shuttling commuters to Werrington Train Station. This service will remain active until public transport can fully service the community. Penrith Train Station is the closest station, located 5.8km from the proposed venue. This station is manned 24 hours, seven days a week. Trains service this station 24 hours a day.

Taxi services are available 24 hours a day servicing the Penrith and wider Sydney areas.

It is noted that a thorough listing of bus and train services in the area is provided within the Traffic Impact Assessment (ptc., July 2020), and does not require coverage here.

### **3.5.2 Social and Community Infrastructure**

Social and community infrastructure are services and facilities which aid residents to live a fulfilling life. These services include, but are not limited to, access to education, food, entertainment venues and health and wellbeing services. A review of the existing social and community infrastructure has been conducted within a 2km radius of the site.

#### **3.5.2.1 Education**

Located within 2km of the venue are two early childhood centres, one primary school - under construction - and a religious college. These are outlined in Table 2. There are no secondary schools located within the specified radius; the nearest secondary school is Cranebrook High School located 2.5km from the proposed venue. The closest tertiary facility, TAFE NSW – Nepean, is located in Kingswood, approximately 7km from the proposed venue.

**Table 2:** Local educational facilities within 2km as the crow flies to the site, (Source: Google maps, collated by author, 2019)



<b>Educational Facility</b>	<b>Proximity</b>
Little Zak's Academy	500m
A Honey Pot Haven Preschool	1.5 km
Primary School – Under construction	600m
Strong Nation College	300m

### **3.5.2.2 Access to food and pre-packaged liquor**

Community members have access to a range of retail stores within the Jordan Springs Shopping Centre. Major food supply chain, Woolworths, is located within the centre. This service is usually open 7.00am to 10.00pm Monday to Sunday. Coles Supermarket is located at Cambridge Gardens and observes trading hours of 6.00am to 10.00pm Monday to Sunday. ALDI is located in Cranebrook and trades between 8.30am to 8.00pm Monday and Sunday. Pre-packaged liquor can be purchased from Woolworths BWS (9am to 8pm Monday to Saturday; 10am to 7pm Sunday) within the Jordan Springs Shopping Centre. There are no other pre-packaged liquor stores located in the Jordan Springs suburb.

### **3.5.2.3 Access to entertainment venues**

There are no other hotel/clubs or taverns located within a 2km radius of the proposed site. However, there are three restaurants located in close proximity, and a range of takeaway venues. Lakeside Vietnamese Cuisine holds an on-premises licence, the other restaurants are not licenced. Table 3 provides the opening times of the proximate restaurants servicing Jordan Springs.

**Table 3: Entertainment venues and opening hours (Source: Premises websites, collated by author, 2020)**

<b>Venue</b>	<b>Opening hours</b>
Five Stars Thaitanic	Monday - Friday 11am-3pm; 5pm-9pm Saturday – Sunday 5pm-9pm
Lakeside Vietnamese Cuisine	Monday – Sunday 11am – 9pm
Nahmthai Cuisine	Monday – Sunday 12pm-3pm; 4.30pm-9pm

### **3.5.2.4 Access to health facilities**

Local community health services can be accessed from the general practice medical centre located on Water Gum Drive, Jordan Springs. Emergency medical services are available 24 hours a day from Nepean Hospital, located 4.6 kilometres from the proposed site. Jordan Springs is serviced with community hub which runs a range of activities by local organisations and community not-for-profit groups. Detoxification facilities for people with alcohol related problems are accessible at the Nepean Blue Mountains Local Health District Drug and Alcohol Services located within the Nepean Hospital.

### **Social infrastructure profile summary**

Review of the local social infrastructure has identified a small number of educational facilities within the locality, predominantly early childhood education facilities.

The predominant mode of transport used in the locality is private vehicle, however, public transport is available to the community via bus until 7.38pm Monday to Friday, 5.10pm Saturday and 4.37pm Sunday. Train services are available from Penrith and Werrington Downs. Taxis service the area 24 hours a day providing an alternate method of transport.

The community has access to a range of major chain supermarkets. Woolworths is located within the Jordan Springs Shopping Centre, with the other two major chains, Coles and ALDI located in nearby suburbs. BWS is the only retailer in the suburb selling pre-packaged liquor.

There are no other venues with the same nature as the proposed venue within the locality. A number of restaurants provide lunch and dinner entertainment opportunities in Jordan Springs.

A range of medical facilities are located within proximity to the venue. These provide access to:

- General practitioner
- Emergency services
- Detoxification unit
- Nepean Hospital

The area is serviced with a range of transport, health and social infrastructure in proximity to the venue. Although there are early childhood facilities and a primary school within a 2km radius, this analysis has not identified any that are in close proximity to the venue. No other sensitive land uses were identified within a 2km radius of the site.



## 4 Community Consultation

Community consultation is a key component of SIA as it informs the identification of issues that are of importance to the community. It forms part of the baseline study which tells us about the community as it exists, prior to the proposed development. The likely impacts of the development can then be assessed against the baseline, providing a clearer picture of the impact of change within the community.

Consultation provides an opportunity to engage the public and respond to their concerns early in the design process, and present to Council a proposal that has already been informed by matters of relevance to the public. It also allows for complete assessment of the likely social impacts of the proposal, through a more complete understanding of the baseline community characteristics and likely issues of concern.

Community consultation has commenced as part of the Community Impact Statement (CIS) to form the application to the Liquor and Gaming Authority. As part of the CIS requirements the following stakeholders have been notified:

- Penrith City Council
- Penrith Police Station
- Department of Health
- Department of Family and Community Services
- Roads and Maritime Services
- Deerubbin Local Aboriginal Land Council
- The occupier of any neighbouring premises within 100m radius of the subject site
- Jordan Springs Community Hub
- Little Zak's Academy
- NSW Department of Education
- Wesley Counselling Services Western Sydney

The stakeholders have a 30 day period to raise any concerns regarding the application for a new hotel licence. The notification period runs from 3 August 2020 to 2 September 2020. As part of the consultation, any issues raised by the public will be addressed as part of the CIS and further assessed by the Liquor and Gaming Authority. The applicant has therefore opted to rely on the community consultation conducted as part of the CIS and public exhibition during the development assessment process as a basis for community consultation.

At the time of writing this Report, no submissions have been made.

Submissions within this period will be monitored, and an update can be provided to Council throughout the assessment of the Development Application. A summary of all issues raised in submissions, and a response to those issues, will be provided to ILGA and Council when the Community Impact Statement is lodged with ILGA.



## 5 Social Impacts

### 5.1 Methodology

Social impacts have been defined as changes to people's way of life, culture, community, political systems, access to and use of infrastructure, services and facilities, environment / surroundings, health and wellbeing, personal and property rights, and fears and aspirations (Vanclay, F, 2003, cf. NSW Department Planning and Environment, 2017). Most change will inevitably result in some social impact.

Social impacts can be:

- large or small,
- positive or negative,
- tangible or intangible,
- direct, indirect, or cumulative,
- actual or perceived, and
- range from being wholly quantifiable to being only determined through qualitative analysis.

This SIA attempts to capture the key social impacts that are pertinent to the proposed development, its site, and the community. It will not attempt to capture all of the social impacts that could possibly arise from the proposed development. After a consideration of the baseline characteristics of the community and the proposed development, those impacts considered below have been determined as the key matters for consideration for the purposes of determining the likely social impact of the proposal.

Impacts are considered based on their likely extent, duration, severity and sensitivity. This approach is based on the classification of impact characteristics within Table 5, Appendix B, of the Department of Planning and Environment's SIA Guideline (2017).

**Extent:** Impacts are considered for the immediate community (within 1-2 km radius including the Jordan Springs SA2), the wider community (Penrith LGA, 5km plus radius), and on the Western Sydney region as a whole, where applicable.

**Duration:** Impacts are identified as short, medium or long term. Short term impacts include those arising from construction, expected to occur over the two years following approval of the application. Medium and long term impacts will arise from the continuing operation of the proposal. Measures to mitigate these impacts have been identified below, where relevant.

**Severity and sensitivity:** All impacts are assessed as to whether they are positive, negative or negligible. Negative impacts are further assessed for their severity and sensitivity:

- Severity: the degree of change from the existing condition (high, medium or low)
- Sensitivity: the susceptibility or vulnerability of people, receivers or receiving environments.



## 5.2 Potential Social Impacts

The present development proposal is likely to have some social impact on the Jordan Springs community. Potential impacts have been considered below. Key likely impacts are summarised in Table 4.

This SIA considers, to the extent possible, the full range of potential impacts on the wellbeing of people affected by the proposal. It is informed by the reports listed within Part 1.4 of this Report, and by the community profiling completed within Part 3. It is a review of the characteristics of the community, combined with consideration of the plans and technical reports accompanying the Development Application, that informs the potential for social impacts.

Jordan Springs is a relatively new community with substantial residential growth since 2016. The proposed Tavern is located on a vacant site south of the Jordan Springs commercial precinct. The precinct has a range of retail, commercial and food outlets. There are no clubs or hotels located within the Jordan Springs suburb. The venue will provide the community with a place to gather locally and socialise with friends and family.

The community profile has identified potentially vulnerable groups within the community as those who are susceptible to alcohol abuse and gambling addiction and residents at social disadvantage including the unemployed. Social disadvantage varies significantly between suburbs within the Penrith LGA. The SEIFA index indicates a high level of advantage for Jordan Springs, where the site is located. However, a high level of disadvantage is found in the neighbouring suburbs including the Penrith CBD to the south. It is noted that among residents who are most disadvantaged, levels of alcohol and gambling abuse are declining. Those residents located nearest the Tavern, who will bear the amenity impacts of the proposal, have high levels of socio-economic advantage. Declining trends of alcohol misuse and risky gambling behaviours are also noted across this social group. It is considered that the location of the Tavern is not likely to compound any existing levels of socio-economic disadvantage.

Neighbouring land uses are recreational, commercial and residential. Social impacts are considered below for these uses, and also for specific issues which have arisen throughout the assessment and literature review.

### 5.2.1 Residential Uses

The proposed Tavern will have greatest impact on neighbouring residents. As discussed in the community profile, there are a wide range of socio-economic status amongst residents within the Penrith LGA. However, the SEIFA index, broken down to SA1 census areas, demonstrates what is otherwise evident from observation of the neighbourhood.

The area immediately to the north of the site, with residents fronting the Jordan Springs Lake, and the area to west being the aged care facility, will be most affected by the proposal. This residential area is generally of higher socio-economic status, accordingly has higher living costs. Impacts on these residents will mostly focus on amenity issues: traffic, noise, visual impacts and disturbance. These



issues are considered in detail below and summarised within Table 4. Detailed consideration has been made of the treatment of these issues in other specialist reports, as referenced below.

### **5.2.2 Commercial Uses**

The site is located south of the Jordan Springs commercial precinct. It provides a new entertainment venue to residents, workers and visitors within the suburb. The venue is likely to attract patrons for various functions. It is likely that these functions would have been held in existing venues in surrounding suburbs. As such the Tavern provides a local venue to hold such events. There are no other clubs or hotels located in the suburb, and it is considered that the venue provides a social service to the local community. Other similar commercial uses are some distance from the venue and are unlikely to be impacted.

### **5.2.3 Recreational Uses**

#### **Physical recreation**

This assessment has identified that the site is located within proximity to a key recreation precinct of Jordan Springs, being Jordan Springs Lake. This area is located north of the proposed venue and provides a key space for residents to engage in outdoor recreation. It is not anticipated that the proposed development will have any adverse impact on the existing recreational uses of Jordan Springs Lake.

#### **Social recreation**

The venue proposes the installation of 25 EGMs which provides recreational entertainment to patrons. Consideration of the negative impacts associated gambling addiction must be taken into account. The addition of 25 EGMs will increase the availability of EGMs by 1% with the LGA. The community profile determined that of the Nepean Blue Mountains area, 19% of the gambling population engage with EGMs, and that 2% of the gambling community are considered as problem gamblers. It is considered that increasing the availability of gaming machines within the LGA will marginally increase the risk to this vulnerable group of people. It is recommended that harms associated with gambling are advertised throughout the gaming area along with pamphlets for gambling support groups.

The provision of an entertainment venue in this location will complement the commercial uses to the north and is likely to enhance public enjoyment of the precinct. The proposed development increases the availability of alcohol with the LGA. However, provided the Plan of Management is correctly implemented, it is not considered that the venue will generate a significant negative impact on the surrounding locality that cannot be mitigated. The proposed venue services the local community and is considered a positive social outcome.

### **5.2.4 Visual impacts**

A line of sight analysis has been undertaken by Team 2 Architects (DA011) and referenced for this assessment. Views of the proposal approaching the venue from the north and east along Lakeside Parade have been analysed by the architects. The line of sight analysis takes into consideration the



massing from proposed Development Application 19/0808 located west of the proposed Tavern. The analysis demonstrates that the proposed venue is subservient to the proposed development to the west. The venue is not considered obtrusive in its locality. The venue fits within the local context and does not visually impinge on the nearby dwellings.

The proposal will activate Lakeside Parade and likely to have a positive visual impact on passers-by. The visual impact of the proposal is a localised positive impact; it does not extend beyond users of the immediate locality.

### **5.2.5 Equity of Access**

The Access Report prepared by Design Confidence (July 2020) assesses the building design for compliance against accessible building and access route guidelines. The report identifies that the current design is not compliant in relation to:

- D3.2 Access to buildings
- D3.3 Parts of building to be accessible

The Report outlines recommendations to achieve compliance. Provided that the recommendations of the report are implemented, it is likely that the proposal will not result in exclusion or discrimination. No social impact is anticipated due to access considerations.

### **5.2.6 Noise**

The proposed development is likely to generate noise that, if left unmitigated, would result in disturbance to adjoining residents. Noise at the venue would result from several sources, including entertainment, patrons and vehicles.

The proposed site is surrounded by a number of sensitive receivers being:

- The newly constructed aged care facility to the north-west of the site;
- The DA approved multistorey residential development north of the site;
- The newly constructed multistorey residential development to the north-east of the site; and
- The existing residential house to the south east of the site.

Potential noise impact has been monitored and analysed within the Acoustic Assessment (Acoustic Logic, July 2020).

Excess noise has the potential to result in quality of life decline for affected residents. This is particularly true of night-time noise that disturbs sleep. Adequate measures must be taken to ensure that night-time noise is contained to appropriate levels and adequately managed. The Acoustic Assessment (Acoustic Logic, July 2020) proposes measures to monitor and mitigate the potential impacts of noise. These measures are outlined in Part 6.

### **5.2.7 Traffic Generation and Car Parking**

The Traffic Impact Assessment (ptc., July 2020) has been reviewed for additional context, impact on roads, congestion, potential for on-street overflow parking, and similar effects of the development that could impact on residents and other users of the road network.

The Report identifies that the development will generate traffic. Though considering its location, the provision of public transport and the 800m walking catchment encapsulating a large residential area, it is unlikely to have an adverse impact on the local road network (ptc., p.21). The location of the driveway is on a straight portion of Lakeside Parade, which provides adequate sightlines for safe ingress and egress. The carpark is design to allow vehicles to enter and exit in a forward motion, reducing potential conflict points.

The development includes an at grade carpark with the provision of 48 parking spaces. The Penrith DCP requires the provision of 111 carparks based on one carpark for every 4m<sup>2</sup> of gross floor area. The Report determined, based on a detailed carparking analysis of similar venues in the locality, that the reduction in car parking is suitable to accommodate the likely demand for onsite parking.

Based on the findings of the Traffic Impact Assessment, it is unlikely that there will be any adverse social impact arising from traffic generation in the locality.

### **5.2.8 Crime Prevention**

The crime profile above demonstrates that crime levels in Jordan Springs are generally lower than both the Penrith LGA and State averages, excluding domestic violence. To help manage and maintain lower levels of crime within Jordan Springs, the design will need to give careful consideration to Crime Prevention through Environmental Design. Potential crime impacts have been considered within Table 4 below.

Low level fencing proposed around the beer garden and other external areas along Lakeside Parade allow for passive surveillance of the street. Approaches to the Tavern are proposed to be well lit and not obscured by landscaping or other features. The facility will be highly visible from the car park, given its flat topography, and further wayfinding signage is not necessary between the car park and the venue.

Internal security management measures have been incorporated within the Tavern Plan of Management (GJ Consulting, July 2020). The plans by Team 2 Architects demonstrate maximum capacity on the site of 472 persons at any time. Security guards will be employed at the discretion of Tavern management, to manage crowds and any anticipated drunken or disorderly behaviour. This is considered to be acceptable, given that the Tavern is unlikely to function at maximum capacity all the time. The Tavern Plan of Management proposes to rely on Police to manage social disturbance and unruly or drunken behaviour. This is considered acceptable.

However, when the Tavern is likely to be at full capacity, contingencies for crowd management should be enacted. It is recommended that the Tavern Plan of Management be further detailed to demonstrate acceptable measures for crowd management. These may include a trigger for the engagement of security guards, such as when the venue is likely to approach full capacity.

### **5.2.9 Health impacts**

The proposed development has the ability to impact upon the physical and mental wellbeing of patrons. In particular, the venue increases accessibility to alcohol and gambling in the Penrith LGA.

Alcohol misuse has the potential to cause adverse health impacts to the individual and others. It is considered that provided Tavern staff are competently trained in the Responsible Service of Alcohol, the risk of alcohol misuse in the community will not be significantly increased. It is recommended that staff have ongoing training on effective methods to deal with alcohol misuse in the venue.

Risky gambling behaviours are known to impact the mental health of the individual and likely to impact up to six close contacts (Office of Responsible Gambling, NSW Gov. 2020). The minor increase in access (1%) to EGMs is not considered likely to significantly increase the proportion of problem gamblers in the community. This assessment is made on the information that the most vulnerable group to problem gambling is the unemployed and the unemployment rate across the Penrith LGA is lower than what is experienced for the rest of NSW. This is not to say that those individuals who are employed are not at risk. Accordingly, it is recommended the Tavern staff are competently trained in the Responsible Conduct of Gaming to lower the potential risk. Additionally, appropriate advertising on the harms of EGM use should be displayed throughout the gaming room.

To minimise gambling harm, the Tavern will practice all its legal requirements with respect to Responsible Conduct of Gambling, and staff will be trained in this aspect. The Tavern will be registered with Gamecare, providing an online based Multi-Venue Self Exclusion (MVSE) Policy.

The Plan of Management outlines that smoking is permitted in the indoor/outdoor gaming room and within the outdoor beer garden. The potential health impacts of passive smoking must be considered as part of this assessment. The design of the proposed gaming room has considered the legal requirements and guidelines of the Smoke-free Environment Act 2000, and accompanying Smoke-free Environment Regulation 2016. The Act regulates where smoking is permitted in indoor and outdoor areas, classifying areas as an enclosed public space or an outdoor public space. The regulations (clause 8) further outline the guidelines for determining if a place is enclosed.

Provided that over 25% of notional ceiling and walls areas are open, the gaming room can be classified as an outdoor public space under the Act, in accordance with clause 8 of the Regulation. While enclosed public places must be smoke-free (per s.6 of the Act), smoking is permitted in outdoor public areas provided that they meet the criteria of the Act and Regulation, and are not one of the smoke-free outdoor public places nominated in s.6A of the Act. The gaming room does not fall under any of the categories required to be smoke-free outdoor public places. On this basis, the gaming area will



provide suitable ventilation that minimises the risks of passive smoking. This report assumes that these measures will be implemented in accordance with the Smoke-free Environment Act, 2000.

### **5.2.10 Cumulative Impacts**

Cumulative impacts are impacts arising not only from the proposed development, but from its interrelationships with other existing development within the locality. These can have a significant social impact due to the accumulation of impact arising from other development, even when the additional impact caused by the subject development is minor.

The most significant cumulative impacts of the proposal are considered to be:

- the increased provision of liquor and gambling facilities within the Penrith LGA;
- increased traffic within the locality; and
- increased noise arising from entertainment, patrons and traffic.

These have been considered for the development above. Given there are no other clubs, pubs or taverns with the Jordan Springs community, it is not considered that there are any features of the locality that would make these impacts significant in a cumulative sense. The provision of a new Tavern on the site is not considered likely to result in undue cumulative impact in terms of the availability of liquor and gaming activities.



Table 4: Summary of Social Impacts as a result of the increased trading hours

Type of impact	Extent of impact:	Duration:	Potential impact:	Recommended mitigation
	<ul style="list-style-type: none"> <li>- Immediate locality</li> <li>- Wider LGA</li> <li>- NSW</li> </ul>	<ul style="list-style-type: none"> <li>- Short</li> <li>- Medium</li> <li>- Long</li> </ul>	<ul style="list-style-type: none"> <li>- Positive</li> <li>- Negligible</li> <li>- Negative (severity and sensitivity)</li> </ul>	
<b>Amenity</b>				
Perception of safety in public places	Immediate	Long	<p>Negative</p> <p>Severity: Minor</p> <p>Sensitivity: Minor</p>	Licensee to take all reasonable measures to ensure that the behaviour of staff and patrons of the hotel when entering or leaving the venue does not result in a detrimental impact on neighbourhood amenity.
Accessibility	Immediate	Long	<p>Negative</p> <p>Severity: Minor</p> <p>Sensitivity: Minor</p>	The current design does not meet the requirements for accessibility. It is recommended that the design of the building incorporates the recommendations provided by the Access Report completed by Design Confidence (July 2020).
Noise	Immediate	Long	<p>Negative</p> <p>Severity: Minor</p> <p>Sensitivity: Minor</p> <p>Confirmed by Acoustic Assessment (Acoustic Logic, July 2020)</p>	Refer to Acoustic Report and summary of recommended mitigation measures in Part 6.4.
Traffic	Immediate	Long	<p>Negligible – The car parking provisions are deemed suitable for the proposed development.</p> <p>The traffic generation will not result in a negative impact on the existing road network.</p>	Not applicable

Type of impact	Extent of impact:	Duration:	Potential impact:	Recommended mitigation
	<ul style="list-style-type: none"> <li>- Immediate locality</li> <li>- Wider LGA</li> <li>- NSW</li> </ul>	<ul style="list-style-type: none"> <li>- Short</li> <li>- Medium</li> <li>- Long</li> </ul>	<ul style="list-style-type: none"> <li>- Positive</li> <li>- Negligible</li> <li>- Negative (severity and sensitivity)</li> </ul>	
			<p>The location on the driveway and the configuration of the carpark permits safe ingress and egress from the site in a forward motion.</p> <p>Confirmed by Traffic Assessment (ptc., July 2020)</p>	
<b>Crime</b>				
Domestic violence	Immediate/wider study area	Long	<p>Negative</p> <p>Severity: Minor</p> <p>Sensitivity: High</p>	<p>Tavern staff are to follow Plan of Management and to engage in Responsible Service of Alcohol protocols to help mitigate alcohol fueled domestic and sexual assault.</p> <p>Provide signs promoting where to access support in bathrooms and other areas of the venue.</p>
Non-domestic Assault	Immediate/wider study area	Long	<p>Negative</p> <p>Severity: Minor</p> <p>Sensitivity: Moderate</p>	<p>Tavern staff are to follow Plan of Management and to engage in Responsible Service of Alcohol protocols to help mitigate alcohol fueled assault.</p> <p>Security guards to be engaged on as needed basis.</p>
Sexual assault	Immediate/wider study area	Long	<p>Negative</p> <p>Severity: Minor</p> <p>Sensitivity: Moderate</p>	<p>Provide signs promoting where to access support in bathrooms and other areas of the venue.</p>

Type of impact	Extent of impact:	Duration:	Potential impact:	Recommended mitigation
	<ul style="list-style-type: none"> <li>- Immediate locality</li> <li>- Wider LGA</li> <li>- NSW</li> </ul>	<ul style="list-style-type: none"> <li>- Short</li> <li>- Medium</li> <li>- Long</li> </ul>	<ul style="list-style-type: none"> <li>- Positive</li> <li>- Negligible</li> <li>- Negative (severity and sensitivity)</li> </ul>	
Theft	Immediate/wider study area	Long	Negligible – theft in the community is not identified to be related to alcohol	Not applicable
Drink driving	Immediate/wider study area	Long	<p>Negative</p> <p>Severity: Minor</p> <p>Sensitivity: Low</p>	Assistance to be offered to patrons needing alternative travel arrangements. The provision of a courtesy bus in the afternoon and evenings will be provided seven days a week as per the Tavern Plan of Management.
<b>Health</b>				
Risky drinking behaviours	Immediate/wider study area	Long	Negligible – general trends indicate a decline in risky drinking behaviours.	Provide advertising of the implications of risky drinking. Staff to follow Responsible Service of Alcohol protocols.
Risky gambling behaviours	Immediate/wider study area	Long	Negligible – general trends indicate a decline in risky gambling behaviours.	<p>Provide advertising of the implications of risky gambling, and the gambling help line.</p> <p>Measures to encourage a “break-in-play” for problem gamblers to be incorporated within the Plan of Management.</p>
Smoking in gaming room	Immediate	Long	<p>Negative</p> <p>Severity: Moderate</p> <p>Sensitivity: Moderate</p>	<p>It is assumed that the gaming room will be defined as an “outdoor public place” under the Smoke-free Environment Act 2000 and Regulation 2016.</p> <p>Additional ventilation for the gaming room should be considered to mitigate the impact of passive smoking on patrons.</p>

Type of impact	Extent of impact:	Duration:	Potential impact:	Recommended mitigation
	<ul style="list-style-type: none"> <li>- Immediate locality</li> <li>- Wider LGA</li> <li>- NSW</li> </ul>	<ul style="list-style-type: none"> <li>- Short</li> <li>- Medium</li> <li>- Long</li> </ul>	<ul style="list-style-type: none"> <li>- Positive</li> <li>- Negligible</li> <li>- Negative (severity and sensitivity)</li> </ul>	
				Advertising on the harms of smoking be displayed in the gaming room.
<i>Children and Youth</i>				
Cultural exposure	Immediate	Long	Negligible – young children accessing local preschools or other children's facilities in the area are unlikely to be exposed to any additional drinking behaviour.	Not applicable.
<i>Social capital</i>				
Social relations	Immediate/wider study area	Long	Positive – allows patrons to engage in social events and partake in social connectedness.	Not applicable.
Entertainment	Immediate/wider study area	Long	Positive – access to entertainment improves social and mental wellbeing.	Not applicable.

## 6 Mitigation Measures

### 6.1 Hotel Policy and Responsible Service of Alcohol

A Plan of Management has been prepared to guide the safe management of the venue. All new staff will be acquainted with the policy and procedures through an induction process. These include Responsible Service of Alcohol and Prevention of Intoxication procedures, Noise and Amenity of the Neighbourhood procedures, Behaviour of Patrons procedures, Security requirements and Control of Patrons Numbers procedures. All staff are to be qualified in Responsible Service of Alcohol and Responsible Conduct of Gambling. In addition, the Tavern will keep an Incident Register in which any incident raising concern is recorded. This will be regularly inspected by, and kept to the satisfaction of, local Police and the Independent Liquor and Gaming Authority.

It is recommended that the Tavern Plan of Management be further detailed to demonstrate acceptable measures for crowd management when the venue is at full capacity. These may include a trigger for the engagement of security guards, such as when all function areas are booked, and the venue is likely to approach full capacity.

The proposed Tavern policies and practices along with these recommended mitigation measures are considered sufficient to mitigate potential impacts of the proposed development.

### 6.2 Advertising

It is considered that the proposed development will have negligible impact on the local community. However, this assessment has identified that the subject community has a high domestic violence incidence rate compared with the Penrith LGA and NSW. Mitigation measures to reduce the risk of alcohol fuelled domestic violence will assist in addressing the potential for increased domestic violence due to the increased availability of alcohol.

It is recommended that the venue displays advertising addressing the harms of alcohol consumption as an important mitigation measure to address the two key impacts of alcohol abuse and domestic violence, that are associated with alcohol consumption in general. Providing information to access alcohol abuse and domestic violence services is recommended. Advertising is considered an effective measure to reduce the risk of harm to the community. Providing information for support and help to address these issues will help mitigate the social, physical and mental wellbeing impacts that arise through domestic violence and risky alcohol consumption. Such information should be displayed appropriately throughout the Tavern.

### 6.3 Health

It is considered that the proposed venue will have a moderate negative impact on the health of non-smoking gamblers due to smoking permitted in the indoor/outdoor gaming area. The following is recommended to help mitigate health impacts:



- Amend the Plan of Management to incorporate ongoing monitoring of ventilation within the indoor-outdoor gaming room, to ensure that vegetated screening does not impede the flow of air, and that air quality is maintained; and
- The outdoor (unenclosed) status of the gaming room is to be confirmed at detailed design stage to meet the requirements of Clause 8 of the Smoke-free Environment Regulation 2016.

These measures are considered to adequately manage the health impacts of passive smoking.

## 6.4 Transport

The proposed location for the Tavern is serviced by a range of transport modes which permits the safe travel of patrons to and from the venue throughout day and night to their place of residence. The Tavern will be supplying a shuttle bus service in the afternoon and evenings, 7 days a week. The venue can further facilitate safe travel by helping patrons arrange alternative travel if required.

## 6.5 Noise

The proposed development will have a minor negative impact on sensitive receivers in close proximity to the venue, including residents located on the north of Lakeside Parade, and the aged care facility to the west of the site. This has been documented in the Acoustic Assessment prepared by Acoustic Logic (July, 2020). The assessment has identified that if noise is not suitably managed by the venue this could result in sleep disturbance.

It is recommended that the venue implements the mitigation measures outlined in the Acoustic Assessment, which includes:

- The awning of the outdoor area to have acoustic absorptive lining installed evenly across a minimum 60% of the ceiling area. The absorptive material is to have an NRC of minimum 0.65;
- In the event that the outdoor area located beneath the awning is utilised between 10pm and 12pm the patron numbers are not to exceed 35 people; the area is to be closed after midnight;
- The indoor dining and gaming area are to implement following:
  - glazing installed must be minimum 6.38mm laminate, with the frame and glazing system to achieve minimum  $Rw31$ ;
- Venue capacity in specified areas are to be in accordance to Table 7.1 of the Report;
- Amplified music within the venue is not to exceed a sound pressure of 75 dB(A)  $L_{10}$ ;
- No amplified music is permitted in external areas between the hours of 6:00pm and 7:00am;
- Amplified music within the outdoor dining is not to exceed a sound pressure of 65 dB(A)  $L_{10}$ ;
- Speakers are to be vibration isolated by NRD mounts or equal;
- Doors and windows may remain open during the day and evening 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 10pm; and
- Where possible garbage collection, deliveries and disposal of bottle/waste should be completed between the hours of 7am and 6pm. In particular glass bottles and similar should not be disposed of after 10pm.



**It is considered that the suggested measures will sufficiently manage noise emissions that would have the potential to result in sleep disturbance. These measures should be detailed in the Operational Plan of Management.**



## 7 Conclusion

The proposal involves the construction of a single storey Tavern and associated car parking on Lot 3989 in Deposited Plan 1190132. The likely impact of the proposal on the local and wider community has been reviewed, with consideration given to the existing community characteristics.

Positive social impacts of the proposed development include the activation of the area through aesthetically pleasing views of the site within the locality. In addition, there will be increased opportunity for social relations and gathering, due to the availability of a local venue and the decreased need to travel outside the suburb in order to obtain this service. Jordan Springs has a growing population and the provision of an entertainment venue is considered to have positive social interconnectedness and mental health outcomes.

It has been found that the proposal will result in some minor negative impacts associated with entertainment venues, general consumption of alcohol and engagement in gambling activities. These impacts can be successfully mitigated by implementing late night noise attenuation methods and providing advertising around risky drinking behaviour, alcohol-fuelled violence and risky gambling behaviours. These advertisements should demonstrate local resources available to assist those at risk.

As a result of this Assessment, recommendations have been made in Table 4 and outlined in full within Part 6. The key recommendations are summarised below:

1. Provide signage and advertising to promote support for domestic violence victims and protagonists in bathrooms and other appropriate areas of the venue;
2. Adhere to the Tavern Plan of Management to mitigate alcohol fuelled assault and manage responsible alcohol consumption;
3. Provide trigger mechanisms within the Plan of Management to indicate when security guards will be engaged, and detail plans for crowd management at times of full capacity;
4. Offer assistance to patrons for access to taxi services when required;
5. Adhere to the Tavern Plan of Management to reduce the harms of risky gambling behaviours, and include additional measures to encourage problem gamblers to “break-in-play”;
6. Provide signage and advertising relating to the health implications of smoking, risky drinking and risky gambling, and/or services available, in appropriate locations throughout the Tavern;
7. Incorporate the recommendations provided by the Access Report completed by Design Confidence (July 2020);
8. Implement the noise attenuation methods suggested in the acoustic report (Acoustic Logic, July 2020) and summarised in Part 6.4 of this report, including restricting amplified music after 6pm in outdoor areas, and update the Tavern Plan of Management to reflect these arrangements.

It is considered that these strategies, where implemented, will mitigate any potentially negative impacts of the proposed Tavern.

Accordingly, the proposed Tavern is recommended for consent, subject to the implementation of the above recommendations.



20NEW0042

09 November 2020

Michael Badaoui  
Project Manager, Construction NSW  
FDC  
22-24 Junction Street, Forest Lodge NSW 2037

Submitted via email: *michaelb@fdcbuilding.com.au*

Dear Michael,

**Social Impact Assessment - Addendum  
Jordan Springs Tavern, Lakeside Parade, Jordan Springs**

I refer to the Request for Further Information issued by Penrith City Council on 22 October 2020, regarding DA20/0509 for the construction of a pub and associated parking, drainage and landscaping works, at 3989 Lakeside Parade, Jordan Springs.

Barr Property and Planning has prepared a Social Impact Assessment (SIA) which was submitted with the development application. This Addendum provides additional information in response to item 8(a) of Council's request relating to Social Planning. It is noted that items 8(b) relating to the community bus, and 8(c) relating to the Urban Heat Island effect, are being addressed by others.

If you have any questions regarding this Addendum, please do not hesitate to contact me on the details below.

Yours sincerely,



Kirsty Hammer  
Principal Planner Social and Economic  
BTP, Grad Cert ELG LAW, MEcRD, RPIA, MUDIA, MIAIA

0402 768 552

[khammer@barrpandp.com.au](mailto:khammer@barrpandp.com.au)

# Addendum – Social Impact Assessment

## 1.0 Introduction

Barr Property and Planning has prepared a Social Impact Assessment (SIA) which was submitted with a development application to Penrith City Council, for the construction of a pub and associated parking, drainage and landscaping works, at 3989 Lakeside Parade, Jordan Springs (DA20/0509). I refer to the Request for Further Information issued by Penrith City Council on 22 October 2020. This Addendum seeks to provide additional information to address item 8(a) of Council's request.

As raised in the RFI at Point 8(a), Council's concerns are summarised as follows:

- The statistical profile within the SIA is based on an LGA-wide assessment, given that the 2016 ABS Census does not provide indicative results for the Jordan Springs suburb.
- The proposed Tavern is located approximately 700m from a cluster of social housing households which represents a highly disadvantaged area within Cranebrook, which has one of the largest social housing populations in the Penrith LGA.
- The next closest licensed premises to the disadvantaged area in Cranebrook are 1.7km away. The proposal will significantly increase the access of disadvantaged residents to opportunities for alcohol and gambling.
- "The SIA does not adequately consider the impact of the proposal on nearby vulnerable residents and should be amended".
- Other nearby disadvantaged areas that may also be considered include Kingswood Park and Cambridge Park.

## 2.0 Selection of baseline

The Jordan Springs suburb has experienced extensive development in recent years. Since the 2016 Census, the population is estimated to have increased by 55% (based on ABS estimated resident population in 2019 of 8,023 and a 2016 Census count of usual residents of 5,156). This increase is likely comprised of young families and other working families of higher socio-economic status. Many smaller dwelling units within the suburb were still under construction at the time of our site visit, and not yet available for occupation by smaller or low income households. Much of the detached family housing has been completed. Purchase of a new detached dwelling in this area would generally be inaccessible to those on lower incomes.

Given the high growth rates estimated in the three years to 2019, the overall composition of the Penrith LGA is considered to be more indicative of the likely composition of the current Jordan Springs community. Consideration of the LGA as a whole also serves to "smooth out" the concentration of higher socio-economic status within a new community like Jordan Springs. The new housing market effectively prices out residents from a lower socio-economic background, until the rental market develops and smaller dwellings are available. As the suburb ages, socio-economic diversity is likely to increase. In the interim, consideration of the characteristics of the LGA as a whole are considered a more suitable baseline against which to assess the social impacts of the new tavern, than the characteristics of the Jordan Springs community in 2016.

The demographic profile of the Penrith LGA forms part, but not all, of the baseline for the assessment of social impacts of the LGA. While demographic profiling was averaged for the LGA, specific consideration was given to the following attributes of the Jordan Springs community within the SIA:

- SEIFA index of advantage and disadvantage, considered in disaggregated form for the communities surrounding Jordan Springs in Part 3.1.5 of the SIA.
- Crime trends, including crime related to alcohol, which are updated more frequently and provided for 2019 for Jordan Springs (BOCSAR, 2020), Part 3.2.
- Gambling profile specific to Nepean-Blue Mountains Health Area, Part 3.4.
- Social and community infrastructure including transportation, access to food and pre-packaged liquor, access to entertainment venues, access to health facilities, Part 3.5.

The baseline set by the SIA provides a series of indicators that are designed to be specific to the current and likely future Jordan Springs community.

In order to respond more specifically to Council's request for further information, we have undertaken a more detailed consideration of the proximity of the venue to disadvantaged residents of the area, and their existing access to alcohol and gambling venues.

### 3.0 Vulnerable Groups

Consideration of the likely impacts on vulnerable groups within the community is key to any SIA. The Penrith LGA generally exhibits:

- a lower proportion of elderly persons,
- higher average incomes,
- a higher proportion of residents in full time work, and
- lower unemployment rate than for NSW as a whole.

The Penrith LGA as a whole is not considered disadvantaged according to its SEIFA index, as discussed in Part 3.1.5 of the SIA. By investigating the Socio-Economic Indexes for Areas (SEIFA) at SA1 disaggregated level, we can gain a detailed picture of the levels of advantage and disadvantage for residents around the site.

Figure 1 provides a base map of the IRS (Index of Relative Social Disadvantage) scores for areas around Jordan Springs. These are shown at the smallest mesh blocks available (SA1) to provide the most detailed consideration of each area. Areas of greatest disadvantage (Quintile 1) that are closest to the site are shown in red ("Area A" etc) and additional detail is provided for these areas in Table 1. This includes their IRS, and their IRSAD (Index of Relative Social Advantage and Disadvantage). The SA1 of Jordan Springs is also detailed in Table 1. IRS and IRSAD results are described below.

Also shown on Figure 1 are the distances of each most disadvantaged area from the site of the proposed Tavern. These are shown by walking route rather than driving, taking into account an informal pedestrian route between Area A and Jordan Springs Boulevard via Pensax Road. These have been calculated using SIX Maps digital interface. Pedestrian traffic is the key focus of this assessment, since drivers would have ready access to more than 50 licensed venues in the Penrith CBD, less than 5 minutes' drive south of the site.

Figure 1 also provides the nearest liquor licenses currently operating within proximity of the site. These are provided in more detail in Table 2. The multiple venues further to the south in Penrith CBD, Kingswood and Werrington have not been shown within Figure 1.

For clarity, the IRS and IRSAD maps for the site and surrounding areas are provided in Figure 2 and Figure 3, following. An extract from the Liquor and Gaming Live Data site is provided in Figure 4, following.

### 3.1 Socio-Economic Indexes for Areas: IRS and IRSAD

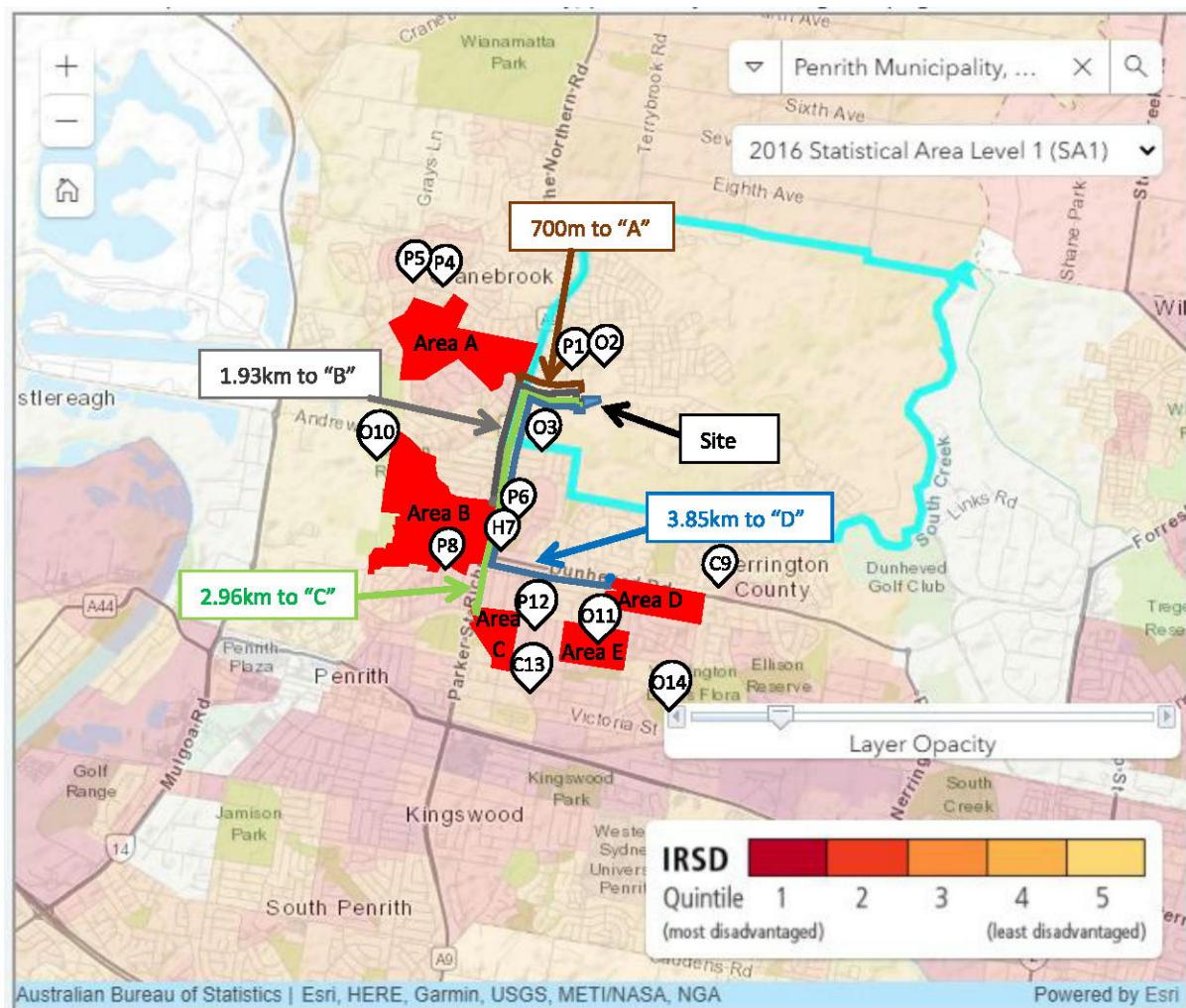
The SEIFA indexes IRS and IRSAD provide a compilation of indicators to reflect the relative advantage or disadvantage of residents. The application of these tools is described in the SIA lodged with Council (Part 3.1.5).

The Penrith LGA on the whole is identified as a 4<sup>th</sup> Quintile less disadvantaged community on the IRS. At the SA2 level, the community of Jordan Springs falls within the Castlereagh-Cranebrook area, which has an IRS of 3. It is at the SA1 level that detail about pockets of disadvantage become most evident. Areas A, B, C, D and E represent the nearest areas to the site with the lowest SEIFA index rating (1). These have been shown briefly in Part 3.1.5 of the SIA, and are shown in more detail in Figure 1 below.

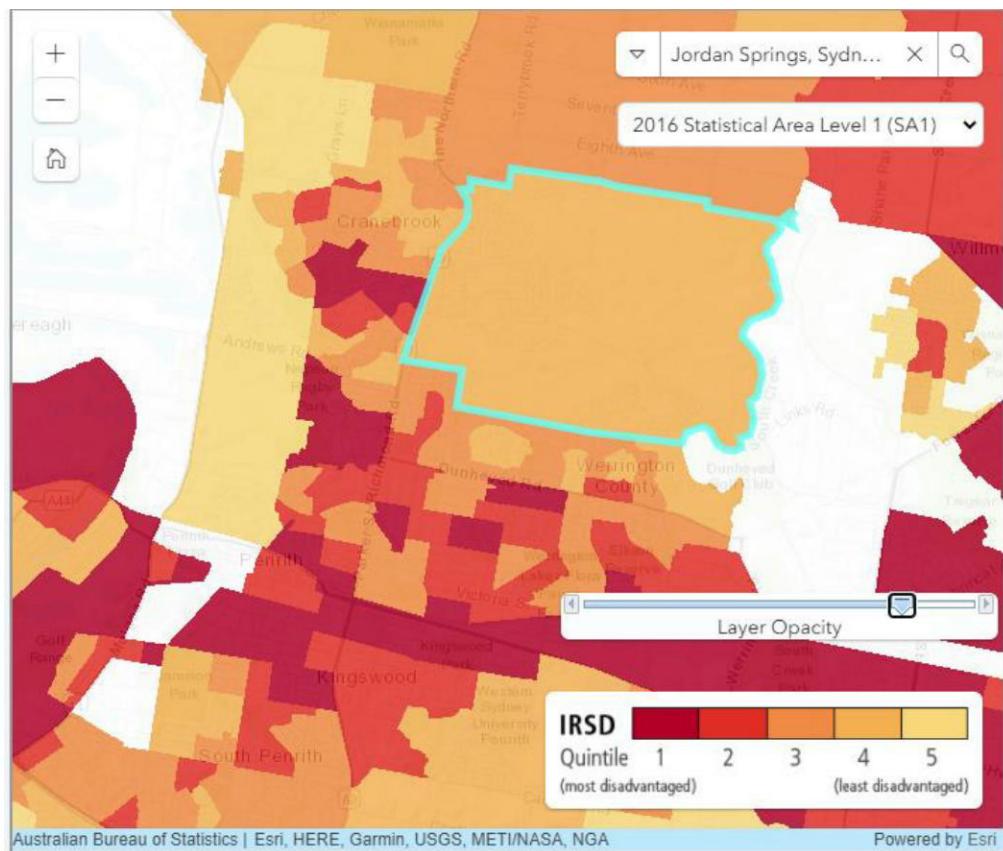
Map Reference	SA1 Identifier	Population (2016)	IRSD Quintile	IRSAD Quintile
Area A	1145816	383	1	1
Area A	1145833	367	1	1
Area A	1145843	465	1	1
Area B	1146409	499	1	1
Area B	1146411	407	1	1
Area B	1146410	344	1	1
Area C	1145704	479	1	1
Area D	1145713	514	1	1
Area E	1145717	658	1	1
Jordan Springs	1145848	5156	4	5

Table 1 SA1 areas of Quintile 1 in proximity to site, and Jordan Springs SA1 (ABS, 2020)

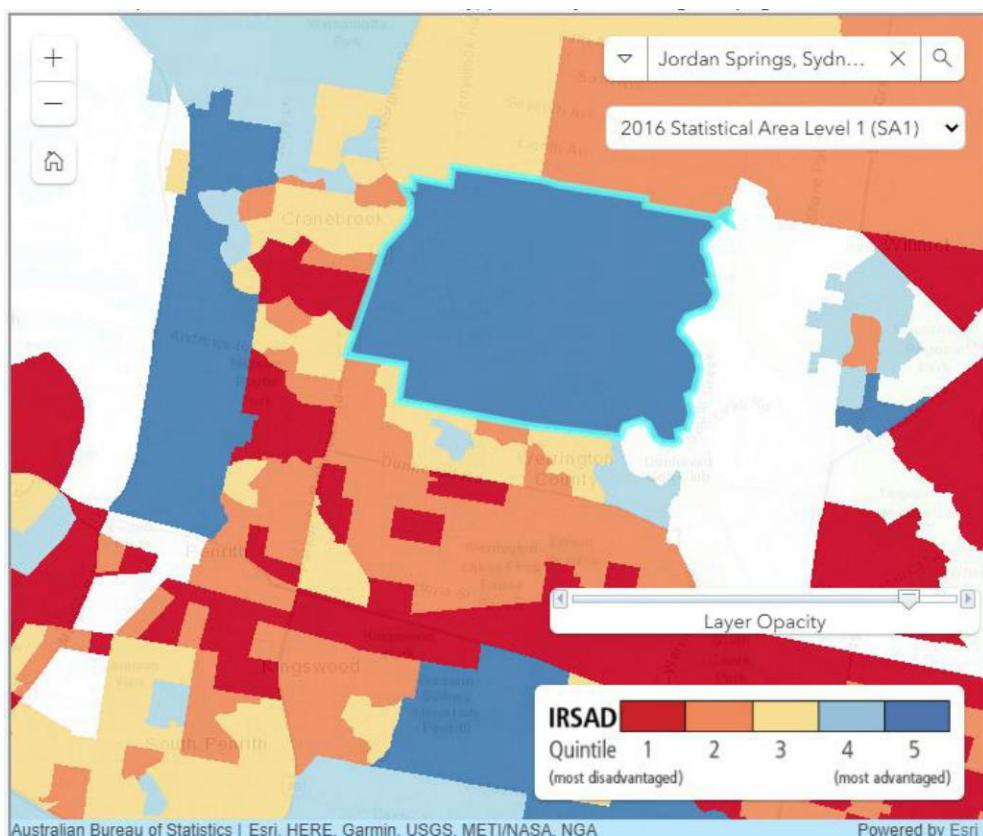
It is evident that Areas A, B, C, D and E are highly disadvantaged communities, all consistently ranking at the greatest level of disadvantage for both IRS and IRSAD indices. Jordan Springs, in contrast, exhibits high levels of advantage and low levels of disadvantage.



**Figure 1** Areas of disadvantage and access to liquor outlets (showing IRSD at SA1 level, Jordan Springs comprises the SA1 highlighted) (Source: ABS, 2020; Liquor and Gaming Live Data, 2020; SIX Maps; Author's compilation)



**Figure 2** Index of Relative Social Disadvantage (IRSD) at SA1 (ABS, 2020)



**Figure 3** Index of Relative Social Advantage and Disadvantage (IRSAD) at SA1 (ABS, 2020)

### 3.2 Existing accessibility of liquor and gaming venues

The existing liquor licenses close to the site have been examined and presented in Figure 1. These are detailed below in Table 2. Whilst Live Data does not provide gambling license details, it has been confirmed that The Overlander Hotel / Motel, Henry Lawson Club (Henry Sports Club) and Penrith Gaels Club offer gambling facilities.

Map Reference	License Type	License Number	Venue	Address
P1	Packaged liquor	LIQP770016612	BWS	Cnr Main Street & Entry Boulevard, Jordan Springs
O2	On-premises	LIQO660033718	Lakeside Vietnamese Cuisine	1/55-66 Lakeside Parade, Jordan Springs
O3	On-premises (catering only; no retail sales or consumption on premises)	LIQO660033132	Blonde Butler	25 Summerfield Circuit, Cambridge Gardens
P4	Packaged liquor	LIQP700301198	BWS	Cranebrook Shopping Centre, Tenancy 14, 80-98 Borrowdale Way, Cranebrook
P5	Packaged liquor	LIQP770016959	Aldi	Cranebrook Shopping Centre, 80-98 Borrowdale Way, Cranebrook
P6	Packaged liquor	LIQP770017110	Liquorland	2 Boomerang Place, Cambridge Gardens
H7	Hotel	LIQH400123043	Overlander Hotel Motel	Corner Richmond and Lewis Street, Cambridge Park
P8	Packaged liquor	LIQP700358602	Cellarbrations	7 Caloola Avenue, Penrith (Kingswood Park)
C9	Club	LIQC300245454	Henry Lawson Club	Lot 1 Dunheved Road, Werrington County
O10	On-premises	LIQO660011356	Penrith Rugby Club	Andrews Road, Penrith
O11	On-premises	LIQO660033548	Host Events	1 Tetbury Close, Cambridge Park
P12	Packaged liquor	LIQP700359749	Cambridge Park Cellars	108 Oxford Street, Cambridge Park
C13	Club	LIQC324006435	Penrith Gaels Cultural and Sporting Association	75 Richmond Road, Kingswood
O14	On-premises	LIQO660035515	Penrith Valley Regional Sports Centre	30 Herbert Street Cambridge Park

Table 2 Liquor Licences in proximity to site (Liquor & Gaming Live Data, 2020)

### **3.3 Proximity of disadvantaged residents to liquor and gaming venues**

Area A comprises three SA1s with a total population of 1,215, located with Cranebrook. At its closest this area is 700m from the site via Jordan Springs Boulevarde, across The Northern Road. This is considered to be within easy walking distance of the proposed tavern, noting that residents would be required to cross a busy thoroughfare at the signalised intersection of The Northern Road and Jordan Springs Boulevarde.

Pre-packaged liquor is currently available at the Cranebrook Village Centre, cnr Borrowdale Way and Laycock Street, at BWS and Aldi. Residents of Area A currently live between 100m and 1.3km from this shopping centre. Additionally, the Penrith Rugby Club has an on-premises license and is located 700m from the southern side of Area A (Greygums and McHenry Road). In addition there is a BWS within the Jordan Springs village centre, directly north of the site, and the Lakeside Vietnamese Cuisine restaurant holds an on-premises license. Residents of Area A already have access to liquor in both pre-packaged and on-premises licenses, within close proximity. Their nearest gambling venue is currently The Overlander Hotel Motel, approximately 1.5km south along The Northern Road.

Area B comprises three SA1s with a total population of 1,250, in the suburb of Kingswood Park. Area B at its closest is located 1.93km from the site. This is a walkable distance down The Northern Road and Jordan Springs Boulevarde. However, this Area is located approximately 100m from the Overlander Hotel, across The Northern Road. It is also adjacent to Cellarbrations, and numerous licensed venues in Penrith and Kingswood are available within 1.5-2km. It is unlikely that residents would walk north almost 2km away from the CBD to access the Tavern, and the proposed development does not increase their access to liquor.

Area C, with a population of 479, is located in Cambridge Park and is almost 3km from the site, via The Northern Road. This area is located approximately 650m from the Overlander Hotel. Patrons are considered unlikely to walk past the Overlander a further 2.5km north to access the proposed Tavern. The proposal is not considered likely to increase their access to liquor and gaming venues.

Areas D and E are also located within Cambridge Park and are approximately 3.85 km from the site. Residents are also close to the Overlander and are unlikely to walk north to access the proposed Tavern. There are a number of venues in Kingswood that would also be convenient for residents of these areas.

#### **4.0 Conclusion: Social Impacts**

The proposed Tavern does not increase access to liquor and gaming venues for residents from Kingswood Park or Cambridge Park (Areas B, C, D and E, figure 1). It provides an additional venue for consumption of alcohol for residents of Cranebrook (Area A, figure 1). However, those residents currently have convenient access to pre-packaged liquor at the Cranebrook Aldi and BWS. The proposal will result in a gaming venue being located 700m from Cranebrook, approximately 800m nearer than the currently closest gaming venue, the Overlander Hotel Motel.

This is not considered a substantial change in the availability of liquor and gaming for these residents. Access to liquor and gaming should continue to be regulated and monitored, as per the Plan of Management (POM) for the proposed Tavern. Within the POM a focus on enhancing management and monitoring programs for problem gamblers, to allow a break-in-play, will assist in mitigating the impacts of accessible gaming venues. Adherence to the RSA and RCG training and guidelines will ensure that patrons are not served alcohol while inebriated, and that problem gamblers can be identified and assisted. These measures have been included within the POM.

The POM for the proposed Tavern is currently being reviewed in liaison with NSW Police (Penrith Local Area Command Licensing Officer), and will form part of the application to ILGA for liquor and gaming licenses. Ongoing management of patrons at the venue is considered the best way to mitigate harm arising from liquor and gaming venues.

This SIA Addendum has been:

Prepared by:	Kirsty Hammer
	Principal Planner
Date	9 November 2020

**Laundy Taverns, Jordan Springs Tavern, Lakeside Parade, Jordan  
Springs**

**DA Acoustic Assessment**

---

**SYDNEY**  
9 Sarah St  
MASCOT NSW 2020  
(02) 8339 8000

ABN 11 068 954 343  
[www.acousticlogic.com.au](http://www.acousticlogic.com.au)

The information in this document is the property of Acoustic Logic Consultancy Pty Ltd ABN 11 068 954 343 and shall be returned on demand. It is issued on the condition that, except with our written permission, it must not be reproduced, copied or communicated to any other party nor be used for any purpose other than that stated in particular enquiry, order or contract with which it is issued.

Project ID	20200387.1
Document Title	DA Acoustic Assessment
Attention To	FDC Construction & Fitout Pty Limited

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
0	16/06/2020	20200387.1/1606A/R0/LL	LL		JM
1	23/07/2020	20200387.1/2307B/R1/LL	JM		JM
2	27/07/2020	20200387.1/2707A/R2/LL	JM		JM
3	27/10/2020	20200387.1/2710A/R3/LL	LL		TA
4	17/11/2020	20200387.1/1711A/R4/LL	TA		TA

## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>4</b>
<b>2</b>	<b>SITE DESCRIPTION .....</b>	<b>5</b>
<b>3</b>	<b>NOISE DESCRIPTORS .....</b>	<b>7</b>
<b>4</b>	<b>EXISTING AMBIENT NOISE SURVEY .....</b>	<b>8</b>
<b>4.1</b>	<b>BACKGROUND NOISE SPECTRUMS .....</b>	<b>8</b>
<b>5</b>	<b>NOISE EMISSIONS CRITERIA.....</b>	<b>9</b>
<b>5.1</b>	<b>PENRITH CITY COUNCIL DCP 2014 &amp; LEP 2010 .....</b>	<b>9</b>
<b>5.2</b>	<b>NSW DEPARTMENT OF INDUSTRY – OFFICE OF LIQUOR &amp; GAMING (L&amp;G) .....</b>	<b>9</b>
<b>5.3</b>	<b>NSW EPA NOISE POLICY FOR INDUSTRY (NPFI) 2017 .....</b>	<b>10</b>
5.3.1	Intrusiveness Criterion .....	10
5.3.2	Amenity Criterion.....	11
5.3.3	Sleep Arousal Criteria.....	11
<b>5.4</b>	<b>SUMMARISED NOISE EMISSION CRITERIA.....</b>	<b>13</b>
<b>6</b>	<b>NOISE EMISSIONS ASSESSMENT.....</b>	<b>14</b>
<b>6.1</b>	<b>OPERATIONAL NOISE SOURCES.....</b>	<b>14</b>
<b>6.2</b>	<b>ACOUSTIC DATA &amp; ASSUMPTIONS.....</b>	<b>14</b>
6.2.1	Carpark & Vehicle Noise.....	14
6.2.2	Patron, children & Music.....	14
6.2.3	Poker Machine Noise .....	16
6.2.4	Operational Assumptions.....	16
<b>6.3</b>	<b>PREDICTED NOISE LEVELS.....</b>	<b>16</b>
6.3.1	Carpark Sleep Disturbance.....	16
6.3.2	Patron, Children, Gaming and Amplified Music Noise Emissions .....	17
<b>7</b>	<b>RECOMMENDATIONS.....</b>	<b>19</b>
<b>7.1</b>	<b>CONSTRUCTIONS.....</b>	<b>19</b>
<b>7.2</b>	<b>PATRON &amp; CHILDREN NOISE/VENUE OPERATIONAL CONTROLS .....</b>	<b>20</b>
<b>7.3</b>	<b>MECHANICAL PLANT NOISE.....</b>	<b>21</b>
<b>8</b>	<b>CONCLUSION.....</b>	<b>22</b>
	<b>APPENDIX ONE – UNATTENDED NOISE MONITORING .....</b>	<b>23</b>
	<b>LOCATION 1 .....</b>	<b>23</b>

## 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 12<sup>th</sup> 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 112 indoor seats. The tavern is proposed to operate under the following hours:

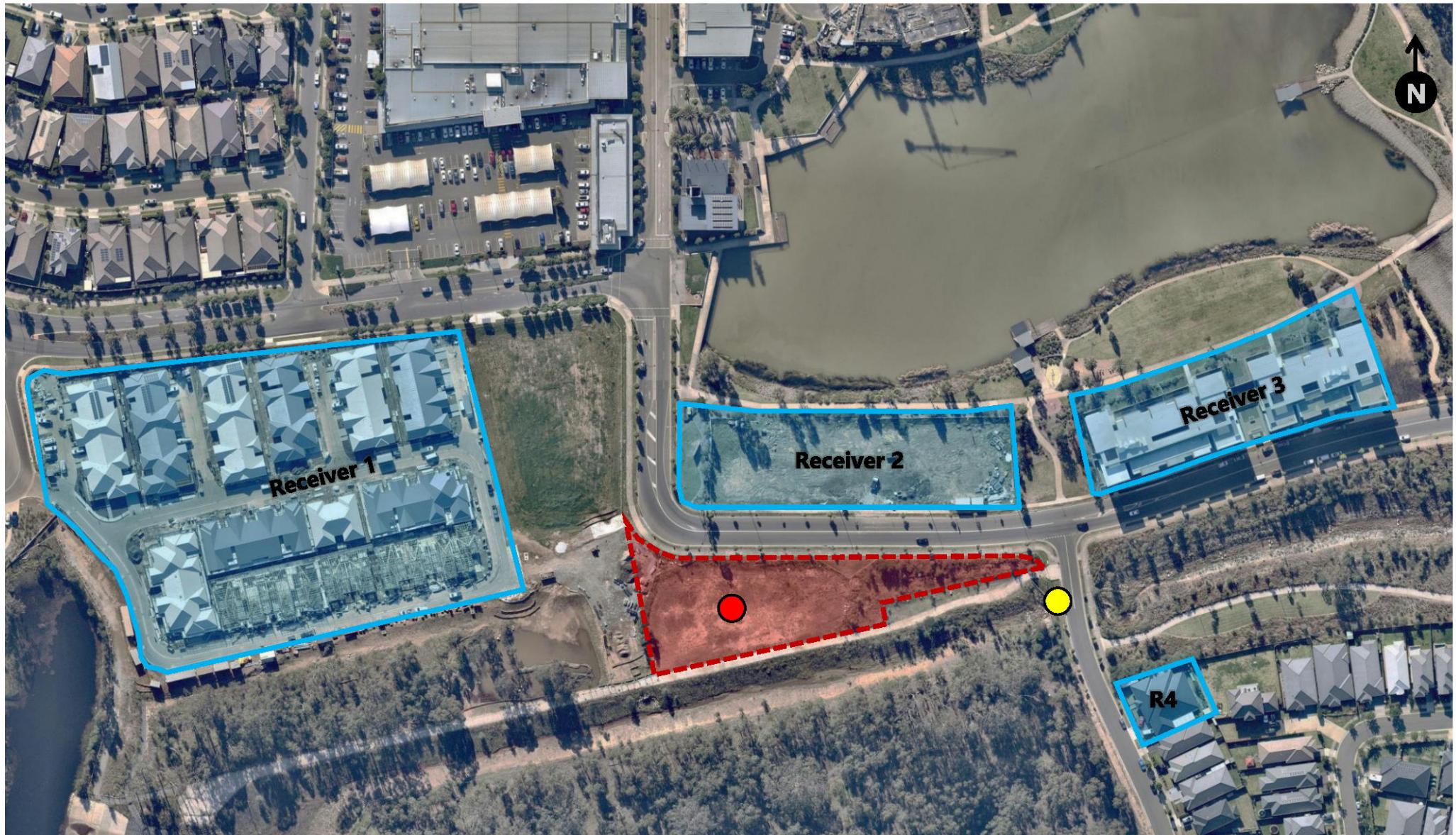
- Monday-Saturday: 10:00am – 3:00am; and
- Sunday: 10:00am – 12:00am.

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.



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

- Attended Noise Measurement
- Unattended Noise Measurement

- 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 18<sup>th</sup> May 2020 to 24<sup>th</sup> 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**

<b>Location</b>	<b>Time</b>	<b>Rating Background Noise Level dB(A)L<sub>90</sub></b>
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 16<sup>th</sup> 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**

	<b>31.5Hz</b>	<b>63Hz</b>	<b>125Hz</b>	<b>250Hz</b>	<b>500Hz</b>	<b>1kHz</b>	<b>2kHz</b>	<b>4kHz</b>	<b>8kHz</b>	<b>dB(A)</b>
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<sub>10</sub> noise level emitted from the premises shall not exceed 5dB above the background L<sub>90</sub> 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<sub>10</sub> noise level emitted from the premises shall not exceed the background L<sub>90</sub> 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<sub>10(15min)</sub>**

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	<b>49</b>
6pm – 10pm (BG+5 dB)	58	49	46	43	46	41	33	27	<b>49</b>
10pm – 12am (BG + 5 dB)	56	47	44	41	44	39	31	25	<b>47</b>
12am – 3am (BG + 0 dB)	47	38	35	32	35	30	22	16	<b>38</b>

### 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<sub>eq</sub> 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 <sub>90</sub>	Intrusiveness Noise Emission Goal dB(A) L <sub>eq(15min)</sub>
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 NPfI 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) $L_{eq(period)}$	Project Amenity Noise Level dB(A) $L_{eq(15 min)}$
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**

<b>Location</b>	<b>Background Noise Level (10pm-7am)</b>	<b>NPfI Maximum Noise Level (Based on Background Levels)</b>
Residential Receivers	43 dB(A) <sub>L90</sub>	58 dB(A) L <sub>AFmax</sub>
	43 dB(A) <sub>L90</sub>	48 dB(A) L <sub>Aeq,15min</sub>

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

**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 <sub>eq(15 min)</sub>
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 <sub>AFmax</sub>
	48 dB(A) L <sub>Aeq,15min</sub>

## 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 exiting 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<sub>10</sub> 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)**

<b>31.5Hz</b>	<b>63Hz</b>	<b>125Hz</b>	<b>250Hz</b>	<b>500Hz</b>	<b>1kHz</b>	<b>2kHz</b>	<b>4kHz</b>	<b>8kHz</b>	<b>A-weighted level dB(A)L<sub>10</sub></b>
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) L<sub>10</sub>. 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**

<b>31.5Hz</b>	<b>63Hz</b>	<b>125Hz</b>	<b>250Hz</b>	<b>500Hz</b>	<b>1kHz</b>	<b>2kHz</b>	<b>4kHz</b>	<b>8kHz</b>	<b>A-weighted level dB(A)L<sub>10</sub></b>
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) L<sub>10</sub> sound pressure level; and
- Music within the venue at all times limited to 75 dB(A) L<sub>10</sub> 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 1, the neighbouring residential aged care, and receiver 2, the future residential development to be constructed at 76-94 Lakeside Parade. These two receivers represent the two worst affected receivers. Demonstrating compliance at these locations inherently 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
<b>General Operation, dB <math>L_{Aeq,15min}</math></b>			
Day (7am-6pm)	41	49	Yes
Evening (6pm-10pm)	41	43	Yes
Night (10pm-7am)	38	38	Yes
<b>Sleep Disturbance, dB <math>L_{AFmax}</math></b>			
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 (L<sub>10</sub>) 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 <sub>eq</sub> )	41	40	40	43	46	41	33	23	<b>49</b>
		External Criteria (BG + 5)	58	49	46	43	46	41	33	27	<b>49</b>
		Complies?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Late Evening 10pm – 12am	Predicted Noise Level (L <sub>eq</sub> )	32	38	39	42	43	38	21	20	<b>46</b>
		External Criteria (BG + 5)	56	47	44	41	44	39	31	25	<b>47</b>
		Complies with	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Early Morning 12am-3am	Predicted Noise Level (L <sub>eq</sub> )	20	25	28	32	33	28	9	6	<b>36</b>
		External Criteria (BG + 5)	47	38	35	32	35	30	22	16	<b>38</b>
		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) L<sub>10</sub> in the tavern generally
- Amplified music within the outdoor dining is not to exceed a sound pressure level of 65 dB(A) L<sub>10</sub>
- During the daytime period (7am-6pm), 20m<sup>2</sup> 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 NPfI 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,

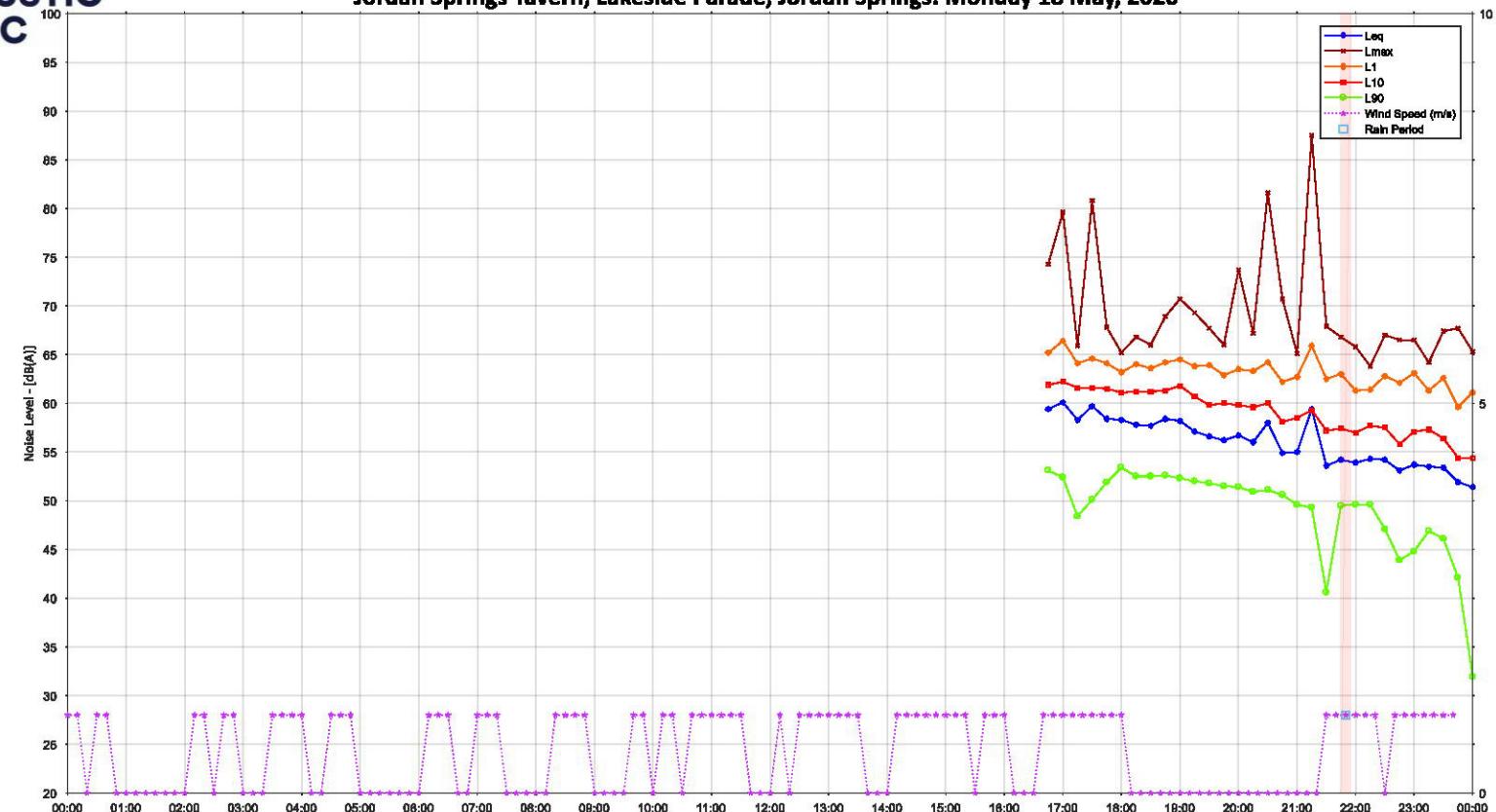


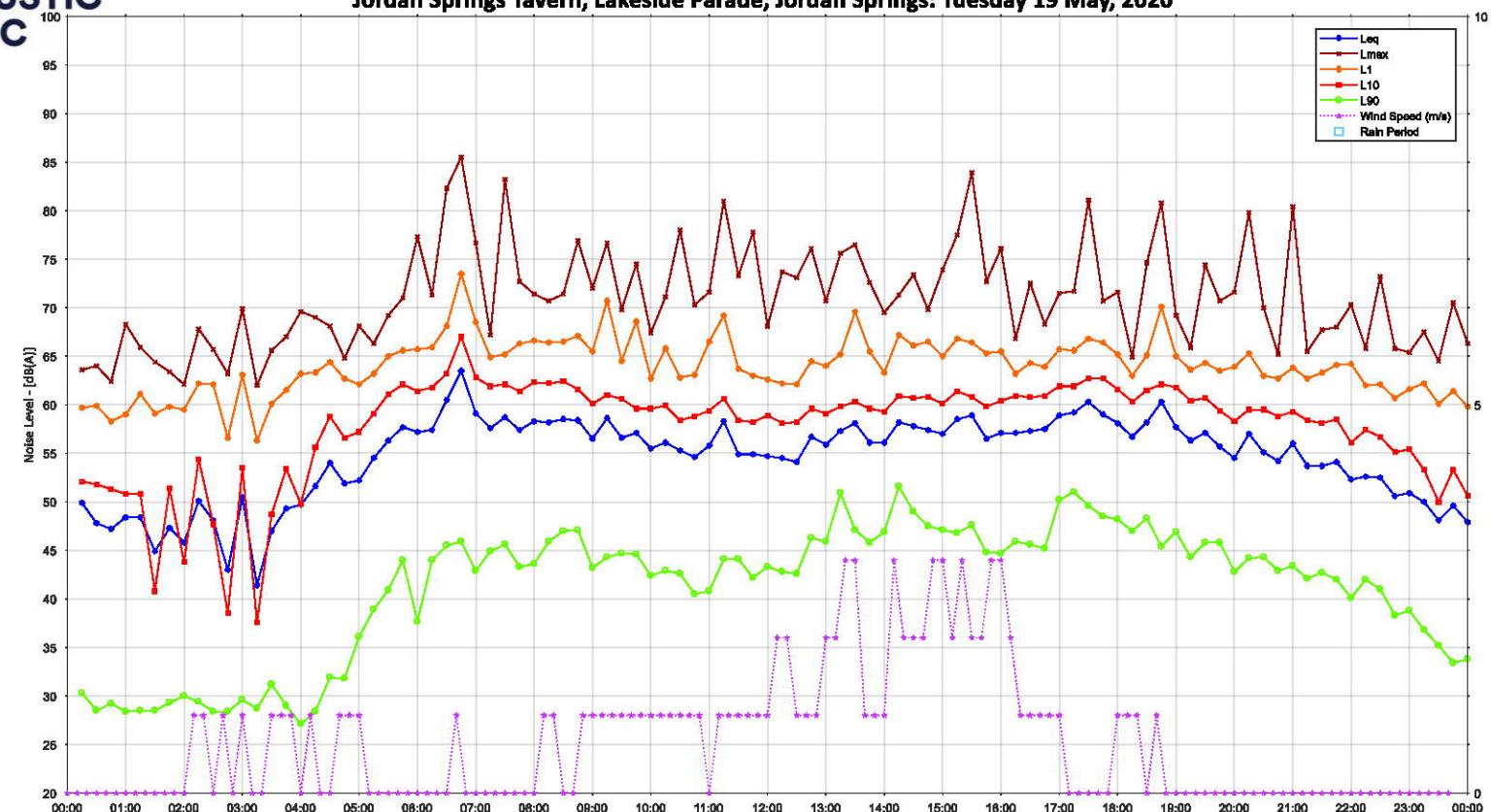
Acoustic Logic Consultancy Pty Ltd

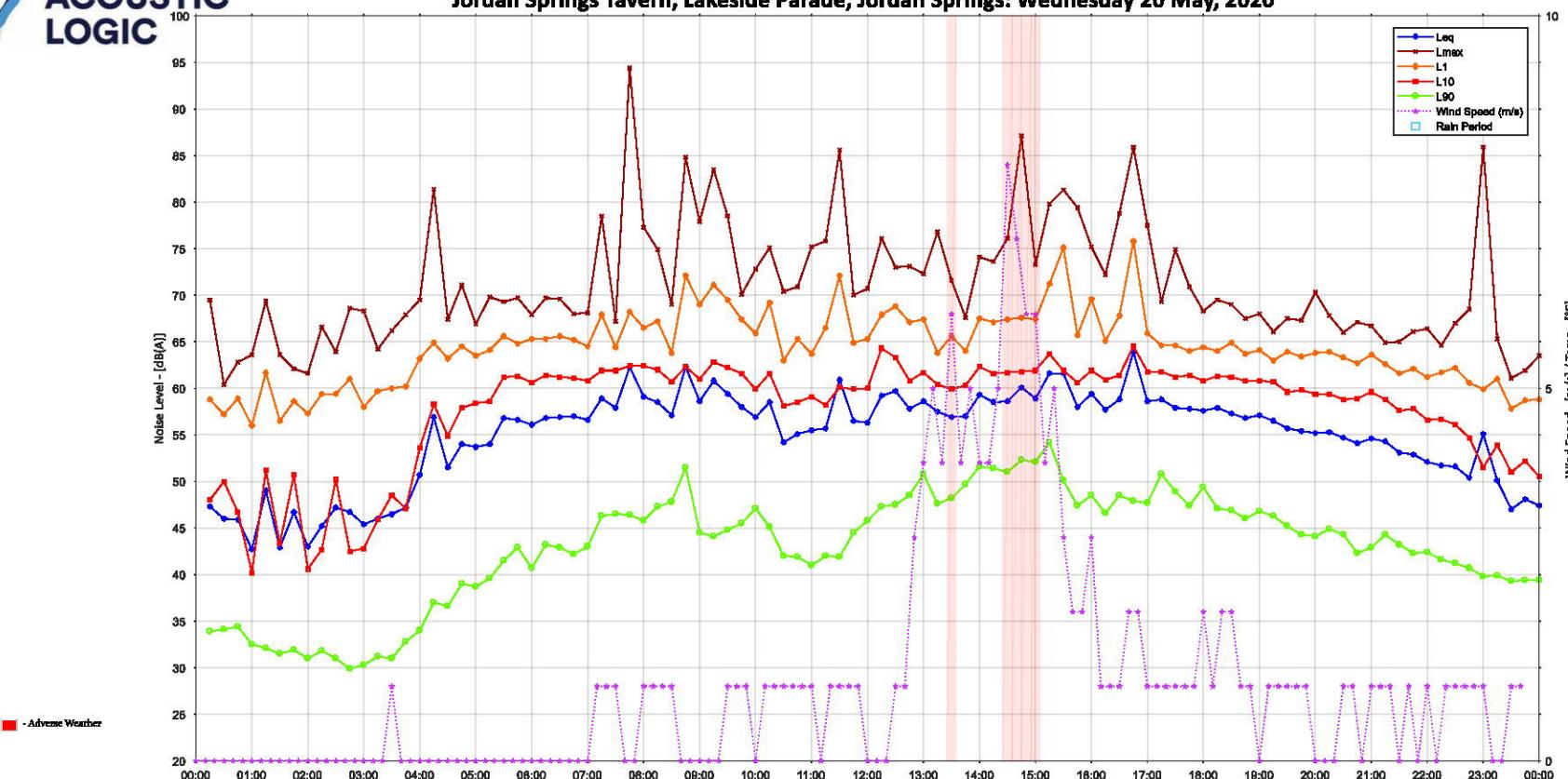
Lillian Lockett

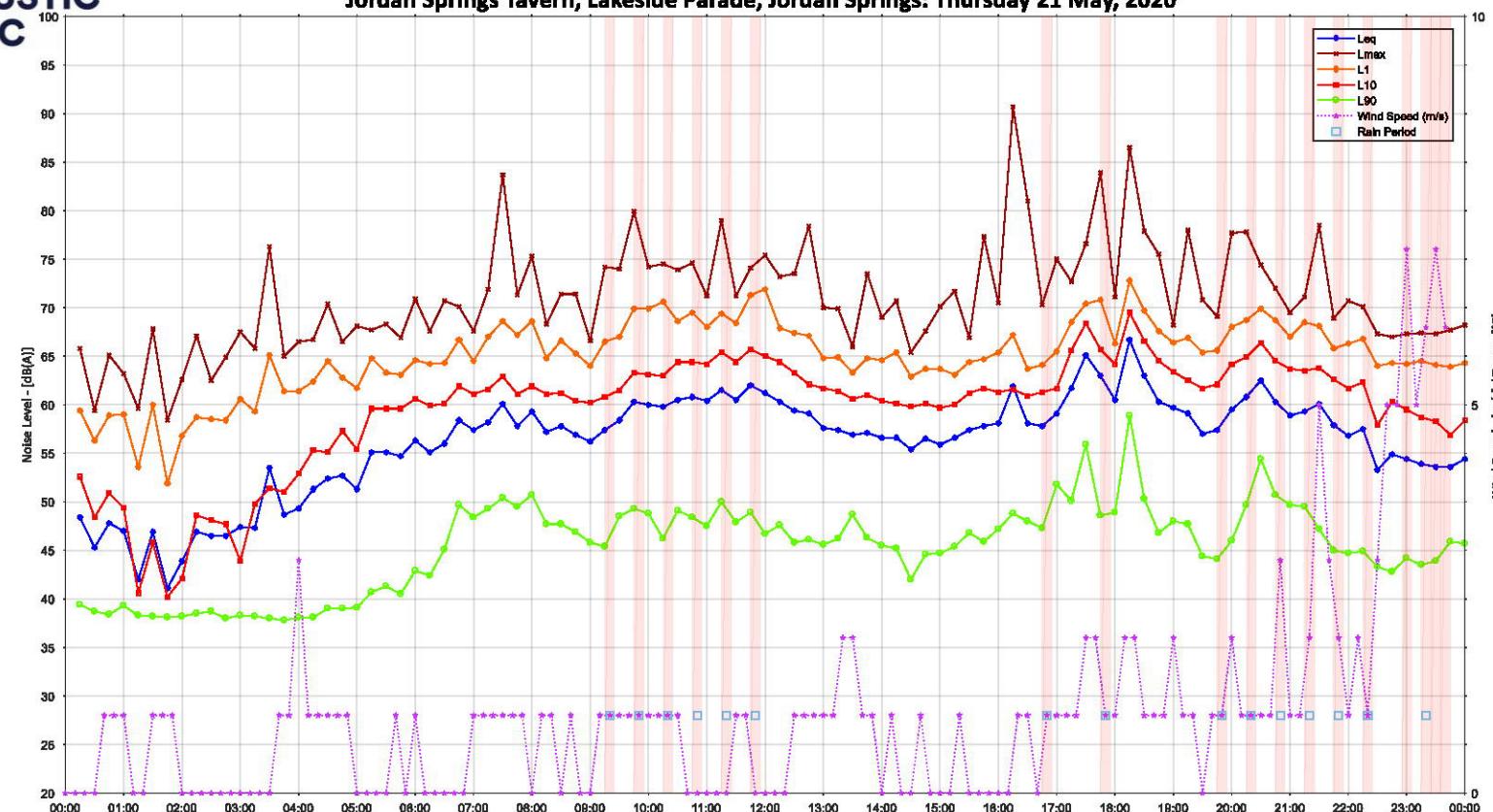
## **APPENDIX ONE – UNATTENDED NOISE MONITORING**

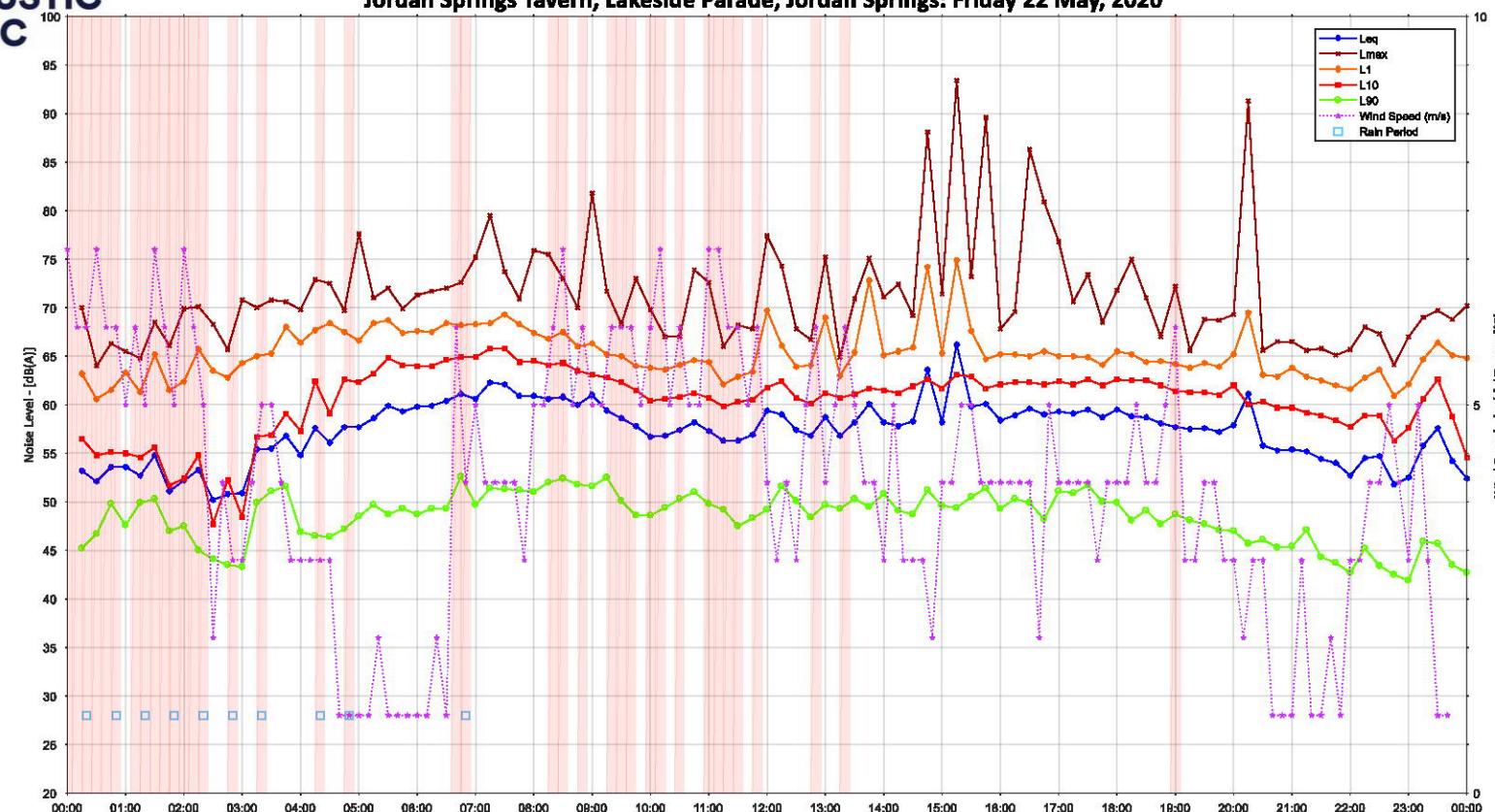
### **LOCATION 1**

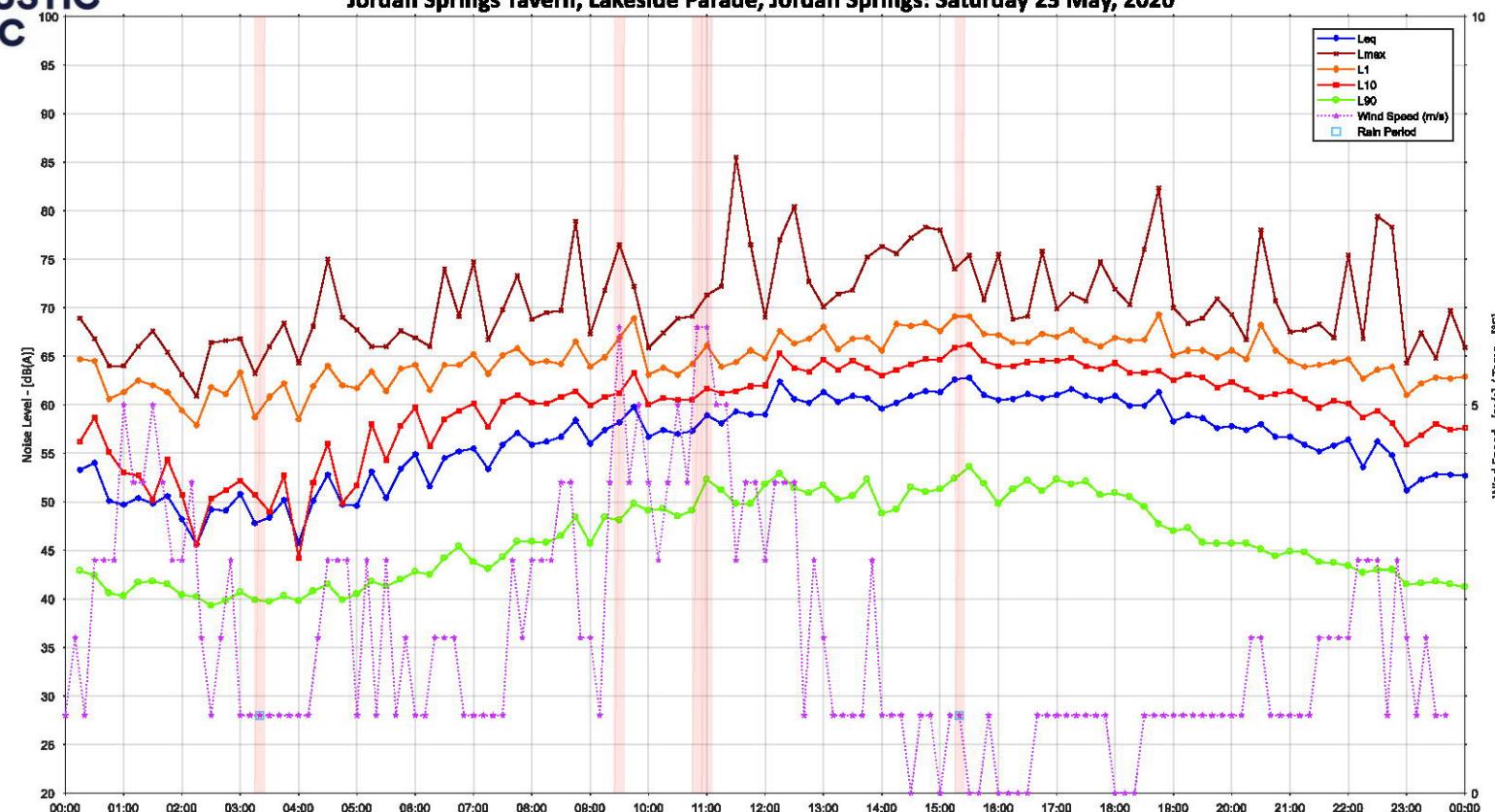
**Jordan Springs Tavern, Lakeside Parade, Jordan Springs: Monday 18 May, 2020**


**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**


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