



**CITY OF  
PARRAMATTA**

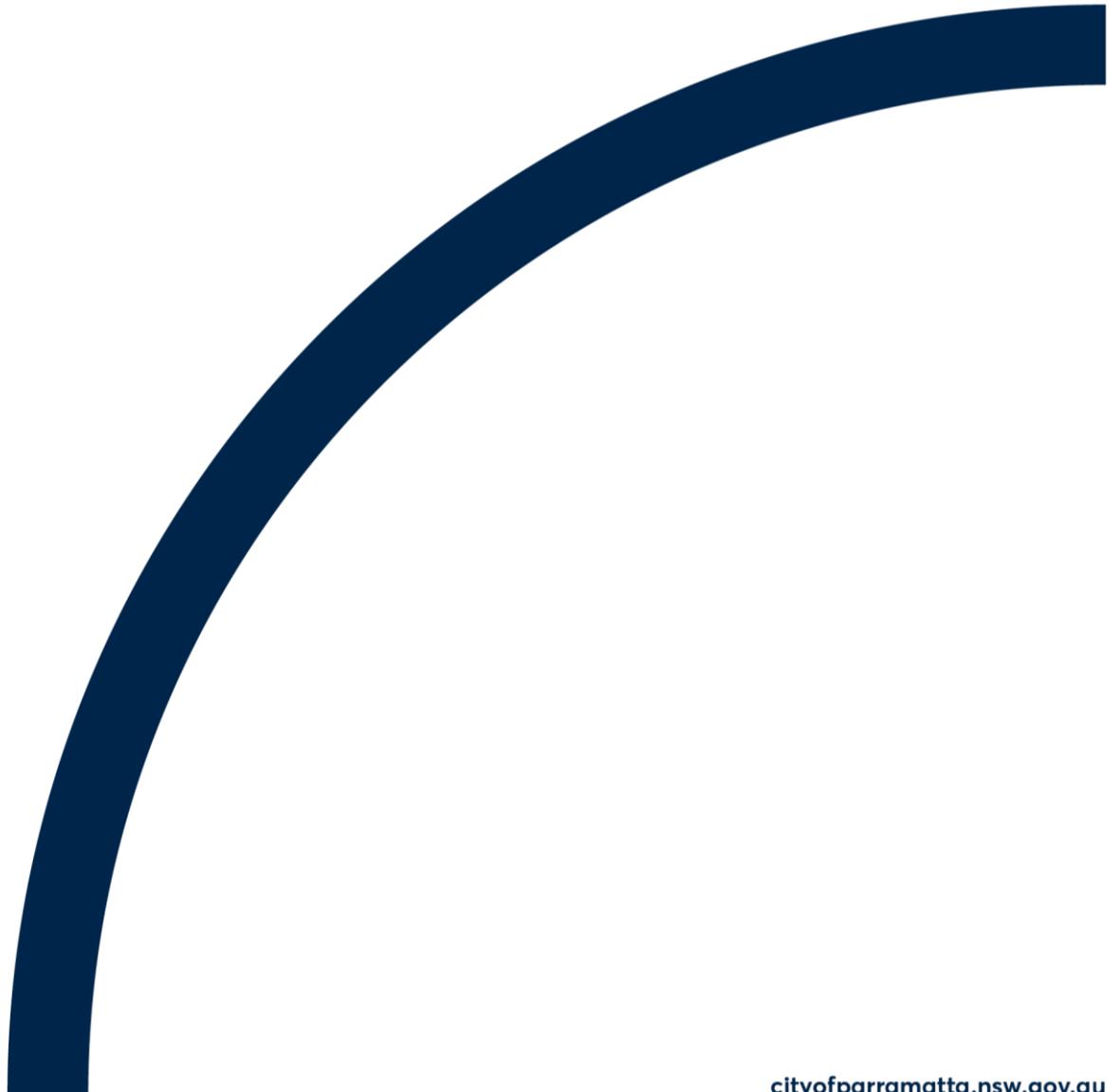
# *NOTICE OF LOCAL PLANNING PANEL MEETING PUBLIC AGENDA*

A Local Planning Panel meeting will be held in PHIVE 2 Civic Place, Parramatta at 5 Parramatta Square on Tuesday, 17 December 2024 at 3.30pm.

Gail Connolly  
CHIEF EXECUTIVE OFFICER



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<b>2</b>	<b>WEBCASTING ANNOUNCEMENT</b> <i>This public meeting will be recorded. The recording will be archived and available on Council's website.</i>  <i>All care is taken to maintain your privacy; however if you are in attendance in the public gallery, you should be aware that your presence may be recorded.</i>	
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**DEVELOPMENT APPLICATIONS**

**17 DECEMBER 2024**

5.1 Westpac Bank, 264 Church Street, PARRAMATTA NSW 2150.....6

**DEVELOPMENT APPLICATION**

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<b>ITEM NUMBER</b>	5.1
<b>SUBJECT</b>	Westpac Bank, 264 Church Street, PARRAMATTA NSW 2150
<b>DESCRIPTION</b>	Alterations and additions to the existing building for change of use to a 'food and drinks' premises, including a pub/bar and restaurant with rooftop sitting area. The building is identified as a local heritage item 479 (Westpac Bank) pursuant to Clause 5.10 of Parramatta Local Environmental Plan 2023.
<b>REFERENCE</b>	F2024/00282 - D09519946
<b>APPLICANT/S</b>	Holdmark NSW Pty Ltd
<b>OWNERS</b>	41 George Street Pty Ltd
<b>REPORT OF</b>	Group Manager Development and Traffic Services
<b>RECOMMENDED</b>	Approval

**DATE OF REPORT 28 NOVEMBER 2024****REASON FOR REFERRAL TO LPP**

The proposal includes development for the purposes of new licensed premises that require a hotel (general bar) license under the *Liquor Act 2007*, in accordance with the Ministerial direction under section 91 of the *Environmental Planning and Assessment Act 1979, schedule 2*, dated 6 May 2024.

**EXECUTIVE SUMMARY**

Development Application DA/488/2024 was lodged on 4 September 2024 for alterations and additions to the existing building for change of use to a 'food and drinks' premises, including a pub/bar and restaurant with rooftop sitting area.

The building is identified as a local heritage item 479 (Westpac Bank) pursuant to Clause 5.10 of Parramatta Local Environmental Plan 2023.

In accordance with Council's Consolidated Notification Procedures the application was notified and advertised between 12 September 2024 and 3 October 2024. In response no (0) unique submissions were received.

**Section 4.15 Assessment Summary**

The application has been assessed in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*, taking into consideration all relevant state and local planning controls. Consideration of technical matters by Council's Catchment Engineering and Heritage departments has not identified any fundamental issues of concern.

Under clause 5.6 of Parramatta Local Environmental Plan 2023, the development application proposes an architectural roof feature to incorporate the rooftop sitting area. The architectural roof feature complies with the objectives of the relevant clauses, integrates well with the existing heritage building and roof and will encourage a high quality built form.

Having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, it is recommended Development Application No. DA/488/2024 be approved. In its context, this development proposal is able to be supported in terms of the development's broader strategic context, function and overall public benefits

## RECOMMENDATION

- (a) **That** the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.16 of the *Environmental Planning and Assessment Act, 1979*, **approve** development consent to DA/488/2024, subject to conditions of consent.

## REASONS FOR APPROVAL

1. To facilitate the orderly implementation of the objectives of the *Environmental Planning and Assessment Act 1979* and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the ongoing maintenance and continued use of a Heritage listed building within the Parramatta LGA.
5. To assist in fostering a cultural character and level of vibrancy associated with late night trading within the Parramatta CBD.
6. To ensure the relevant matters for consideration under Section 4.15 of *Environmental Planning and Assessment Act 1979* are maintained.
7. For the reasons given above, approval of the application is in the public interest.

Eamon Murphy  
**Senior Development Assessment Officer**

## ATTACHMENTS:

1		Assessment Report and Draft Conditions	53 Pages
2		Locality Map	1 Page
3		Zoning Map	1 Page
4		Plans used during assessment	22 Pages
5		DRAFT Plan of Management	27 Pages

## REFERENCE MATERIAL



City of Parramatta Council

File No: DA/488/2024

**SECTION 4.55 ASSESSMENT REPORT – PARRAMATTA LEP 2023**  
**Environmental Planning & Assessment Act 1979**

**1 SUMMARY**

DA No:	DA/488/2024
Property:	Lot 1 DP 952497, Westpac Bank, 264 Church Street, Parramatta, NSW 2150
Proposal:	Alterations and additions to the existing building for change of use to a 'food and drinks' premises, including a pub/bar and restaurant with rooftop sitting area. The building is identified as a <b>local heritage item</b> 479 (Westpac Bank) pursuant to Clause 5.10 of Parramatta Local Environmental Plan 2023
Date of receipt:	4 September 2024
Estimated Cost of Development:	\$ 9,436,033.64
Applicant:	Holdmark NSW Pty Ltd
Owner:	41 George Street Pty Ltd
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	No (0) Submissions
Conciliation Conference	No
Recommendation	Approval
Assessing Officer	Eamon Murphy

**2 LEGISLATIVE REQUIREMENTS**

Environmental Planning Instruments	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• Parramatta Local Environmental Plan 2023</li> </ul>
Zoning	MU1 Mixed Use Zone
Bushfire Prone Land	No
Heritage	Yes
Heritage Conservation Area	No
Integrated development	No
Easement of adjoining land	Yes
Housing Productivity Contribution	No
Clause 4.6 variation	No
Delegation	<b>Parramatta Local Planning Panel (PLPP) – New licenced premises</b>

### 3 EXECUTIVE SUMMARY

Development Application DA/488/2024 was lodged on 4 September 2024 for alterations and additions to the existing building for change of use to a 'food and drinks' premises, including a pub/bar and restaurant with rooftop sitting area. The building is identified as a **local heritage item** 479 (Westpac Bank) pursuant to Clause 5.10 of Parramatta Local Environmental Plan 2023.

The application involves the use of the site as a new licenced premises and as such the application has been referred to the Parramatta Local Planning Panel for determination.

In accordance with Council's Consolidated Notification Procedures the application was notified and advertised between 12 September 2024 to 3 October 2024. In response no (0) unique submissions were received.

Matters relating to flood risk management and heritage values are considered to be satisfactory.

#### Section 4.15 Assessment Summary

The application has been assessed in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant State and local planning controls. Consideration of technical matters by Council's Heritage, Development and Catchment Engineering staff has not identified any fundamental issues of concern.

The proposal seeks consent for a change of use and alterations and additions to an existing **heritage item** to support a new multi-level restaurant precinct including a pub/bar and restaurant with rooftop area at 264-266 Church Street, Parramatta.

The application also incorporates an architectural roof feature that has been designed with input from heritage experts.

The proposal demonstrates reasonable compliance with the statutory requirements with minor variations to some controls contained within the Parramatta Development Control Plan (DCP) 2023 and that can be supported.

Having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, it is recommended Development Application No. DA/488/2024 be approved. In its context, this development proposal is able to be supported in terms of the development's broader strategic context, function and overall public benefits.

### 4 SITE HISTORY

Date	Comments
1938	The previous building was demolished, and the current building was constructed and operated as a branch of the Bank of New South Wales.
1956	Minor internal renovations were carried out.
1970	Further alterations and additions were carried out, including an internal fit-out.
1985	Further alterations and additions were carried out, including installation of ATM terminals.
2000	Approval for alterations and additions granted as part of DA00.1119/CC731 comprising interior fit out, new office partitions, a modified customer terminal, and new office furnishings.
9 October 2009	Approval for fit-out of 'Westpac' branch granted as part of DA/523/2009.
25 August 2016	Approval for additional fit-out of the premises, and signage granted as part of DA/511/2016.
4 September 2024	Subject development application lodged.

## 5 APPLICATION HISTORY

Date	Comments
4 September 2024	The subject application was lodged with Council.
12 September 2024 to 3 October 2024	The application was advertised in accordance with Council's Consolidated Notification Procedures. No submissions were received.
30 September 2024	Additional Information received from the applicant.
24 October 2024	Request for Information sent to the Applicant relating to concerns raised by the NSW Police, Environmental Health (Acoustic) and Public Domain.
5 November 2024	An additional Request for Information was sent to the applicant regarding flood concerns.
8 November 2024	Additional information received.
12 November 2024	Further additional information received.

## 6 SITE DESCRIPTION AND CONTEXT

<p>The subject site is legally described as Lot 1 DP 952497, though more commonly known as 264-266 Church Street, Parramatta.</p> <p>The building located on site is known as Westpac Bank Building. It is of significance for the Parramatta area for historical and aesthetic reasons and as a representative example of an Interwar Classical bank building in the area. Built c. 1938 on a prominent street corner, it was constructed for the Westpac Bank (known then as the Bank of New South Wales).</p> <p>It is a two-storey building of ashlar sandstone, has entrance at the 45 degree chamfered street corner, flanked by two sandstone columns. Hipped roof splayed at the corner, has parapeted balustrade with cornice and dentils below. Sandstone attached columns set on pedestal form colonnade between each window. There is a coat of arms in transom light above timber four-panelled double doors with bolection moulded panels. It is a heritage item of <b>Local Significance</b> – item number 479 – under Parramatta Local Environmental Plan 2023.</p> <p>The subject site has a lot size of 676.58m<sup>2</sup>.</p> <p>The subject site is in a highly visible location at the heart of Parramatta. The site is strategically located at the intersection of two main streets of Parramatta, Church Street and George Street.</p> <p>The site has a corner address to both Church Street and George Street.</p> <p>The subject site is situated on a visually prominent corner of Parramatta with frontages to two surrounding streets of Church Street and George Street.</p> <p>This site is bounded by existing three storey commercial buildings to the north and a two storey commercial building to the east.</p> <p>The location of the site is within close proximity to a number of public transport nodes with access to Parramatta Station, the Light Rail and the future Parramatta Metro station.</p> <p>A mix of two, three and four storey retail and commercial buildings are the existing streetscape with several heritage items along Church Street and George Street.</p>
The site is zoned MU1 – Mixed Use under Parramatta LEP 2023.
The subject building is currently vacant but was previously in use as a branch of Westpac bank.
The site was inspected on 12 September 2024.



Figure 1: Zoning Map (Source: Parramatta LEP 2023)

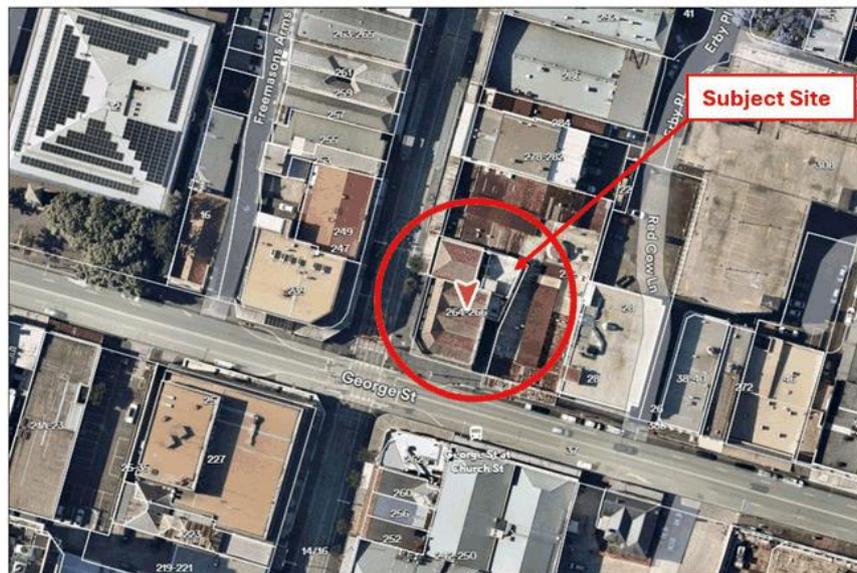


Figure 2: Aerial Photo (Source: Nearmaps)



Figure 3: The subject site (Site Inspection)



Figure 4: The subject site (Site Inspection)

## 7 THE PROPOSAL

The proposal seeks consent for a change of use and alterations and additions to an existing heritage item to support a new multi-level restaurant precinct including a pub/bar and restaurant with rooftop area at 264-266 Church Street, Parramatta.

The application seeks to revitalise the former Westpac Bank through refurbishment, and activation for entertainment, cultural and social purposes and will accommodate different end users including corporate functions, family and social events.

The application also incorporates an architectural roof feature that has been designed with input from heritage experts.

The Heritage Item is identified in the PLEP as the Westpac Bank (I479).

The proposed levels will comprise the following:

### Lower Ground Undercroft Area

- Bin Storeroom
- Goods platform lift
- Lift access to upper floors
- Lobby
- Stair access to ground level

### Lower Ground internal

- Jazz Bar
- Storage
- Stair access to ground level and above
- Lift access to Lower Ground Floor and upper floors
- Services
- WCs

### Ground Level - Loading zone

- Loading and unloading zone
- Concrete driveway

### Ground level internal

- Entrance from the corner of Church Street and George Street
- Accessible entrance from Church Street
- Public bar
- Cool Room and Dry Room
- Staff Locker
- Fire Stairs
- Stair access from the Lower ground and to the mezzanine level
- WCs
- Stairs to accommodate level change within ground floor
- Lift access to below and above levels
- WCs and Accessible WCs

### Mezzanine

- Kitchen
- Storeroom
- Washing room
- Plant room

- Stair access from ground level
- Lift access to below and above levels
- Storeroom

**Level 1**

- Mixed use dining room
- Finishing kitchen
- Lift access to below and above levels
- Stair access to the rooftop and down to the lower levels
- WCs

**Rooftop**

- Rooftop Restaurant/Bar
- Stairs to below levels
- WCs
- Services
- Architectural roof feature

The proposed hours of operation are 10am to 3am each day for both the indoor and outdoor (rooftop) areas.. A condition of consent has been imposed requiring a 24 month trial period for the 3am closing time, as the DCP base hours are 2am closing, with anything outside that time requiring a trial period.

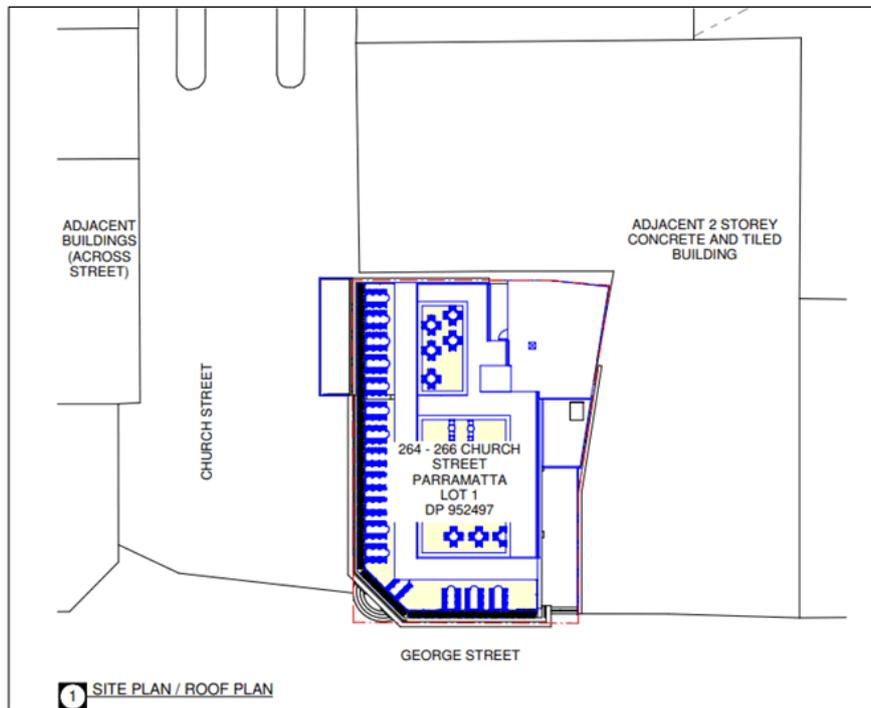


Figure 3: Site Plan



**9 ENVIRONMENTAL PLANNING INSTRUMENTS****9.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021**

Chapter 4 of this Policy requires the consent authority to consider if land is contaminated and, if so, whether it is suitable, or can be made suitable, for a proposed use.

Clause 4.6 of Chapter 4 states that a consent authority must not consent to the carrying out of any development on land unless:

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

The development is consistent with the controls contained within the SEPP.

- A site inspection reveals the site does not have an obvious history of a previous land use that may have caused contamination.
- A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.
- A search of public authority databases did not include the property as contaminated.

Therefore, the proposal is considered satisfactory with respect to Chapter 4 of the SEPP (Resilience and Hazards) 2021 and the land/site is suitable for use.

**9.2 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2022****9.2.1 CHAPTER 2 – VEGETATION IN NON-RURAL AREAS**

The application has been assessed against the requirements of the SEPP. This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. No vegetation removal is proposed as part of this application, therefore this SEPP is not applicable.

**9.2.2 CHAPTER 6 – WATER CATCHMENTS**

This Chapter applies to the entirety of the Parramatta Local Government Area as identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map.

The subject site is not located within the Zoning Map, Critical Habitat Map, Wetlands Protection Area, Strategic Sit Foreshore Map or the Foreshore Area and Boundary Map. Therefore, there are no specific development standards that directly apply to the proposal.

**9.3 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021**

The following relevant provisions of SEPP (Transport and Infrastructure) 2021 have been considered in the assessment of the development application.

**Chapter 2 - Infrastructure**

Clause	Comment
<b>Clause 2.48 – Electricity infrastructure</b>	The subject site is not within the vicinity of electricity infrastructure that would trigger the concurrence of the electricity supply authority.

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<p><b>Clause 2.98 – Development adjacent to rail corridors</b></p>	<p>The subject site is adjacent to a rail corridor as defined by Clause 2.98 of the SEPP being the new Parramatta Light Rail and in this regard was referred to TfNSW for review. No objections were raised.</p>
<p><b>Clause 2.119 – Frontage to a classified road</b></p>	<p>Church Street, at this location, is part of the Parramatta Light Rail Transitway (“Transitway Order”), as so ordered by the Minister for Roads, Maritime and Freight under section 52A of the Roads Act 1993 (NSW) (“Roads Act”). The effect of the Transitway Order is to make all public roads along the transitway declaration route “classified roads” under the Roads Act. Therefore, Church Street is considered a classified road in this location.</p> <p>A referral was sent to TfNSW who raised no objections to the application.</p>
<p><b>Clause 2.120 – Impact of road noise or vibration on non-road development</b></p>	<p>The proposal does not trigger consideration of Clause 2.120 of the SEPP.</p>
<p><b>Clause 2.122 – traffic generating development</b></p>	<p>The property fronts a classified road, the use is for a food and drink premises and the GFA exceeds 300sqm. It is noted that there are no car parking spaces proposed for the use.</p> <p>A referral was sent to TfNSW who raised no objections to the application.</p>

**9.4 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023**

The relevant matters to be considered under Parramatta Local Environmental Plan 2023 for the proposed development are outlined below.

Development standard	Compliance
<p><b>Cl. 4.3 Height of buildings</b></p>	<p>Parramatta Local Environmental Plan 2023 Height of Buildings Map indicates that the maximum building height on the western portion of the site is 12m with the rest of the site height, located on the eastern portion in ‘Area 2’, determined by a solar access plan under the provisions of Cl. 7.7.</p> <p>See discussion on Cl. 7.7 below.</p>  <p>The proposal includes a built form that exceeds the 12m height control by 1.425m. However, the form that exceeds the height control is an</p>

	<p>“architectural roof feature” under the provisions of Cl. 5.6 and therefore is not subject to the height control.</p> <p>A detailed discussion in relation to the architectural roof feature follows below this table.</p> <p>Furthermore, as the building is a Heritage Item identified in the PLEP23, Clause 5.10(10) is a relevant consideration. The proposal for the architectural roof feature is also appropriate as it provides for the purpose of a roof top bar, that has a relationship to the continued operation of the heritage premises, and therefore ongoing maintenance and preservation of the item.</p> <p>This is also discussed further under Cl. 5.6 below.</p>
<p><b>Cl. 4.4 Floor space ratio</b></p>	<p>The site is subject to a prescribed floor space ratio (FSR) of 10:1.</p> <p>The proposal does not exceed the maximum permitted FSR of 10:1</p>
<p><b>Cl. 5.6 Architectural feature</b></p>	<p>As noted above, the proposal includes a built form that exceeds the 12m height control by 1.425m. However, the form that exceeds the height control is an “architectural roof feature” and therefore is not subject to the height control.</p> <p>A detailed discussion in relation to the architectural roof feature follows below this table.</p>
<p><b>Cl. 5.10 Heritage conservation</b></p> <p>The objectives of this clause are as follows-</p> <p>(a) to conserve the environmental heritage of the City of Parramatta,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>The subject site contains a building that is identified as a local heritage item 479 (Westpac Bank) pursuant to Clause 5.10 of Parramatta Local Environmental Plan 2023.</p> <p>The alterations and additions includes restoration works and the continued preservation of the heritage values of the building and site.</p> <p>A Heritage Impact Statement and Grading of Significance and Heritage Asset Action Plan has been prepared and accompanies this Statement of Environmental Effects.</p> <p>The proposal, and the accompanying reports, was reviewed by Council’s Senior Heritage Advisor.</p> <p>The following comments were provided:</p> <p><i>From a heritage perspective, the proposed alterations and additions of the heritage item 1479 located at 264 Church Street, Parramatta, as the adaptive reuse will have an acceptable impact on the heritage significance of the item.</i></p> <p><i>The proposed development of site has been carefully considered and is sympathetic to its setting and context. The proposed adaptive reuse of the site and conservations works would facilitate the ongoing use of the site and support the revitalisation of the locally heritage listed building and wider Parramatta City Centre. The proposed development will not result in adverse impact to existing views to and from the heritage item nor impact upon the other heritage items within the vicinity of the site.</i></p> <p><i>The works are positive in conserving the heritage value of the heritage item and its contribution within the Church Steet and George Street streetscapes. The proposed development is consistent with the heritage</i></p>

	<p>objectives of the Parramatta LEP 2023, Parramatta DCP 2023 and the policies in the HAAP.</p> <p>A detailed discussion on Cl. 5.19 follows below this table.</p>								
<p><b>Cl. 5.21 Flood planning</b></p>	<p>The subject site is identified as flood prone in the 1% and 5% AEP events.</p> <table border="1"> <thead> <tr> <th>Flood Event</th> <th>Top Water Level (AHD)</th> </tr> </thead> <tbody> <tr> <td>PMF</td> <td>9.5</td> </tr> <tr> <td>1% AEP</td> <td>9.6</td> </tr> <tr> <td>5% AEP</td> <td>14.1</td> </tr> </tbody> </table> <p>The proposed Lower Ground Floor Level of the premise is 7.725m, and is located below the 1% and 5% flood planning level as identified in the submitted Flood Report, prepared by Holdmark, dated 21 August 2024. In order to minimise risk during a flood event, the application includes the provision of internal flood gates. The proposed internal flood gates would work in conjunction with an operational plan of management which would address flood risk.</p> <p>Council’s Senior Catchment Engineer has reviewed the submitted Flood Report prepared by Holdmark, dated 21 August 2024 and subsequent information, and is satisfied the proposed development is compatible with the flood function and behaviour of the land, and would not adversely affect flood behaviour.</p> <p>Subject to conditions of consent, Council is satisfied the proposed development complies with Section 5.21 of the PLEP 2023</p>	Flood Event	Top Water Level (AHD)	PMF	9.5	1% AEP	9.6	5% AEP	14.1
Flood Event	Top Water Level (AHD)								
PMF	9.5								
1% AEP	9.6								
5% AEP	14.1								
<p><b>Part 7.10 Active Frontages</b></p> <p>The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street, public space and river foreshore frontages in Zone E2 Commercial Centre and Zone MU1 Mixed Use.</p>	<p>Yes – the site is identified on the Active Frontages map.</p> <p>This clause is satisfied as the proposal does not alter the Church Street frontage.</p>								
<p><b>Part 7.11 Floodplain risk management</b></p>	<p>The subject site is identified as being located within the Floodplain Risk Management Area.</p> <p>The proposed development does not involve the erection of a building, therefore this Part of the PLEP 2023 is not applicable.</p> <p>Despite this, Council’s Catchment Engineer is satisfied that occupants will be able to evacuate safely to land above the</p>								
<p><b>Part 7.17 Car parking-general</b></p>	<p>The development does not require or propose any car parking facilities.</p> <p>Council’s Traffic and Transport section reviewed the proposal and do not have any objections, and the proposal can be supported on traffic and parking grounds.</p>								
<p><b>Cl. 7.7 Sun Access</b></p> <p>The objective of this clause is to protect the following land from overshadowing:</p> <ul style="list-style-type: none"> <li>Public open space in Parramatta Square</li> </ul>	<p>This clause applies to any land shown in purple on the sun access protection map.</p> <p>The site is on land shown in purple.</p> <p>Development consent must not be granted to development on the land (shown in purple) if a building resulting from the development will create</p>								

<ul style="list-style-type: none"> <li>• Jubilee Park</li> <li>• Prince Alfred Square</li> <li>• the Parramatta River foreshore</li> <li>• Heritage items and curtilage at the Lancer Barracks site and Experiment Farm.</li> </ul>	<p>additional overshadowing, on 21 June in any year, on the land shown with blue hatching on the sun protection map (the opposite listed sites) during specified times.</p> <p>The development does not result in overshadowing on any of the blue hatched areas.</p> 
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#### **Cl. 5.6 Architectural Roof Feature Discussion**

The PLEP 23 at Cl. 5.6 states:

5.6 Architectural roof features

(1) *The objectives of this clause are as follows—*

(a) *if consistent with the objectives of clause 4.3—to allow roof features that integrate with the composition and form of buildings.*

(2) *Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.*

(3) *Development consent must not be granted to any such development unless the consent authority is satisfied that—*

(a) *the architectural roof feature—*

(i) *comprises a decorative element on the uppermost portion of a building, and*

(ii) *is not an advertising structure, and*

(iii) *does not include floor space area and is not reasonably capable of modification to include floor space area, and*

(iv) *will cause minimal overshadowing.*

(b) *any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.*

The applicant has provided the following commentary in relation to Cl. 5.6:

As clearly articulated in the Heritage Impact Statement (HIS) the proposal includes a rooftop terrace comprising a restaurant / bar and that this is not only a key feature of the operation but serves also to enhance the heritage item. In particular the upper-level works comprise a roof feature that is a well-designed contemporary addition that contrasts with the presentations of the original building.

The distinction in material and finishes are intentional such that the upper level becomes a key architectural feature at the top of the building. Contemporary materials of metal and glazing will architecturally juxtapose with the existing materials and finishes of the building.

The proposed architectural roof feature serves to provide weather protection and acoustic benefits.

The architectural roof feature is a decorative element of the uppermost portion of the building, is not an advertising structure, does not provide permanent floor space area, cannot be modified to floor space without structural changes, does not create overshadowing, and plants and services are integrated into the design of the roof feature.

The proposal for the entire upper level is rightly described as an “architectural roof feature”.

It is also relevant to note that the height of the upper level is also permitted through the application of Clause 5.10(10) of the PLEP23 which states –

**(10) Conservation incentives**

*The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—*

- a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

The upper level of the building is committed to the purpose of a restaurant / bar. That purpose is achieved by the decorative element of the uppermost portion of the building.

As set out in the Heritage Impact Statement (HIS) the entire proposal (including the upper rooftop element) will directly contribute to the conservation of the heritage item, in the manner set out in the heritage impact statement that includes conservation works that will not adversely affect the heritage significance of the item, nor on the amenity of the surrounding area.

The upper-level development is for a defined and integral purpose, at the top of a building that is a heritage item, that would otherwise not be allowed by virtue of the height control. Clause 5.10(10) is relevant and assists in giving opportunity to approve the upper-level purpose as set out in the development proposal.

**Comment:**

Clause 5.6 of the LEP permits a departure to the height limit control, as specified in clause 4.3 of the LEP, if height exceedance is as a result of an architectural feature.

The proposed rooftop terraced area includes a retractable awning/canopy which can be considered an “architectural feature” as it is located on the uppermost portion of the building, is not an advertising feature, does not include floor space and causes minimal overshadowing.

The architectural feature integrates well with the existing heritage building and roof and encourages a high quality built form.

In this regard the proposal is not considered a variation to the PLEP 2023 height limit control and is considered satisfactory with regards to Cl5.6 of PLEP 2023.

## 10 DEVELOPMENT CONTROL PLANS

### 10.1 PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

The relevant matters to be considered under Parramatta Development Control Plan 2023 for the proposed development are outlined below.

Development Control	Comment	Compliance
<b>Part 2 – Design in Context</b>		
<b>2.1 Design in context in Parramatta City</b>	It is noted that development for the purposes of retail premises is compliant with the objectives and specific controls of Parramatta Local Environmental Plan 2023.	Yes
<b>2.3 Preliminary Building Envelope</b>	No changes are proposed to the existing building envelope.	Yes
<b>2.4 Building Form and Massing</b>	The changes to the roof top elements can be supported from the planning and heritage perspective, as the prevailing heritage fabric and value of the building is retained and the use is commensurate with the strategic intent of facilitating a night time economy.	Yes, considered satisfactory.
<b>2.5 Streetscape and Building Address</b>	The existing façade will be retained and preserved.	Yes
<b>2.7 Landscaping</b>	The proposed rooftop landscaping has been reviewed by Council's Landscape Assessment officer and is considered satisfactory. Conditions of consent have been provided.	Yes
<b>2.8 Views and Vistas</b>	There are no significant views and vistas from the subject site identified in Appendix 1 of PDCP 2023.	N/A
<b>2.9 Public Domain</b>	Satisfactory	Yes
<b>2.10 Accessibility and Connectivity</b>	Reviewed by Council's Universal Design officer and conditioned accordingly.	Yes
<b>2.11 Access for People with Disabilities</b>	Council's Universal Design (Accessibility) Officer has reviewed the application and notes the following: <ul style="list-style-type: none"> <li>An access report by Philip Chun Accessibility Pty Ltd has been provided.</li> </ul> Conditions have been recommended to comply with access report.	Yes
<b>2.14 Safety and Security</b>	Opportunities for casual surveillance of public domain are possible from the premises. The proposal will also include security personnel during the operation of the premises.	Yes
<b>Part 4 – Non-Residential Development</b>		
<b>4.1.1 Consideration of adjoining uses</b>	The development maintains the privacy, solar access and overall amenities of neighbouring properties.	Yes
<b>4.1.2 Noise amenity</b>	The proposal will not adversely affect the amenity of neighbouring residential developments noting the proposed development is for a commercial premises with no residential developments within proximity to the subject site. <p>Council's Environmental Health section reviewed the acoustic report and assessed any impacts against the relevant DCP provisions and support the proposed development subject to a trial period.</p>	Yes

<b>4.2.1 Business and commercial (relevant) controls</b>		
<b>Front setback</b>	No change to building setbacks proposed.	N/A
<b>Side setback</b>	No change to building setbacks proposed.	N/A
<b>Rear setback</b>	No change to building setbacks proposed.	N/A
<b>Floor to ceiling height</b>	The existing floor to ceiling heights will not be altered.	N/A
<b>Safety and security</b>	The proposal provides clear entrances and is easily identifiable by prospective users. Public facilities have been placed in locations to maximise casual surveillance. Adequate lighting has been provided.	Yes
<b>Part 5 – Environmental Management</b>		
<b>5.1 Water Management</b>	<p>As stated above, the subject site is identified as flood prone in the 1% and 5% AEP events.</p> <p>The proposed Lower Ground Floor Level of the premise is 7.725m, and is located below the 1% and 5% flood planning level as identified in the submitted Flood Report, prepared by Holdmark, dated 21 August 2024.</p> <p>In order to minimise risk during a flood event, the application includes the provision of internal flood gates. The proposed internal flood gates would work in conjunction with an operational plan of management which would address flood risk.</p> <p>Council's Senior Catchment Engineer has reviewed the submitted Flood Report prepared by Holdmark, dated 21 August 2024 and subsequent information, and is satisfied that pending the proposed mitigation measures, the proposed development is appropriate to the flood hazard and risk at this location.</p> <p>Subject to conditions of consent, Council is satisfied the proposed development complies with Part 5.1 Water Management of the PDCP 2023.</p>	Yes
<b>5.2 Hazard and Pollution management</b>		
<b>5.2.1 Control of Soil Erosion and Sedimentation</b>	N/A	N/A
<b>5.2.2 Acid Sulfate Soils</b>	N/A	N/A
<b>5.2.3 Salinity</b>	The proposal is not identified on the map.	N/A
<b>5.2.4 Earthworks and Development of Sloping Land</b>	No earthworks or excavation proposed.	N/A
<b>5.2.5 Land Contamination</b>	A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.	N/A
<b>5.2.6 Air Quality</b>	Reviewed by Council's Environmental Health section and no objections raised, subject to conditions of consent.	Yes
<b>5.4.8 Waste Management</b>	Reviewed by Council's Environmental Health section and no objections raised, subject to conditions of consent.	Yes
<b>Part 6 – Traffic and Transport</b>		
<b>6.1 Sustainable Transport</b>		

<b>6.1.1 Carshare</b>	No applicable to the proposed development.	N/A
<b>6.1.2 Travel Plans</b>	No applicable to the proposed development.	N/A
<b>6.1.3 Electric Vehicle Charging Infrastructure</b>	Not required.	N/A
<b>6.2 Parking and Vehicular Access</b>	No parking facilities will be provided. Council's Traffic and Transport Engineer has reviewed the application and raises no objections.  It is noted that the site is within the immediate vicinity of the Parramatta Light Rail which is to shortly commence operations.	Yes
<b>6.3 Bicycle Parking</b>	No bicycle storage/parking facilities. Council's Traffic and Transport Engineer has reviewed the application and raises no objections.  It is noted that the site is within the immediate vicinity of the Parramatta Light Rail which is to shortly commence operations.	Yes
<b>Part 7 – Heritage and archaeology</b>		
<b>7.3 Conservation incentives</b>		
<b>C.01 Variations</b>  When considering a Development Application for works involving a heritage item, Council may consider variations to development controls contained within this development control plan, provided the Council is satisfied with the criteria (opposite).	The building is identified as a local heritage item 479 (Westpac Bank) pursuant to Clause 5.10 of Parramatta Local Environmental Plan 2023  The proposed development complies with all of the heritage design controls contained within this development control plan.  The proposed development will not adversely affect the heritage significance of the heritage item or its setting.  The proposed development will involve a complete and full restoration of the heritage item, if deemed necessary by Council.  The proposed development will not adversely affect the amenity of the surrounding area.  The proposed development is necessary on economic grounds due to costs involved in the conservation and on-going maintenance costs.	Noted  Yes  Yes  N/A  Yes  Yes
<b>C.02 Conservation management plan</b>  A Conservation Management Plan may be required to be prepared and submitted with the Development Application, and in accordance with clause 5.10(6) of the Parramatta LEP 2023.	The development does not rely on Clause 5.10 of PLEP 2023.	N/A

<p><b>C.03 Statement of Heritage Impact</b></p> <p>A Statement of Heritage Impact is required to be prepared and submitted with the Development Application.</p>	<p>A statement of heritage impact was submitted and reviewed by Council’s senior heritage specialist who supported the proposal from a heritage perspective, as the adaptive re-use of the site will have an acceptable impact on the heritage significance of the item.</p>	<p>Yes</p>
<p><b>7.4 General heritage provisions</b></p>		
<p><b>C.01 Landform</b></p> <p>Maintain the natural landform and character of the area: avoid any cut and fill to land when constructing an addition, a new building and improving landscaping grounds</p>	<p>No excavation or earthworks proposed.</p>	<p>N/A</p>
<p><b>C.02 Subdivision pattern</b></p> <p>Maintain the historical pattern of subdivision.</p>	<p>No change to existing lot. Subdivision not proposed.</p>	<p>N/A</p>
<p><b>C.03 Development adjoining a heritage item</b></p> <p>The development must have regard to and respect the value of that heritage item and its setting.</p>	<p>The development is to a heritage item.</p> <p>The proposal is supported by Council’s Senior Heritage Specialist.</p>	<p>Yes</p>
<p><b>C.04 Open space</b></p> <p>Adequate open space areas around the heritage item should be retained.</p>	<p>N/A</p>	<p>N/A</p>
<p><b>C.06 Existing buildings</b></p> <p>Retain all buildings and ancillary structures that explain the history of the</p>	<p>The existing heritage building will be retained.</p>	<p>Yes</p>

area and contribute to its significance.		
<p><b>C.07 Roof</b></p> <p>Avoid re-roofing the main body of the building except:</p> <ul style="list-style-type: none"> <li>• to match the original materials, or</li> <li>• where re-roofed in non-original fabric such as modern corrugated metal roofing.</li> </ul>	<p>It is proposed to replace the existing roof and include an architectural roof feature (as discussed elsewhere in this report).</p> <p>Council's Senior Heritage Specialist noted that proposed development of site has been carefully considered and is sympathetic to its setting and context. The proposed adaptive re-use of the site and conservations works would facilitate the ongoing use of the site and support the revitalisation of the locally heritage listed building and wider Parramatta City Centre.</p> <p>The rooftop bar area will not be visually prominent from the street.</p>	Yes
<p><b>C.08 New technologies and additions</b></p> <p>Solar panels, aerials, satellite dishes or the like are not supported if visible from the public domain.</p>	No solar panels, aerials or the like are proposed.	N/A
<p><b>C.09 Bulk and scale</b></p> <p>Significant changes involving increased built form is discouraged.</p>	The proposed alterations and additions are complimentary to the heritage item and will not overwhelm the setting of the place.	Yes
<p><b>C.10 Structural additions</b></p> <p>Any alterations and additions must be consistent with the scale, form and materials used in the existing building so as not to detract from its visual importance.</p>	It is proposed to replace the existing roof and include an architectural roof feature. The works will be sympathetic to the heritage item. It is considered that these works will not detract from the overall building's visual importance.	Yes
<p><b>C.13 Additional height</b></p> <p>Additions should not be designed to appear higher than the ridgeline of the existing buildings and to complement the existing roof form. The main body of the building should be retained, restored, and kept in good condition to extend</p>	<p>The proposed addition is higher than the ridgeline of the existing heritage item. However, the proposed development provides an architectural detail and material response which is complimentary to the existing items.</p> <p>The proposal was reviewed by Council's Senior Heritage Specialist who concluded that the development will not result in adverse impact to existing views to and from the heritage item nor impact upon the other heritage items within the vicinity of the site. The works are positive in conserving the heritage value of the heritage item and its contribution within the Church Steet and George Street streetscapes.</p>	Yes

its life and use of materials.		
<b>C.19 Demolition</b>  Demolition of heritage items is not supported.	Demolition not proposed, with the exception of the existing roof being removed. Supported by Council's Senior Heritage Specialist.	Yes
<b>C.20 Ancillary work</b>  Servicing, fire safety or Building Code of Australia compliance upgrades for a new use should not impact on the heritage significance of the item.	The proposed servicing upgrades are designed to sit within the existing interior structures and fabric. Upgrading and change of some rainwater downpipes are proposed for the ones situated on the eastern elevation, along the vehicle access way. Plant equipment will be positioned on the roof	Yes
<b>C.70 Streetscape façade</b>  Retention of the original streetscape facades is required, with extensions or redevelopment to be out of view.	The existing façade will be retained.	Yes
<b>C.71 Compatibility</b>  Development should be compatible with the existing height, scale, massing, detailing, setbacks and orientation of existing development within the streetscape.	The proposal will be compatible with the streetscape.	Yes
<b>C.72 Colours and materials</b>  Colours and materials should be carefully selected so that they do not visually dominate, or overly contrast with that of the existing heritage item. New development such as new infill shall utilise compatible colour schemes and materials in keeping with the original building.	The proposal provides complementary colour palettes and materials to ensure the works will not dominate the streetscape.	Yes
<b>C.77 Signage, lighting, materials and colours</b>  <b>Should be</b> unobtrusive and compatible with the	While the premises will utilise the existing signage locations (see below) for future business identification signage, it is noted that approval for signage is not being sought as part of this Development Application and that a separate approval for signage will be sought at a later date.	N/A

<p>overall style and design of the building and in accordance with Section 7.9 – Signs on Heritage Buildings and Heritage Conservation Areas of this DCP.</p>		
<p><b>Part 9 – Parramatta City Centre</b></p>		
<p><b>9.3 Built Form</b></p>		
<p><b>9.3.3.1 Street setbacks</b></p>	<p>No changes to existing street setbacks.</p>	<p>Yes</p>
<p><b>9.3.3.2 Building separation</b></p>	<p>No change to existing building separation.</p>	<p>Yes</p>
<p><b>9.3.3.4 Floor heights</b>  <b>Commercial - 3.8m</b></p>	<p>The proposed development provides a minimum floor to floor height of 2.4m, as the development is for an alterations and additions to an existing heritage item and does not propose to alter the existing floor to floor heights.</p>	<p>No however supported on merit.</p>
<p><b>9.3.5.2 Flood affected sites</b>  Where Council considers it viable and in the public interest, particularly in a fine grain or heritage context, an area of the ground floor may be located at footpath level.</p>	<p>Flood mitigation works have been proposed.</p> <p>In order to minimise risk during a flood event, the application includes the provision of internal flood gates. The proposed internal flood gates would work in conjunction with an operational plan of management which would address flood risk.</p> <p>No external flood mitigation works are proposed, therefore there is no negative impact on the streetscape or heritage context of the building.</p>	<p>Yes</p>
<p><b>9.3.5.4 Services and utilities</b>  The location of all services and utilities must be clearly identified on plans prepared for any development application</p>	<p>All services and utilities will be clearly identified on the plans and located to minimise any adverse visual impacts on the heritage item.</p>	<p>Yes</p>
<p><b>9.3.6 Above ground parking</b></p>	<p>No above ground parking proposed.</p>	<p>N/A</p>
<p><b>9.4 Public Domain</b></p>		
<p><b>9.4.1 Solar access protection</b>  The eastern portion of the site is located in 'Area 2', determined by a solar access plan under the provisions of Cl. 7.7.</p>	<p>The subject site is mapped as being within the solar access protection area for Parramatta Square. It does not create any overshadowing between midday-2pm on the nominated area.</p>	<p>Yes</p>

<p><b>9.4.7 Views</b></p> <p>The subject site is identified as being within several view corridors.</p>	<p>The proposed alterations and additions to the existing heritage item will not impact on the view corridors.</p>	<p>Yes</p>
<p><b>9.5 Special areas</b></p>		
<p><b>9.5.2 Civic link area (Block 3)</b></p> <p>Must be open to the sky without any encroachments.</p> <p>Must not result in overshadowing of civic link, squares and lanes.</p> <p>Developments must seek to adaptively reuse heritage buildings within this area for community facilities, entertainment and cultural uses.</p>	<p>The development is within block 3 (special area) however does not adjoin the proposed civic link.</p> <p>The proposal will not result in overshadowing of any of the specified areas.</p> <p>The proposal is for an adaptive reuse of a heritage building for entertainment purposes.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p>
<p><b>9.5.3 George Street area</b></p> <p>Building alignments and setbacks should respond to important elements of the nearby context including existing forecourts and heritage buildings. In some places, this may require greater setbacks or lower street wall heights.</p>	<p>The subject site is partially within the George Street area.</p> <p>The proposed addition works to the existing heritage item are responsive to the existing nearby context.</p>	<p>Yes</p>
<p><b>9.5.4 Church Street area</b></p> <p>Street wall and setbacks must comply with specified setbacks and heights.</p> <p>Development in this area must comply with the City of Parramatta's 'Church Street' colour scheme.</p>	<p>No change to the setbacks or street wall of the existing heritage item</p> <p>All materials and colours will be compliant with the Church Street colour scheme.</p>	<p>Yes</p> <p>Yes</p>
<p><b>9.6 Heritage</b></p>		

<p><b>9.6.2 Understanding the place</b></p> <p>The heritage significance of local heritage places must be conserved and enhanced.</p> <p>A heritage impact statement must be submitted for work that will affect a heritage item or heritage conservation area.</p>	<p>The subject site contains a heritage item. All works proposed will conserve and enhance the heritage item. A HIS was submitted and reviewed by Council’s Senior Heritage Specialist.</p> <p>The proposal is supported from a heritage perspective.</p>	<p>Yes</p>
<p><b>9.6.3 Heritage relationships</b></p> <p>Existing positive relationships on the site of a heritage item and positive relationships between a heritage item and its broader context as well as its street, must be conserved.</p> <p>New development must not isolate a heritage item from its immediate surroundings where these surroundings contribute to its heritage value and setting, nor diminish the contribution of a heritage item to its context.</p> <p>The existing ground plane of a heritage item and its immediate setting must be retained. Heritage items must not be visually isolated by changes in ground planes.</p> <p>New developments must seek to preserve historic setback patterns if this conserves and enhances the heritage values of the place</p>	<p>The existing positive relationships with the heritage item and with items within the broader locality will be retained and conserved. The architectural character of a heritage item will be retained and enhanced as part of this development.</p> <p>The proposed restaurant and bar will not adversely affect the amenity of the heritage item.</p> <p>The existing ground plane of a heritage item and immediate setting has been retained.</p>	<p>Yes</p>

<p><b>9.6.4 Demolition</b></p> <p>Heritage items and contributory properties in conservation areas must not be demolished or destroyed through neglect. The poor structural or aesthetic condition of a heritage item or contributory building will not be considered justification for permitting demolition.</p>	<p>Demolition not proposed with the exception of the roof being removed and replaced.</p>	<p>Yes</p>								
<p><b>9.7 Flood risk management</b></p>	<p>The subject site is identified as flood prone in the 1% and 5% AEP events.</p> <table border="1" data-bbox="485 736 1126 857"> <thead> <tr> <th>Flood Event</th> <th>Top Water Level (AHD)</th> </tr> </thead> <tbody> <tr> <td>PMF</td> <td>9.5</td> </tr> <tr> <td>1% AEP</td> <td>9.6</td> </tr> <tr> <td>5% AEP</td> <td>14.1</td> </tr> </tbody> </table> <p>The proposed Lower Ground Floor Level of the premise is 7.725m, and is located below the 1% and 5% flood planning level as identified in the submitted Flood Report, prepared by Holdmark, dated 21 August 2024.</p> <p>In order to minimise risk during a flood event, the application includes the provision of internal flood gates. The proposed internal flood gates would work in conjunction with an operational plan of management which would address flood risk.</p> <p>Council’s Senior Catchment Engineer has reviewed the submitted Flood Report prepared by Holdmark, dated 21 August 2024 and subsequent information, and is satisfied the proposed development is compatible with the flood function and behaviour of the land, and would not adversely affect flood behaviour.</p> <p>Subject to conditions of consent, Council is satisfied the proposed development complies with Section 9.7 of the DCP.</p>	Flood Event	Top Water Level (AHD)	PMF	9.5	1% AEP	9.6	5% AEP	14.1	<p>Yes</p>
Flood Event	Top Water Level (AHD)									
PMF	9.5									
1% AEP	9.6									
5% AEP	14.1									
<p><b>Part 10 – Late Night Trading</b></p>										
<p><b>10.1.1 New Emitter Premises</b></p>	<p>As the proposed development is a new emitter premises within the identified Late Night trading Area this part of the DCP will apply.</p>	<p>Yes</p>								
<p><b>10.1.2 Emitter Premises Categories</b></p> <p><b>High Impact</b></p> <p>An on-premises licence within the meaning of the Liquor Act 2007 where the primary business or</p>	<p>As the premises is expected to have more than 120 patrons the development is categorised as High Impact.</p>	<p>Noted</p>								

<p>activity carried out on the premises is that of a public entertainment venue, nightclub, with a capacity of more than 120 patrons.</p>																																																				
<p><b>10.2 Late Night Trading Areas</b></p> <p><b>City Centre LNTA 2</b></p>	<p>The premises is located within LNTA 2</p> <p>The proposed development will support the Late-Night Trading within Parramatta CBD through the delivery of the premises. The proposed development is consistent with the perceived cultural character and level of vibrancy stipulated under the DCP.</p>	<p>Noted</p>																																																		
<p><b>10.3.1 Hours of operation</b></p> <p>LNTA 2</p>	<p>Table 10.3.1 – Base and extended trading hours</p> <table border="1" data-bbox="523 573 1078 992"> <thead> <tr> <th>Late Night Trading Area</th> <th>Venue category &amp; location</th> <th>Base hours</th> <th>Extended hours</th> </tr> </thead> <tbody> <tr> <td rowspan="4">City Centre LNTA 1</td> <td rowspan="2">High Impact &amp; Low Impact</td> <td>Indoor</td> <td>24 hours</td> </tr> <tr> <td>Outdoor</td> <td>6am to midnight* 24 hours*</td> </tr> <tr> <td rowspan="2">Non-Licensed</td> <td>Indoor</td> <td colspan="2">24 hours*</td> </tr> <tr> <td>Outdoor</td> <td colspan="2">24 hours*</td> </tr> <tr> <td rowspan="4">City Centre LNTA 2</td> <td rowspan="2">High Impact &amp; Low Impact</td> <td>Indoor</td> <td>6am to 2am 24 hours</td> </tr> <tr> <td>Outdoor</td> <td>6am to midnight* 24 hours*</td> </tr> <tr> <td rowspan="2">Non-Licensed</td> <td>Indoor</td> <td colspan="2">24 hours*</td> </tr> <tr> <td>Outdoor</td> <td colspan="2">24 hours*</td> </tr> <tr> <td rowspan="4">City Centre LNTA 3</td> <td rowspan="2">High Impact &amp; Low Impact</td> <td>Indoor</td> <td>6am to midnight 24 hours</td> </tr> <tr> <td>Outdoor</td> <td>6am to 10pm* 10pm to midnight*</td> </tr> <tr> <td rowspan="2">Non-Licensed</td> <td>Indoor</td> <td colspan="2">24 hours*</td> </tr> <tr> <td>Outdoor</td> <td colspan="2">24 hours*</td> </tr> <tr> <td rowspan="2">Outside of Late Night Trading Areas or otherwise described in Section 10.1.1 above.</td> <td>Indoor</td> <td colspan="2">Merit assessed</td> </tr> <tr> <td>Outdoor</td> <td colspan="2">Merit assessed</td> </tr> </tbody> </table> <p>The development proposes an Hours of Operation of the following:</p> <p>Monday to Sunday 10:00am – 03:00am for both the indoor and outdoor areas.</p> <p>It is noted that the proposal initially sought a 5am closing time on Fridays and Saturdays. However following discussions with NSW Police, it is now proposed to have a 3am closing time.</p> <p>The final plan of management will be required to be to the satisfaction of NSW Police and must have written agreement from NSW Police before an Occupation Certificate can be issued.</p> <p>Council’s Environmental Health section reviewed the acoustic report and also support the proposed hours of operation subject to a trial period.</p>	Late Night Trading Area	Venue category & location	Base hours	Extended hours	City Centre LNTA 1	High Impact & Low Impact	Indoor	24 hours	Outdoor	6am to midnight* 24 hours*	Non-Licensed	Indoor	24 hours*		Outdoor	24 hours*		City Centre LNTA 2	High Impact & Low Impact	Indoor	6am to 2am 24 hours	Outdoor	6am to midnight* 24 hours*	Non-Licensed	Indoor	24 hours*		Outdoor	24 hours*		City Centre LNTA 3	High Impact & Low Impact	Indoor	6am to midnight 24 hours	Outdoor	6am to 10pm* 10pm to midnight*	Non-Licensed	Indoor	24 hours*		Outdoor	24 hours*		Outside of Late Night Trading Areas or otherwise described in Section 10.1.1 above.	Indoor	Merit assessed		Outdoor	Merit assessed		<p>Supported subject to a two-year trial period.</p>
Late Night Trading Area	Venue category & location	Base hours	Extended hours																																																	
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	Outdoor	Merit assessed																																																		
<p><b>10.3.2 Extended trading and trial periods</b></p> <p>Any extended hours beyond base hours will be subject to a trial period. See opposite.</p> <p>At the completion of each trial period an</p>	<p>Any extended hours beyond base hours will be subject to the following trial periods:</p> <p>a) an initial 2 year trial period; and</p> <p>b) a further 5 year trial period (if the first trial period is successful as determined by Council).</p> <p>Trial periods may be cancelled in the event of poor venue management during the trial period.</p>	<p>Noted and a trial period to be conditioned.</p>																																																		

<p>application to modify the development consent must be lodged to amend the trial period condition.</p> <p>Venue operators are required to demonstrate compliance with the approved Plan of Management and any other conditions of consent or relevant legislation.</p> <p>Where a second trial period or permanent extended hours apply, venue operators must review their Plan of Management and make necessary revisions to address concerns raised by Council, NSW Police, Liquor and Gaming NSW, and the community prior to approval by Council.</p>	<p>Council, at its sole discretion, can make the extended hours permanent if both the first and second trial periods are successful.</p> <p>Note: The initial trial periods commence at the date of issue of an occupation certificate. The second trial period will commence at the date of determination of the modified consent to extend the trial period.</p>	
<p><b>10.4 Acoustic controls</b></p>	<p>Council's Environmental Health section reviewed the acoustic report and assessed any impacts against the relevant DCP provisions and support the proposed development subject to a trial period.</p>	<p>Yes</p>
<p><b>10.5 Premises impact management</b></p>	<p>A plan of management has been provided with the application. A subsequent amended POM was submitted to better reflect and address comments from NSW Police.</p> <p>The final plan of management will be required to be to the satisfaction of NSW Police and must have written agreement from NSW Police before an occupation certificate can be issued.</p>	<p>Yes, and conditioned.</p>

**11 REFERRALS**

**11.1 INTERNAL REFERRALS**

Specialist	Comment
<p><b>Catchment and Development Engineer</b></p>	<p>Supported, subject to conditions of consent.</p>
<p><b>Traffic and Transport</b></p>	<p>Supported, subject to conditions.</p>
<p><b>Environmental Health - Waste</b></p>	<p>Supported, subject to conditions.</p>
<p><b>Environmental Health - Food</b></p>	<p>Supported, subject to conditions.</p>
<p><b>Environmental Health - Acoustics</b></p>	<p>Supported, subject to conditions.</p>

<b>Heritage</b>	Supported, subject to conditions.
<b>City Futures (Economy)</b>	Supported subject to conditions, including implementation of the recommendations within the access report.
<b>Universal Design (Access)</b>	In general, the proposal is supported with the exception of an issue with the connection between the ramp and lift. Applicant has advised that lift entry cannot be amended due to flooding mitigation measures.
<b>Public Domain</b>	Supported, subject to conditions.
<b>City Safe</b>	Supported subject to the imposition of a trial period for the extended opening hours to 3am.
<b>Outdoor Dining</b>	No objections as outdoor dining will not occur on Council's footpath.
<b>Social Outcomes</b>	Supported, subject to conditions.
<b>Landscaping</b>	Supported subject to conditions, including implementation of the recommendations within the access report.

## 11.2 EXTERNAL REFERRALS

External Referrals	Comments
<b>Transport for NSW (TfNSW)</b>	TfNSW reviewed the development application and raised no objection to the proposed development. No conditions required.
<b>NSW Police</b>	The plan of management (POM) has been updated to reflect the requirements of NSW Police. A condition of consent has been imposed which requires the final POM to be signed off by NSW Police.

## 12 EP&A REGULATION 2021

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, compliance with the Home Building Act, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions, refer to Appendix 1.

## 13 PUBLIC CONSULTATION

### 13.1 NOTIFICATION AND ADVERTISING

The application was notified in accordance with Council's Consolidated Notification Procedures. In response no (0) unique submissions were received.

### 13.2 CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

*"If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices."*

#### Conciliation Conference – Not Required

The application received no (0) unique submissions during the formal notification period and as a result a Conciliation Conference was not required to be held.

## 14 LIKELY IMPACTS OF THE DEVELOPMENT

Council is satisfied that the proposed development would not have an unreasonable environmental impacts on either the natural or built environments and would, on balance, have a positive social and economic impact in the locality.

## 15 SUITABILITY OF THE SITE

Council is satisfied that the site is suitable for the proposed development.

## 16 DEVELOPMENT CONTRIBUTIONS

### 16.1 SECTION 7.12 CONTRIBUTIONS

A condition of consent has been recommended and imposed for the payment of a Section 7.12 contribution in the amount of \$415,195.66 in accordance with the City of Parramatta Development Contributions Plan.

### 16.2 HOUSING PRODUCTIVITY CONTRIBUTION

A condition of consent is not required for the payment of the Housing Productivity Contribution in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024*, as the proposal does not increase the gross floor area.

## 17 CONCLUSION

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal *is* suitable for the site and *is* in the public interest. Therefore, it is recommended that the application be approved subject to the imposition of appropriate conditions.

## 18 RECOMMENDATION

### RECOMMENDATION

- A. **That** the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, **approve** development consent to DA/488/2024, subject to conditions of consent.

### REASONS FOR APPROVAL

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the ongoing maintenance and continued use of a Heritage listed building within the Parramatta LGA.
5. To assist in fostering a cultural character and level of vibrancy associated with late night trading within the Parramatta CBD.
6. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

**“Appendix 4” to Section 4.15 Assessment Report - DA/488/2024**

**DRAFT CONDITIONS OF CONSENT**

Upon the signature of the applicable delegate, the conditions in this Appendix will form the conditions of development consent.

**Development Consent No.:** DA/488/2024  
**Property Address:** Lot 1 DP 952497  
 Westpac Bank, 264 Church Street, PARRAMATTA  
 NSW 2150

**PART A – GENERAL CONDITIONS**

**PA0001 #Approved Plans & Supporting Documents**

1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise:

**Architectural Drawings (Project No. 24066-NBRS)**

Drawing/Plan No.	Revision	Plan Title	Dated
DA-A-01	4	Demolition Ground & Basement Plan	19/08/2024
DA-A-02	4	Demolition Mezzanine & Level 1 Plan	19/08/2024
DA-A-03	4	Demolition Roof Plan	19/08/2024
DA-A-04	11	Proposed Lower Ground & Ground Floor Plan	5/11/2024
DA-A-05	8	Proposed Mezzanine & Level 1 Plan	5/11/2024
DA-A-06	9	Proposed Level 2 & Roof Plan	5/11/2024
DA-A-07	8	Proposed Elevations	5/11/2024
DA-A-08	4	Proposed Building Sections	5/11/2024
DA-A-18	1	Material Palette	19/08/2024

**Civil Drawings/Stormwater (Project No. SW24241)**

Drawing/Plan No.	Revision	Plan Title	Dated
SW010	A	Stormwater Layout Plan – Lower Ground Floor Plan, Notes & Details	21/08/2024
SW020	A	Stormwater Layout Plan – Ground Floor Plan, Notes & Details	21/08/2024
SW030	A	Stormwater Layout Plan – Mezzanine Level & Level 1 Plan, Notes & Details	21/08/2024

Drawing/Plan No.	Revision	Plan Title	Dated
SW031	A	Stormwater Layout Plan – Level 2 & Roof Plan, Notes & Details	21/08/2024

## Landscape Drawings (Project No. 24066-NBRS)

Drawing/Plan No.	Revision	Plan Title	Dated
DA-LANSCAPE-A-LDA01	2	Proposed Landscape Roof Plan	20/08/2024
DA-LANSCAPE-A-LDA02	2	Rooftop Plant Schedule	20/08/2024

## Schedule Drawings

Drawing/Plan No.	Revision	Plan Title	Dated
A00-1	N/A	LG Site Plan	20/08/2024
A01-1	A	LG Keg Plan	17/07/2024
B01-1	N/A	LG Jazz Bar Layout	20/08/2024
C00-1	N/A	GF Site Plan	20/08/2024
C01-1	N/A	GF Public Bar Layout	20/08/2024
D01-1	N/A	GF Cool Room Layout	20/08/2024
E00-1	N/A	MZ Site Plan	20/08/2024
E01-1	N/A	MZ Main Kitchen Layout	20/08/2024
F01-2	N/A	MZ Washing Area Layout	20/08/2024
G00-1	N/A	L1 Site Plan	20/08/2024
G01-1	A	L1 Finishing Kitchen Layout	19/07/2024
H01-1	N/A	L1 Dining Bar Layout	20/08/2024
J00-1	N/A	L2 Site Plan	20/08/2024
J01-1	N/A	L2 Roof Top Layout	20/08/2024

## Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects	N/A	N/A	Think planners	August 2024
Construction & Demolition Waste Management Plan	N/A	A	Elephants Foot Consulting Pty Ltd	25/07/2024

Operational Waste Management Plan	Report No. 6184	B	Elephants Foot Consulting Pty Ltd	16/08/2024
Noise and Vibration Impact Assessment	P01242	002	E-LAB Consulting	22/08/2024
Plan of Management	N/A	002	Australian Venue Co.	November 2024
The Letter of Response	SW22350.L01	N/A	Capital Engineering Consultants	6/11/2024
Letter of Response	N/A	N/A	Think Planners	12/11/2024
Letter of Response	N/A	N/A	Think Planners	07/11/2024
Accessibility Report	AN024-221682	0	Samuel Dikstein - Philip Chun Accessibility	16/08/2024
Flood Emergency Response Plan	24050137_R02_V03_264-266 Church_St_FERP	3	Water Technology	21/08/2024
Flood Compliance Report	24050137_R01_V03_264-266_Church_Street_Parramatta_3 Flood_Compliance_Report	3	Water Technology	21/08/2024
Heritage Asset Action Plan	N/A	N/A	NBRS	20/08/2024
Heritage Impact Statement	N/A	N/A	NBRS	August 2024
Social Impact Assessment	N/A	N/A	Think Planners	August 2024
Surveyor's Report	88918	N/A	Realserve	22/03/2024

**Note:** In the event of any inconsistency between the approved plans and/or the civil drawings and/or landscape plans and/or supporting documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

**Reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

**BANSCNon-standard -- General Matters**

2. Signage is not approved as part of this consent. Any future signage shall be subject to a separate approval.

**Reason:** To ensure development is carried out in accordance with approval.

**BANSCNon-standard -- General Matters**

3. Access Report - The recommendations outlined in the Design Approval Report prepared by Philip Chun Building Compliance, with reference number AN024-221682 dated 16 August 2024 shall be incorporated into the plans and documentation accompanying the *Construction Certificate* to the satisfaction of the Principal Certifying Authority.

**Reason:** To ensure fully compliant accessibility measures and detailed universally accessible design.

**EPA0002 Electrical work**

4. All electrical works must be carried out by a licensed electrician and in accordance with the relevant provisions of AS/NZS 3000:2018.

**Reason:** To ensure compliance of relevant standards.

**EPA0027 Exhaust from ventilation systems**

5. Exhaust gases shall be discharged via a ventilation system installed in accordance with AS/NZS 1668.2:2012 - The Use of Mechanical Ventilation and Air-conditioning in Buildings.

**Reason:** To ensure the correct installation and operation of equipment for the protection of the local environment.

**EPA0028 Air emissions from plant**

6. Air emissions from any trade, industry, process, fuel burning equipment or industrial plant, must not exceed levels as prescribed by the Protection of the Environment Operations (Clean Air) Amendment (Industrial and Commercial Activities and Plant) Regulation 2010 and the Protection of the Environment Operations (Clean Air) Regulation 2010. A report certifying the operation meets the required Regulations must be prepared by an appropriately qualified person and be submitted to the principal certifying authority, as well as being lodged with Council.

**Reason:** To control offensive emissions and ensure the protection of the local environment.

**EPA0029 Air Emissions - Use of Premises**

7. The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health. Gaseous emissions from the development must comply with the requirements of the Protection of the Environment Operations Act, 1997 and Regulations. Uses that produce airborne particulate matter must incorporate a dust collection system.

**Reason:** To control offensive emissions and ensure the protection of the local environment.

**EPA0030 Plant and Equipment on site**

8. All plant and equipment on site shall be operated and maintained in a proper and efficient manner so as to not cause air pollution.

**Reason:** To comply with the Protection of the Environment Operations Act 1997.

**EPA0041 Duty to Notify Pollution Incidents**

9. Council being the 'appropriate regulatory authority' must be notified immediately of any pollution incident where material harm to the environment is caused or threatened. This duty extends to persons carrying on an activity, employers and employees, contractors and the occupier of the premises where the incident occurs.

**Reason:** To comply with the requirements of the Protection of the Environment Operations Act 1997.

**EPA0052 Stormwater Management - General**

10. The operation of the premises is to be conducted in a manner which does not pollute waters as defined by the Protection of the Environment Operations Act 1997.

**Reason:** To ensure that stormwater drains are not polluted.

**EPA0063 Nuisance Lighting**

11. Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Interim Australian Standard DR AS/NZS 4282:2018 The Control of the Obtrusive Effects of Outdoor Lighting.

**Reason:** To protect the amenity of the surrounding neighbourhood from the emission of light.

**EWA0002 Amenity of waste storage areas (general)**

12. All waste storage areas/rooms are to comply with the City of Parramatta Waste Management Guidelines for New Developments. No waste materials are to be stored outside the building or any approved waste storage area at any time.

**Reason:** To ensure waste is adequately separated and managed in mixed use developments.

**EWA0006 Provide waste storage room on premises**

13. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) including:

- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types and bulky materials;
- (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;

- (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
- (d) Cold water being provided in the room with the outlet located 1.5m above floor level to avoid damage and a hose fitted with a nozzle being connected to the outlet;
- (e) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

**Reason:** To ensure provision of adequate waste storage arrangements

**PA0003 Construction Certificate**

14. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

**Reason:** To ensure compliance with legislative requirements.

**PA0004 No encroachment on Council and/or Adjoining proper**

15. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

**Reason:** To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

**PA0011 #Demolition of Buildings**

16. Approval is granted for the demolition as per the approved plans, subject to compliance with the following: -

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

**Note:** Developers are reminded that Safe Work NSW requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.

- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly contain with asbestos approval to commence demolition will not be given until Council is satisfied that all asbestos removal measures and obligations are in place.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, signage is to be erected and maintained in accordance with Cl.469 of the Work Health and Safety Regulation 2017.
- (f) Should the conditions of this development consent require tree protection measures then demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
- (i) Demolition works involving the removal and disposal of friable asbestos must be undertaken by a Class A friable licensed asbestos professional. Where there is in excess of 10sqm of non-friable (bonded) asbestos, the removal and disposal of the non-friable asbestos must be undertaken by either a Class A or Class B Asbestos Licence asbestos professional.
- (j) Demolition is to be completed within 5 days of commencement. Unless agreed in writing by the City of Parramatta Council for larger sites.
- (k) Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Sundays or Public Holidays.
- (l) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (m) A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Council prior to commencement of demolition and/or excavation. It must include details of the:
  - (i) Proposed ingress and egress of vehicles to and from the construction site;
  - (ii) Proposed protection of pedestrians adjacent to the site;
  - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
- (o) Before demolition works begin, adequate toilet facilities are to be provided.

- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) Within 14 days of completion of demolition, the applicant must submit to Council:
  - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
  - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
  - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.
  - (iv) Prior to any earthworks or construction undertaken on site associated with the proposed development, ensure the above items are submitted and a post demolition clearance is provided from Council.

**Reason:** To protect the amenity of the area.

**PA0017 Parra City Centre Local Infrast. Contrib - Amend 2**

17. A monetary contribution comprising \$415,195.66 is payable to City of Parramatta Council in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre Local Infrastructure Contributions Plan 2022 (Amendment No.2). Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Customer Contact Centre on 1300 617 058. The contribution is to be paid to Council prior to the issue of any construction certificate.

At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician (Australian Bureau of Statistics, ABS – [www.abs.gov.au](http://www.abs.gov.au)). Therefore, please visit 'Live Contributions Fees' Register on the Council's [Development Contributions](#) webpage to confirm the amount payable prior to making payment.

The Parramatta City Centre Local Infrastructure Contributions Plan 2022 (Amendment No.2) can be viewed on Council's website at: [www.cityofparramatta.nsw.gov.au/business-developmentplanning/development-contributions](http://www.cityofparramatta.nsw.gov.au/business-developmentplanning/development-contributions)

**Reason:** To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.

**PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE**

**(Note:** Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

**LB0001 Planter Box Details**

18. The proposed landscape documentation is required to be updated to include construction details showing substrate depth, drainage, waterproofing for ground floor and roof top planter boxes and is to form part of the application for a Construction Certificate and to include the following:

- a. A landscape maintenance schedule is required to ensure all planting within the planters and landscape areas are well maintained for a sufficient period of time (minimum 1 year)
- b. An Irrigation plan and specification must be provided by a suitably qualified Hydraulic Engineer.

**Reason:** To ensure the creation of functional gardens.

**LF0001 Landscape maintenance**

19. All landscape works (including any street tree and turf planting in the street verge / nature strip/ road reserve) shall be maintained and watered for a minimum period of one (1) year following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions

**Reason:** To ensure restoration of environmental amenity.

**PB0030 Infrastructure & Restoration Adm. fee for all DAs**

20. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Construction Certificate.

The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

**Note:** Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

**PB0060 Long Service Levy**

21. Before the issue of a Construction Certificate, the applicant is to ensure that the person liable pays the Long Service Levy of 0.25% of the value of building and construction work where the cost of building is \$250,000 or more (inclusive of GST) or as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the Certifier.

**Note:** The Long Service Levy is to be paid directly to the Long Service Corporation at [www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au). For more information, please contact the Levy support team on 13 14 41.

**Reason:** To ensure that the Long Service Levy is paid.

**PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK**

**BC0001 Toilet facilities on site**

22. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

**Reason:** To ensure adequate toilet facilities are provided.

**LC0004 Protective fencing**

23. Prior to the commencement of any demolition, excavation or construction works, street trees must be fenced with a 1.8 metre high chainwire link or welded mesh fence. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy Tree Protection Zone or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

**Reason:** To protect the environmental amenity of the area.

**PC0001 #Appointment of Principal Certifier**

24. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:

- (a) Appoint a Principal Certifier and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
- (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

The Principal Certifier must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

**Reason:** To comply with legislative requirements.

**PC0002 Enclosure of the site**

25. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifier prior to the commencement of any work on site.

**Reason:** To ensure public safety.

**PC0003 Site Sign**

26. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 70 of the Environmental Planning and Assessment Regulations 2021 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifier;
- (d) The development consent approved construction hours;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
- (f) This condition does not apply where works are being carried out inside an existing building.

**Reason:** Statutory requirement.

**PC0005 Public liability insurance**

27. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

**Note:** Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

**Reason:** To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

**PC0016 #Payment of security deposits**

28. Before the commencement of any works on the site or the issue of a construction certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the certifier:

Bond Type	Amount
<b>Hoarding:</b>	\$13,293.00
<b>Development Sites Bonds:</b>	\$27,040.00

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

**Note:** The inspection fee includes Council’s fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with council’s fees and charges at the payment date.

**Note:** The bond may be paid, by EFTPOS, bank cheque, or an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/488/2024,
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council ([council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au)) prior to any work or demolition commencing and with the payment of the bond/s.

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

**Reason:** To ensure any damage to public infrastructure is rectified and public works can be completed.

**DC0001 Construction and Traffic Management Plan**

29. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of the Principle Certifying Authority. The following matters must be specifically addressed in the Plan:

- (a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:
  - (i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
  - (ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
  - (iii) The locations of proposed Work Zones in the egress frontage roadways,
  - (iv) Location of any proposed crane standing areas,
  - (v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
  - (vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
  - (vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.

- (viii) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors.
  - (ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.
- (b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.

Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Works Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

- (c) Traffic Control Plan(s) for the site:
- (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
  - (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
- (i) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,
  - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
  - (iii) Minimising construction related traffic movements during school peak periods.

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

**Reason:** To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

#### **PART D – WHILE BUILDING WORK IS BEING CARRIED OUT**

##### **EWD0003 Waste data file maintained**

30. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

**Reason:** To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met.

##### **EWD0004 Hazardous/intractable waste disposed of in accor.**

31. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Safework NSW and the EPA, and with the provisions of:

- (a) Work Health and Safety Act 2011;
- (b) NSW Protection of the Environment Operations Act 1997 (NSW); and
- (c) NSW Department of Environment and Climate Change Environmental Guidelines; NSW EPA Waste Classification Guidelines.

**Reason:** To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner.

##### **EWD0005 General requirements for liquid and solid waste**

32. Liquid and solid wastes generated onsite shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

**Reason:** To prevent pollution of the environment.

##### **EWD0006 Liquid and Solid Wastes**

33. Liquid and solid wastes generated onsite shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with the Environment Protection Authority's Waste Tracking Guidelines as described in the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

**Reason:** To prevent pollution of the environment.

##### **LD0001 No removal of trees on public property**

34. No trees on public property (footpaths, reserves, etc.) are permitted to be removed, pruned or damaged during construction including the installation of fences, hoardings or other temporary works, unless approved in this consent.

**Reason:** Protection of existing environmental infrastructure and community assets.

**PD0001 Copy of development consent**

35. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

**Reason:** To ensure compliance with this consent.

**PD0003 Dust Control**

36. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Section 126 of the Protection of the Environment Operations Act 1997.

**Reason:** To protect the amenity of the area.

**PD0004 Materials on footpath**

37. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition shall be stored or placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.

**Reason:** To ensure pedestrian access.

**PD0006 Hours of work and noise**

38. The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

- 7am to 5pm on Monday to Friday
- 7am to 5pm on Saturday

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

**Note:** Any variation to the hours of work requires Council's approval.

Council may permit an extension to the approved hours of work in extenuating or unforeseen circumstances subject to an application and approval by City of

Parramatta Council (CoPC) in accordance with the 'After Hours Works for Approved Development Applications Policy' (Policy).

A copy of this Policy and associated application form is available on the CoPC website. A fee will apply to any application made in accordance with this Policy.

The matters of consideration of any extension sought would include, but not be limited to the following aspects and should be detailed in any application made:

- Nature of work to be conducted;
- Reason for after-hours completion;
- Residual effect of work (noise, traffic, parking);
- Demographic of area (residential, industrial);
- Compliance history of subject premises;
- Current hours of operation;
- Mitigating or extenuating circumstance; and
- Impact of works not being completed.

**Reason:** To protect the amenity of the surrounding area.

**PD0007 Complaints register**

39. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council and/or the Principal Certifier upon request.

**Reason:** To allow the Principal Certifier/Council to respond to concerns raised by the public.

**PD0008 Construction Noise**

40. While building work is being carried out, and where a noise and vibration management plan is approved under this consent, the applicant must ensure that any noise generated from the site is controlled in accordance with the requirements of that plan.

OR

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

**Reason:** To protect the amenity of the neighbourhood.

**PD0010 Survey Report**

41. A signed registered survey certificate is to be submitted to the Principal Certifier at footing and/or formwork stage. The Certificate must indicate the location of the building in relation to all boundaries and easements and must confirm the finished floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

**Reason:** To ensure buildings are sited and positioned in the approved location.

**PD0020 Building Work with Compliance BCA**

42. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code) and ABCB Housing Provisions Standard.

**Reason:** To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2021.

**TD0001 Road Occupancy Permit**

43. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

**Reason:** To ensure proper management of Council assets.

**TD0002 Oversize vehicles using local roads**

44. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is required to submit an application for an Oversize Vehicle Access Permit through NHVR's portal ([www.nhvr.gov.au/about-us/nhvr-portal](http://www.nhvr.gov.au/about-us/nhvr-portal)) prior to driving through local roads within the City of Parramatta LGA.

**Reason:** To ensure maintenance of Council's assets.

**PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE**

**BE0001 Record of inspections carried out**

45. In accordance with Part 8 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include the details required by Section 63 of the Regulations.

**Reason:** To comply with statutory requirements.

**EAE0001 #All works/methods/procedures/control measures**

46. Prior to the issue of an occupational certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed: (a) Acoustic Report No. P01242, dated 22 August 2024 prepared by E-LAB Consulting.

**Reason:** To demonstrate compliance with submitted reports.

**EWE0002 Details of commercial contract for collection**

47. Prior to issue of the occupation certificate, the applicant shall enter into a commercial contract for the collection of trade wastes and recyclable materials arising from business operations on site. A copy of all waste contracts and receipts shall be kept on site and made available to Council officers on request.

**Reason:** To comply with the Requirements of the Protection of the Environment Operations Act 1997 and Regulations.

**EWE0006 Ventilation – waste storage rooms**

48. Adequate ventilation to the waste storage room shall be provided in accordance with the requirements of the Building Code of Australia. Certification that the system functions in accordance with Australian Standard AS 1668 is to be provided to the certifying authority prior to occupation of the premises.

**Reason:** To ensure compliance with BCA requirements.

**HENSC Non-standard - Prior to issue of Occ/Sub Cert. Heritage Impact Statement**

49. The heritage impact statement (HIS) prepared by NBRIS and dated August 2024, should be amended/updated to reflect the works carried out on the heritage item, which form part of this approval, and submitted to the satisfaction of Council and the Principal Certifying Authority.

**Reason:** To ensure that a record of works carried out to the heritage item are in accordance with this approval.

**LE0001 Additional planting**

50. The following additional planting to the planting mix to ensure they are robust and will thrive in this harsh rooftop environment and to provide adequate amenity (in addition to the planting shown on the approved landscape plan):

- (a) Additional shrubs and groundcovers to be added include (but are not limited to) the following:
- *Crassula ovata* (Jade Plant)
  - *Rhaphiolepis indica* 'Oriental Pearl' (Indian Hawthorn)
  - *Curio repens* (Blue Chalk Sticks)
  - *Kalanchoe bracteata* 'Silver spoons' (Silver Teaspoons)

**Reason:** To ensure implementation of appropriate, robust landscaping replenishment for privacy and amenity.

**LE0002 Cert.Auth.Arrange Qualified Landscape Arch.(multi)**

51. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.

**Reason:** To ensure restoration of environmental amenity.

**PE0001 Occupation Certificate**

52. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 and/or 6.10 of the Environmental Planning and Assessment Act 1979.

**Reason:** To comply with legislative requirements of the Environmental Planning and Assessment Act 1979.

**PENSCNon-standard - Prior to issue of Occ/Sub Cert.**

53. The DRAFT Plan of Management (POM), dated November 2024, is to be updated and finalised, with any additional requirements/additions of the NSW Police. The POM should be submitted to the satisfaction of NSW Police. In this regard written agreement should be obtained from the Licensing Unit of Parramatta PAC, of the NSW Police, stating that they are satisfied with the final POM, prior to the issue of an occupation certificate and the premises commencing operations.

**Reason:** To ensure relevant requirements of NSW Police are achieved

**Non Standard condition – Plan of Management**

54. Prior to the issue of the Occupation certificate The Draft Plan of Management (POM), dated November 2024, is to be updated to include a schedule of maintenance works to ensure all flood mitigation measures including the flood gates and flood barriers are maintained in perpetuity as per the following documents:

- The Letter of Response by Capital Engineering Consultants, reference No. SW22350.L01 dated 6/11/2024
- Letter of Response by Think Planners, dated 12 November 2024
- Flood Emergency Response Plan prepared by Water Technology Reference No. 24050137\_R02\_V03\_264-266 Church\_St\_FERP, dated 21 August 2024
- Flood Compliance Report prepared by Water Technology Reference No.24050137\_R01\_V03\_264-266\_Church\_Street\_Parramatta\_Flood\_Compliance\_Report, dated 21 August 2024

Details demonstrating compliance shall be submitted to the satisfaction of the Principal Certifier. A copy of the plan shall be submitted to Council.

**Non Standard condition – Flood Plan of Management**

55. Prior to the issue of an Occupation Certificate, the applicant shall develop a Flood Management Plan which includes the following:

- Schedule of maintenance works to ensure all flood mitigation measures including the flood gates and flood barriers are maintained in perpetuity as per the following documents:
- The Letter of Response by Capital Engineering Consultants, reference No. SW22350.L01 dated 6/11/2024
- Letter of Response by Think Planners, dated 12 November 2024
- Flood Emergency Response Plan prepared by Water Technology Reference No. 24050137\_R02\_V03\_264-266 Church\_St\_FERP, dated 21 August 2024
- Flood Compliance Report prepared by Water Technology Reference No.24050137\_R01\_V03\_264-266\_Church\_Street\_Parramatta\_Flood\_Compliance\_Report, dated 21 August 2024

Details demonstrating compliance shall be submitted to the satisfaction of the Principal Certifier. A copy of the plan shall be submitted to Council.

Reason: To mitigate any flood risk.

#### **Non standard condition**

56. All new stormwater shall be installed to Australian Standard AS 3500.3 and certified prior to Occupation by a licensed plumber or drainer to the satisfaction of the Principal Certifier.

**Reason:** To ensure compliance with relevant Australian Standards.

#### **Non standard condition**

57. The surrounding area of the site is severely affected by extreme hazard floodwaters in a Probable Maximum Flood. A **Flood Emergency Response Plan**, prepared by a suitably qualified flood consultant, shall be prepared to the satisfaction of the Certifier prior to the release of the Construction Certificate and implemented for the duration of the development. This is likely to require provision of a Shelter in Place flood refuge above the level of the Probable Maximum Flood as advised by Council through a Flood Information Enquiry. If so, the flood refuge shall be generally in accordance with Council's DCP 2023 unless otherwise agreed by Council.

**Reason:** To mitigate the flood risk.

### **PART F – OCCUPATION AND ONGOING USE**

#### **BFNSC Non-standard - The Use of the Site**

##### **Prohibited Persons**

58. No person wearing any form of clothing, jewellery or other accessory, displaying or indicating by form of wording, colours, logo, symbol or otherwise that they are members of or are in any way associated with; Bandidos, Black Uhlans, Coffin

Cheaters, Comanchero, Finks, Fourth Reich, Gladiators, Gypsy Jokers, Highway 61, Life & Death, Lone Wolf, Mobshitters, Nomads, Odins Warriors, Outcasts, Outlaws, Pheonix, Rebels, Hells Angels, Scorpions, Notorious) or a declared organisation as defined in the Crimes (Criminal Organisations Control) Act 2012, be allowed entry into, or be permitted to remain on the licensed premises.

**Reason:** To protect the amenity and safety of patrons and employees.

**BFNSC Non-standard - The Use of the Site**

59. The Club CCTV system is to be registered with the NSW Police CCTV register at [https://www.police.nsw.gov.au/online\\_services/register\\_my\\_business\\_cctv\\_details](https://www.police.nsw.gov.au/online_services/register_my_business_cctv_details)

**Reason:** To ensure NSW Police are satisfied that the system is acceptable.

**BFNSC Non-standard - The Use of the Site**

60. The licensee shall be an active member of the Local Liquor Accord. Active membership is defined as being a financial member and attending at least 75% of accord meetings annually.

**Reason:** To comply with the Local Liquor Accord.

**EAF0002 Patron noise control**

61. The proprietors of the venue shall be responsible at all times for the orderly dispersal of patrons from the venue.

**Reason:** To protect the amenity of the surrounding neighbourhood.

**EAF0004 No 'offensive noise'**

62. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to 'offensive noise' as defined by the Protection of the Environment Operations Act 1997.

**Reason:** To reduce noise levels.

**EAF0005 Noise from Customers**

63. Security personnel licensed under the Security Industry Act 1997 shall be engaged by the licensee to patrol the area to ensure that patrons do not cause nuisance, or annoyance to the quiet and good order of the neighbourhood.

**Reason:** To protect the amenity of the area.

**EAF0006 Neighbourhood Amenity near Licensed Premises**

64. Signs must be placed in clearly visible positions within the hotel requesting patrons upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area.

The management/licensee must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management/licensee must be responsible for the control of noise and litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council. If so directed by Council, the management/licensee is to employ private security staff to ensure that this condition is complied with.

**Reason:** To prevent loss of amenity to the area.

**EAF0007 Noise from mechanical equipment**

65. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

**Reason:** To protect the amenity of the area.

**EAF0009 Use of Premises**

66. The use of the premises not giving rise to:

- (a) transmission of unacceptable vibration to any place of different occupancy;
- (b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.

**Reason:** To prevent loss of amenity to the area.

**EWF0003 Remove putrescible waste at sufficient frequency**

67. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

**Reason:** To ensure provision of adequate waste disposal arrangements.

**EWF0006 Storage of bins between collection periods**

68. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

**Reason:** To ensure waste is adequately stored within the premises.

**EWF0007 Trade Waste (Previously PF03)**

69. Trade waste water shall be disposed of in accordance with the permit requirements of Sydney Water Corporation Ltd, Wastewater Source Control Branch.

**Reason:** To ensure compliance with Sydney Water's requirements and protect the environment.

**EWF0008 Ongoing Management of Wastes (general)**

70. All waste generated onsite must be removed at regular intervals and no less frequent than once weekly for garbage and once fortnightly for recycling. The collection of waste and recycling must not cause nuisance or interfere with the amenity of the surrounding area. Garbage and recycling must not be placed on public property for collection without the formal approval of Council. Waste collection vehicles servicing the development onsite must enter and exit a property in a forward direction.

**Reason:** To ensure that waste does not accumulate onsite.

**EWF0009 Signage in Shared Waste Areas**

- 71. Signage to encourage correct recycling and reduce contamination is required within shared waste rooms / bin storage areas. Standard signage is available through Council.

**Reason:** To encourage proper waste and recycling practices onsite.

**EFW0010 Compliance with Servicing Requirements**

- 72. All waste servicing instructions from Council must be complied with at all times. This includes any directives regarding the presentation of bins to a designated collection point and the maintenance of waste storage areas.

**Reason:** To ensure the safety and effectiveness of ongoing waste collection services.

**HFNSC Non-standard - The Use of the Site**

**Heritage Asset Action Plan**

- 73. All recommendations contained within the Heritage Asset Action Plan (HAAP), prepared by NBRIS and dated 20 August 2024 should be implemented. The HAAP should inform the strategy for the ongoing maintenance and conservation of the building. Any heritage conservation and maintenance work to the building should involve experienced conservation professionals and contractors to minimise adverse impacts on the heritage significance of the building

**Reason:** To ensure the ongoing maintenance and conservation of the heritage item.

**PF0004 External Plant/Air-conditioning noise levels**

- 74. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

**Reason:** To minimise noise impact of mechanical equipment.

**PF0017 Goods not to be displayed outside premises**

- 75. No goods are to be stored/displayed outside the walls of the building.

**Reason:** To ensure visual amenity.

**PF0025 #Operating hours**

- 76. The days and hours of operation are restricted during a trial period to:

Day	Time
Monday	10am – 3am
Tuesday	10am – 3am
Wednesday	10am – 3am
Thursday	10am – 3am
Friday	10am – 3am
Saturday	10am – 3am
Sunday	10am – 3am
Public Holidays	10am – 3am

\*It is noted that the 3am closing time is outside of the base hours (6am to 2am) specified in Parramatta DCP 2023, Part 10.3.1 (base and extended trading hours). In this regard the additional hour from 2am to 3am will be subject to a trial period of 2 years (24 months).

The trial period commences at the date of the issue of the occupation certificate.

At the completion of the trial period an application to modify the development consent must be lodged to amend the trial period condition. If successful a further trial period of 5 years will be imposed.

Trial periods may be cancelled in the event of poor venue management during the trial period.

**Reason:** To minimise the impact on the amenity of the area.

**PF0029 Shopfront appearance**

77. Roller shutters are not to be placed over any external door or window of the premises. Any security grille is to be located on the inside of the glass shop front and must be an open grille able to be seen through.

**Reason:** To provide an appropriate streetscape appearance.

**PF0049 Graffiti Management**

78. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

**Reason:** To ensure the removal of graffiti.

**PF0054 Release of Securities/Bonds**

79. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with Council Policy.

Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

**Note:** A written application to Council's Civil Assets Team is required for the release of a bond and must quote the following:

- (a) Council's Development Application number; and
- (b) Site address.

**Note:** Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.

**Reason:** To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

**BFNSC Non-standard - The Use of the Site**

80. **Capacity**

The maximum number of patrons on site at any one time is 1155 person as follows:

Level	Maximum number of patrons
Lower ground floor	150 persons
Ground floor	365 persons
Mezzanine	0
Level 1	320 persons
Level 2 / Roof Terrace	320 persons

**Note:** Any changes to this capacity will require further approval.

**Reason:** To ensure compliance with the relevant capacity and fire safety requirements.

#### Non Standard condition – Flood Plan of Management

81. The operation of the premises shall at all times be carried out in compliance with the Flood Management Plan.

**Reason:** To mitigate any flood impacts.

#### Non Standard condition – Plan of Management

82. The operation of the premises shall at all times be carried out in compliance with the Plan of Management.

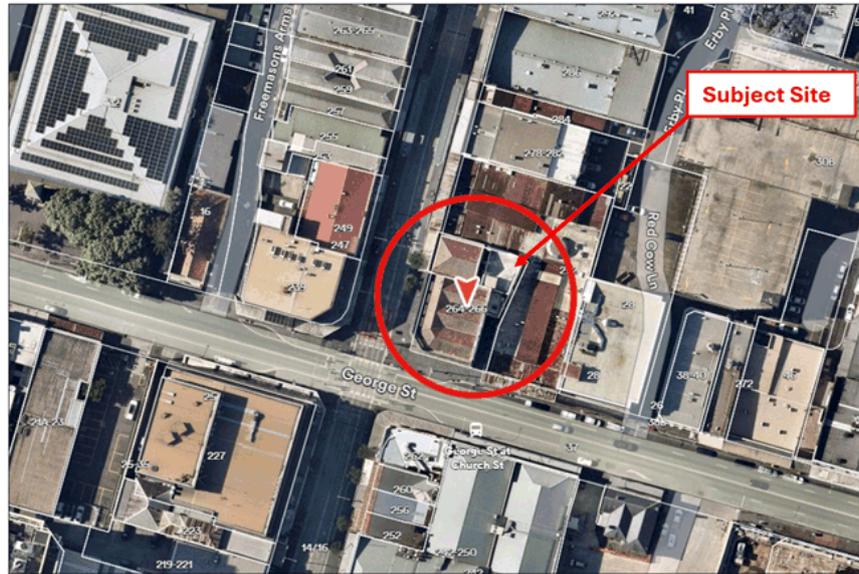
**Reason:** To minimise the impact on the amenity of the area.

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**Date:** 20 November 2024

**Responsible Officer:** Eamon Murphy

Locality Map | DA/488/2024 – 264 Church Street PARRAMATTA

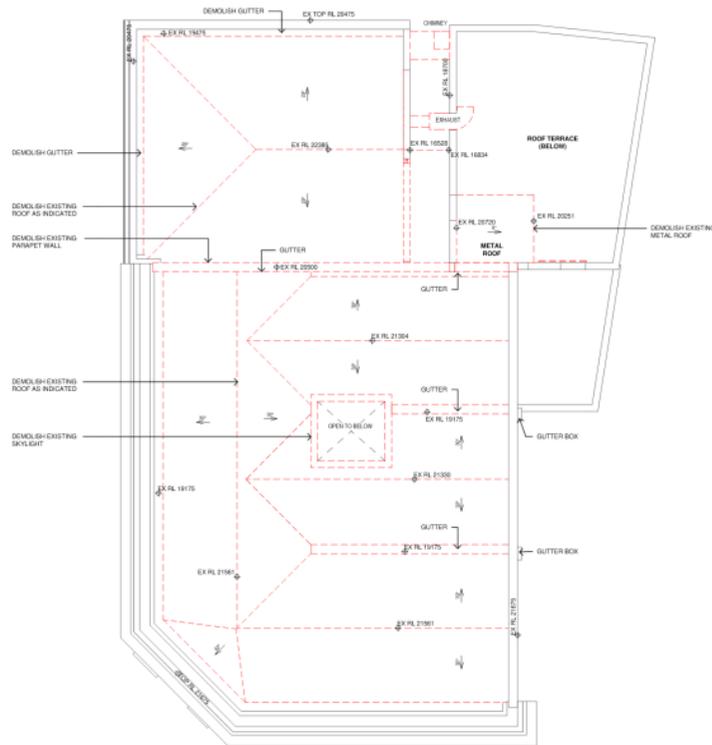


Zoning Map | DA/488/2024 – 264 Church Street, PARRAMATTA









- LEGEND**
- TO BE DEMOLISHED
  - EXISTING
  - TOP: TOP OF PARAPET
  - TOW: TOP OF WALL

**1** DEMOLITION ROOF PLAN  
1:100

Issue No.	Date	Description	Client
1	09/08/2024	ISSUED FOR INFORMATION	JK
2	14/08/2024	ISSUED FOR INFORMATION	JK
3	15/08/2024	DA SUBMISSION	JK
4	19/08/2024	DA SUBMISSION	JK

**HOLDMARK**  
2/2-4 Griffith Ave, Macquarie Park  
NSW 2113  
(02)96955240  
www.holdmark.com.au

Drawing Title  
DEMOLITION ROOF PLAN

Project  
264 - 266 Church Street  
at  
364-270 Church Street Parramatta  
for  
Holdmark

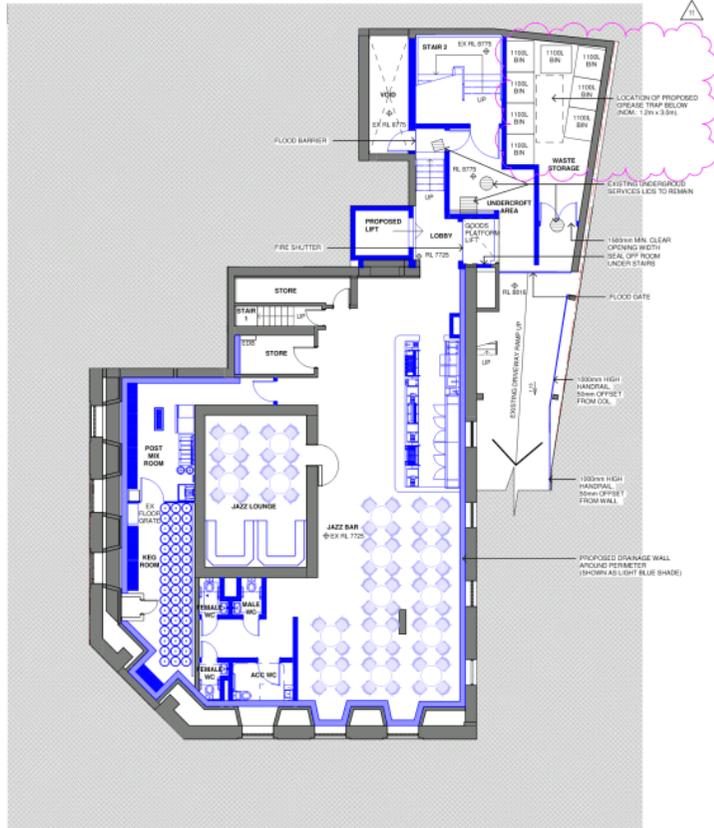
**NBR'S**  
N11 7 9922 2244  
nbrs.com.au  
Notified Architects  
Andrew Collins (1998 5682)  
Jonathan West (NSW 5626)  
NBR'S Parramatta Pty Ltd (VIC 01197)  
ABN 16 002 247 502  
Any form of replication of this drawing in full or in part without the written permission of NBR'S-PARTNERS Pty Ltd constitutes an infringement of the copyright.  
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Date 19/08/2024 3:12:52 PM  
Scale As indicated @ A1

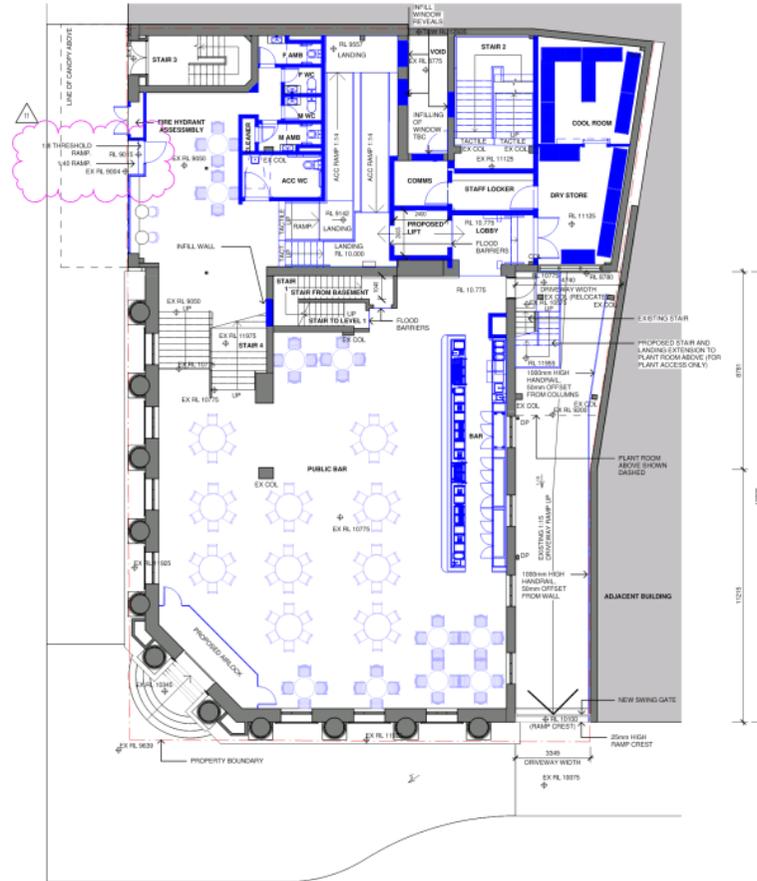
Drawing Reference  
24066-NBR'S-DA-A-03

**1**  
Revision  
4

**DA SUBMISSION**



1 PROPOSED LOWER GROUND PLAN  
1 : 100



2 PROPOSED GROUND FLOOR PLAN  
1 : 100

**LEGEND**

- EXISTING
- PROPOSED
- PROPOSED FLOORS AND WALLS

Issue No.	Date	Description	Client
3	25.06.2024	Client review	CH
4	19.07.2024	ISSUE FOR INFORMATION	
5	06.08.2024	ISSUED FOR INFORMATION	LN
6	09.08.2024	ISSUED FOR INFORMATION	JK
7	12.08.2024	ISSUED FOR INFORMATION	JK
8	14.08.2024	ISSUED FOR INFORMATION	JK
9	19.08.2024	DA SUBMISSION	JK
10	19.08.2024	DA SUBMISSION	JK
11	01.11.2024	DA SUBMISSION	AL



Drawing Title  
**PROPOSED LOWER GROUND & GROUND FLOOR PLAN**

Project  
**264 - 266 Church Street**  
at  
264-270 Church Street Parramatta  
for  
Holdmark

**NBR'S**  
N11 2 9922 25341  
Notified Architects  
Architects License No. 6682  
Jonah & West NSW 6626  
NBR'S Parramatta Pty Ltd (INC 01197)  
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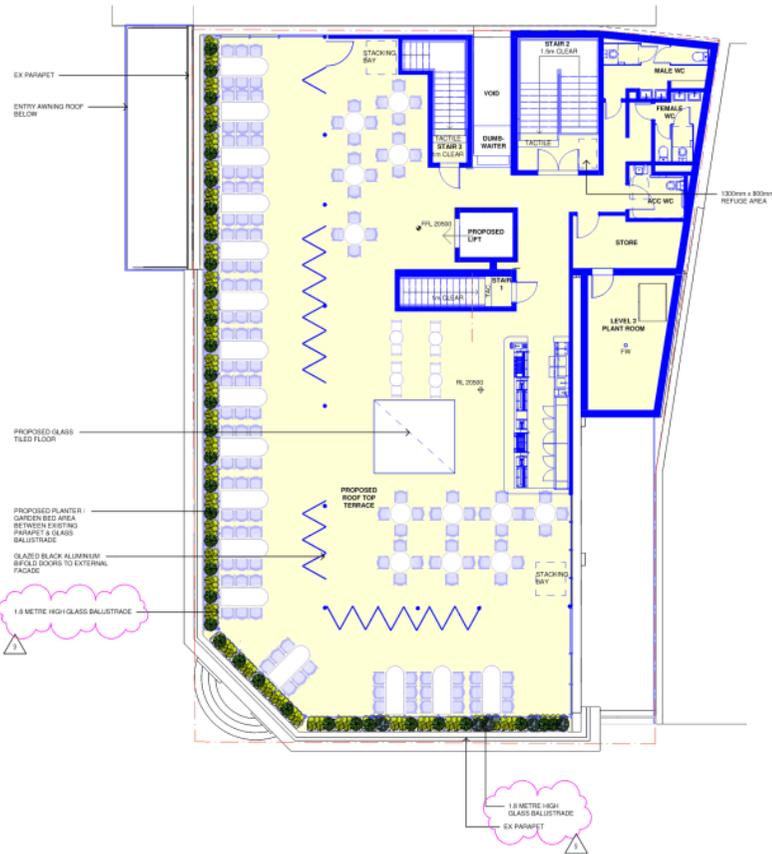
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**24066-NBR'S-DA-A-04**

Revision  
**1**  
11

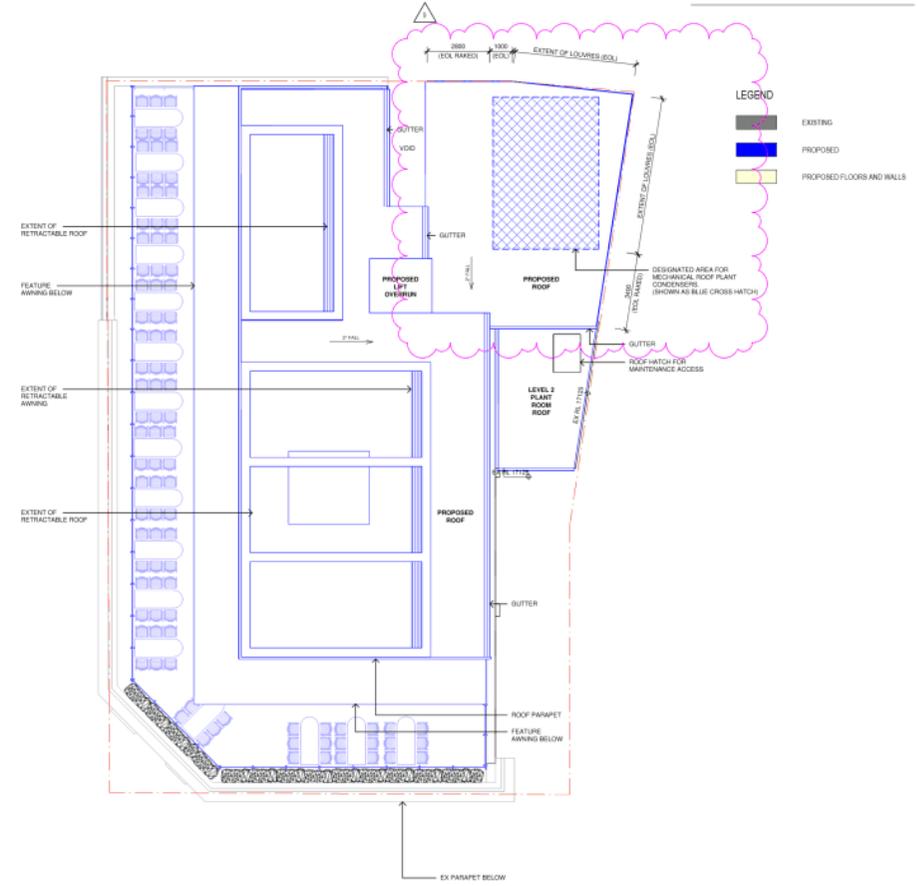
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Version: 1, Version Date: 08/10/2024



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1 PROPOSED LEVEL 2 PLAN  
1:100



2 PROPOSED ROOF PLAN  
1:100

Issue No.	Date	Description	Client
1	02/05/2024	ISSUE FOR PHE DA	
2	03/05/2024	ISSUE FOR PHE DA	
3	25/05/2024	Client Review	
4	10/07/2024	ISSUE FOR INFORMATION	
5	09/08/2024	ISSUE FOR INFORMATION	
6	14/09/2024	ISSUE FOR INFORMATION	
7	15/09/2024	DA SUBMISSION	
8	19/09/2024	DA SUBMISSION	
9	01/11/2024	DA SUBMISSION	

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Drawing Title  
**PROPOSED LEVEL 2 & ROOF PLAN**

Project  
264 - 266 Church Street  
at  
264-270 Church Street Parramatta  
for  
Holdmark

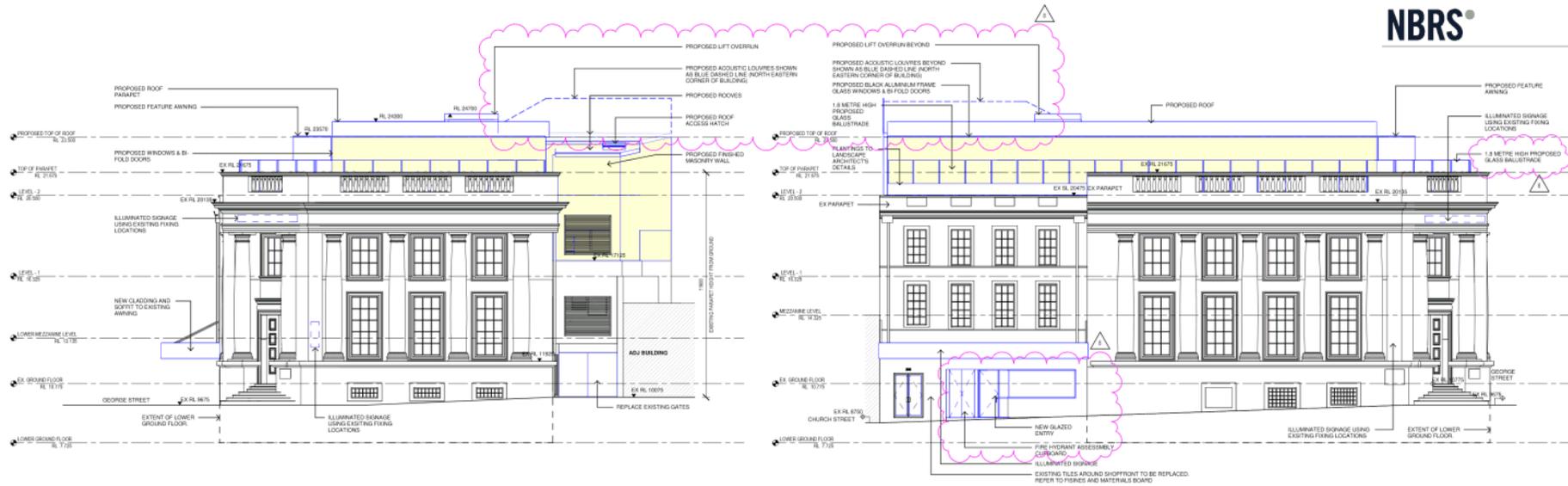
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Revision  
**1**  
9

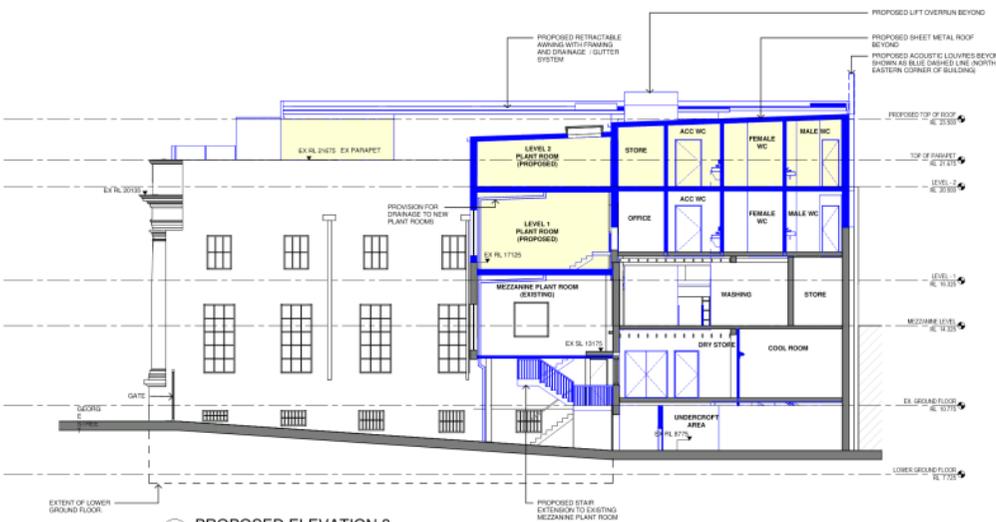
**DA SUBMISSION**

Document Ref ID: 240667  
Version: 1, Version Date: 05/10/2024



1 PROPOSED ELEVATION 1 - GEORGE STREET  
1 : 100

2 PROPOSED ELEVATION 2 - CHURCH STREET  
1 : 100



3 PROPOSED ELEVATION 3  
1 : 100

LEGEND

[Grey Box]	EXISTING
[Blue Box]	PROPOSED
[Yellow Box]	PROPOSED FLOORS AND WALLS

**DA SUBMISSION**

Issue No.	Date	Description	Client
1	30/06/2024	ISSUE FOR PRE-DA	
2	02/09/2024	ISSUE FOR PRE-DA	
3	03/09/2024	ISSUE FOR PRE-DA	
4	25/09/2024	Client review	
5	09/10/2024	ISSUES FOR INFORMATION	
6	10/03/2024	DA SUBMISSION	
7	19/09/2024	DA SUBMISSION	
8	01/11/2024	DA SUBMISSION	

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**PROPOSED ELEVATIONS**

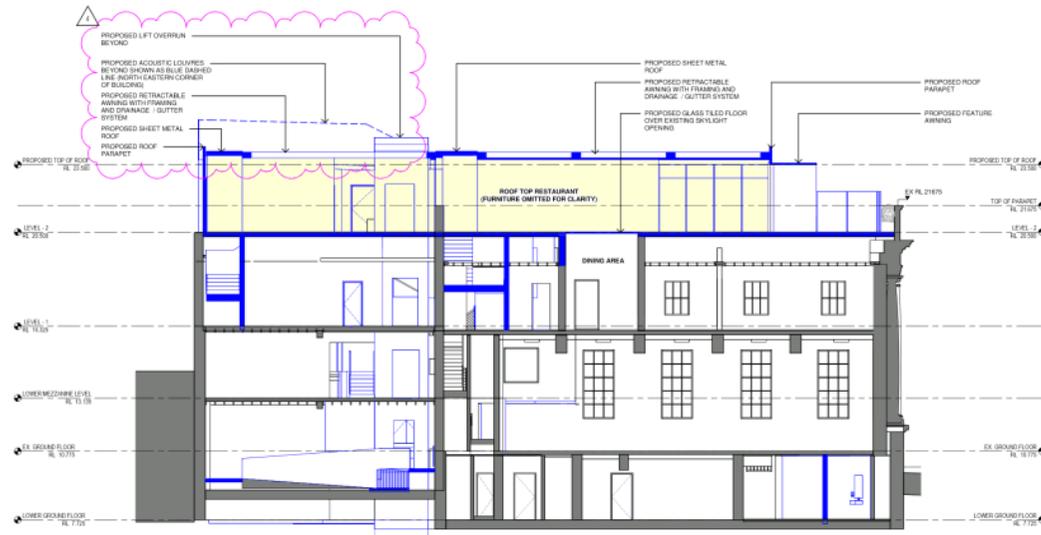
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for  
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Revision  
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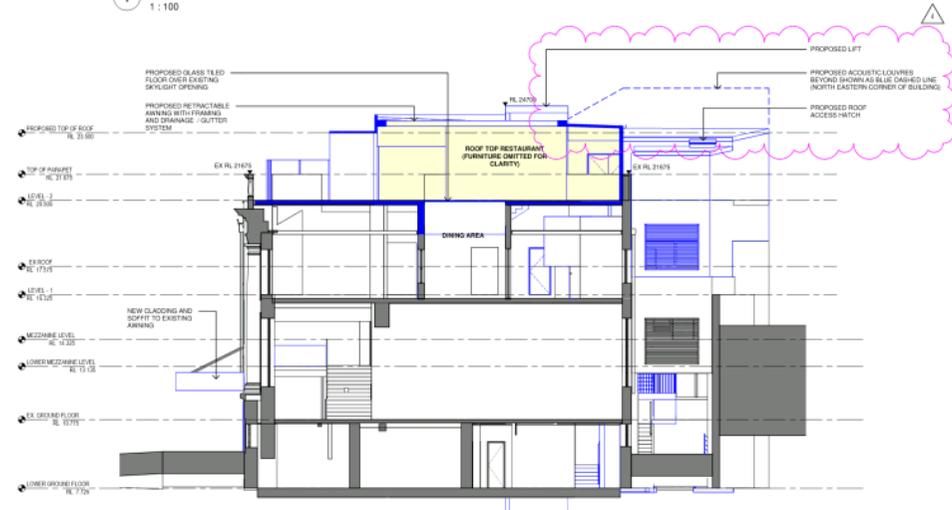
Document Ref ID: 240667  
Version: 1, Version Date: 05/10/2024



1 PROPOSED BUILDING SECTION 1  
1 : 100

**LEGEND**

- EXISTING
- PROPOSED
- PROPOSED FLOORS AND WALLS



2 PROPOSED BUILDING SECTION 2  
1 : 100

Issue No.	Date	Description	Client
1	03/06/2024	ISSUED FOR INFORMATION	JK
2	15/06/2024	DA SUBMISSION	JK
3	18/06/2024	DA SUBMISSION	JK
4	01/11/2024	DA SUBMISSION	AL

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PROPOSED BUILDING SECTIONS

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Revision  
4

**DA SUBMISSION**

Document Set ID: 239957  
Version: 1, Version Date: 08/10/2024

NBRS®



1 PROPOSED PERSPECTIVE VIEW 01 - GEORGE STREET



2 PROPOSED PERSPECTIVE VIEW - CORNER OF GEORGE STREET & CHURCH STREET



3 PROPOSED PERSPECTIVE VIEW 01 - CHURCH STREET



4 PROPOSED PERSPECTIVE VIEW 02 - CHURCH STREET

Issue No.	Date	Description	Client
1	30.09.2024	ISSUE FOR PRE-DA	
2	02.09.2024	ISSUE FOR PRE-DA	
3	03.09.2024	ISSUE FOR PRE-DA	NBSR 2113
4	25.06.2024	Client review	CJ
5	18.07.2024	ISSUE FOR INFORMATION	
6	09.08.2024	ISSUED FOR INFORMATION	JK
7	19.09.2024	DA SUBMISSION	AL
8	01.11.2024	DA SUBMISSION	AL

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 Version: 1, Version Date: 08/10/2024

Drawing Title  
 PROPOSED BUILDING VIEWS

Project  
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 at  
 264-270 Church Street Parramatta  
 for  
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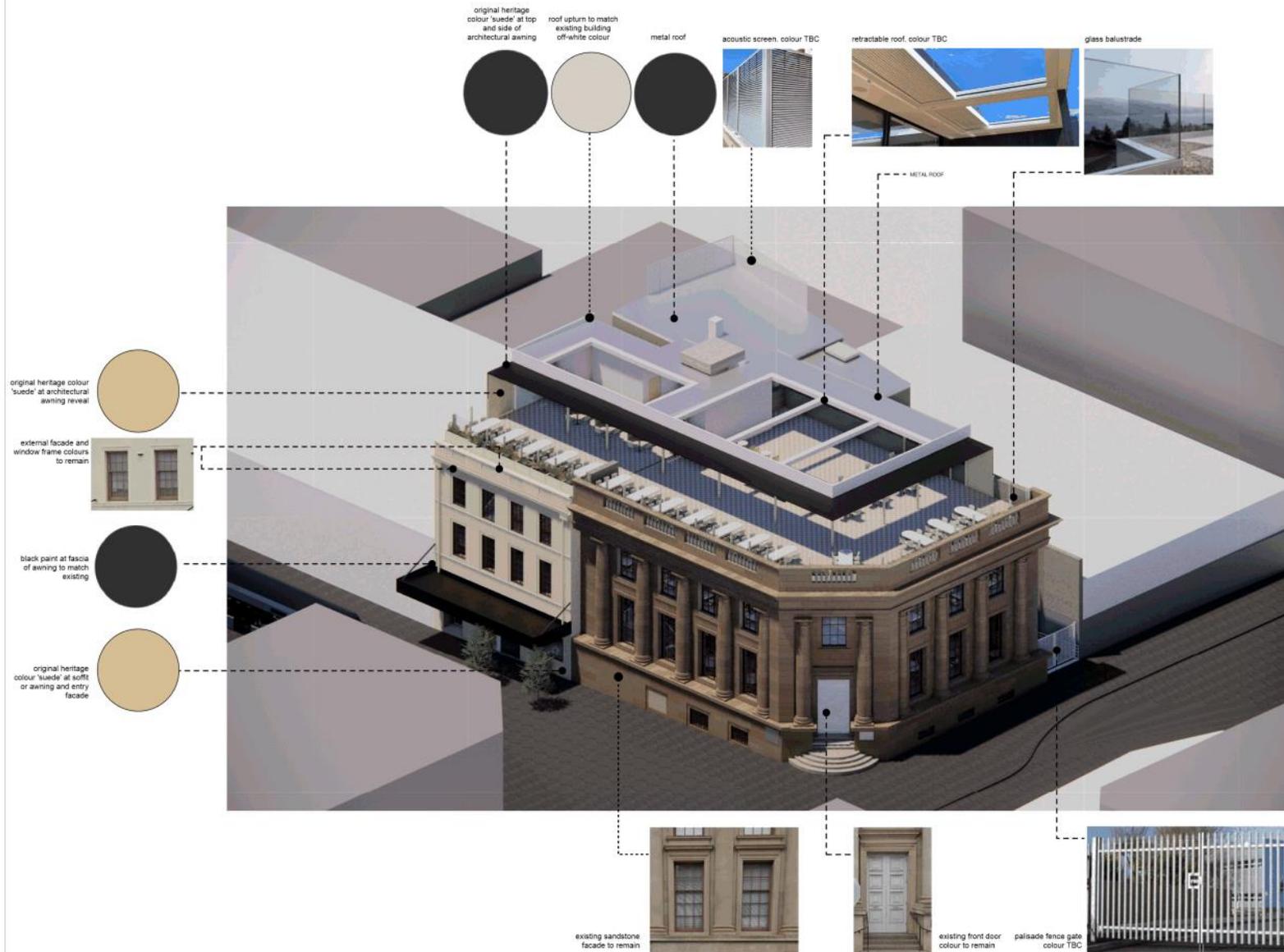
Drawing Reference  
 24066-NBRS-DA-A-09

Revision  
 8

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**NBR5**

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AVAILABILITY, LEAD TIMES AND  
COST CONSTRAINTS.



Issue No.	Date	Description	Client
1	13/08/2024	DA SUBMISSION	AM

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Drawing Title  
**MATERIAL PALLETTE**

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**264 - 266 Church Street**  
at  
264-270 Church Street Parramatta  
for  
Holdmark

**NBR5**  
H1 2 9922 2244  
Notified Architects  
Architects Name 9822  
Jurisdiction NSW 9826  
NBR5 & Holdmark Pty Ltd (AC 21197)  
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Drawing Reference  
**24066-NBR5-DA-A-18**

Revision  
**1**

**DA SUBMISSION**

Document Set ID: 236637  
Version: 1, Version Date: 08/09/2024

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Issue	No.	Date	Description	Client
1	13/08/2024	DA SUBMISSION		JH

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Drawing Title  
**EXTERNAL PERSPECTIVE RENDER**

Project  
**264 - 266 Church Street**

at  
 264-270 Church Street Parramatta

for  
 Holdmark

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 N17 2 2022 2244  
 Not a registered architect  
 Not a registered interior designer  
 Not a registered structural engineer  
 Not a registered quantity surveyor  
 Not a registered town planner  
 Not a registered valuer  
 Not a registered professional accountant  
 Not a registered professional engineer  
 Not a registered professional geoscientist  
 Not a registered professional geotechnical engineer  
 Not a registered professional landscape architect  
 Not a registered professional planner  
 Not a registered professional psychologist  
 Not a registered professional social worker  
 Not a registered professional surveyor  
 Not a registered professional teacher  
 Not a registered professional therapist  
 Not a registered professional veterinarian  
 Not a registered professional writer  
 Not a registered professional architect  
 Not a registered professional interior designer  
 Not a registered professional structural engineer  
 Not a registered professional quantity surveyor  
 Not a registered professional town planner  
 Not a registered professional valuer  
 Not a registered professional accountant  
 Not a registered professional engineer  
 Not a registered professional geoscientist  
 Not a registered professional geotechnical engineer  
 Not a registered professional landscape architect  
 Not a registered professional planner  
 Not a registered professional psychologist  
 Not a registered professional social worker  
 Not a registered professional surveyor  
 Not a registered professional teacher  
 Not a registered professional therapist  
 Not a registered professional veterinarian  
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Scale  
 @ A1

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 24066-NBR-DA-A-20

Revision  
 1

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 Version: 1, Version Date: 08/09/2024



Issue No.	Date	Description	Client
1	13/08/2024	DA SUBMISSION	JM

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Drawing Title  
**INTERNAL PERSPECTIVE RENDER**

Project  
**264 - 266 Church Street**

at  
 264-270 Church Street Parramatta

for  
 Holdmark

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 Architects (Class) Name 5602  
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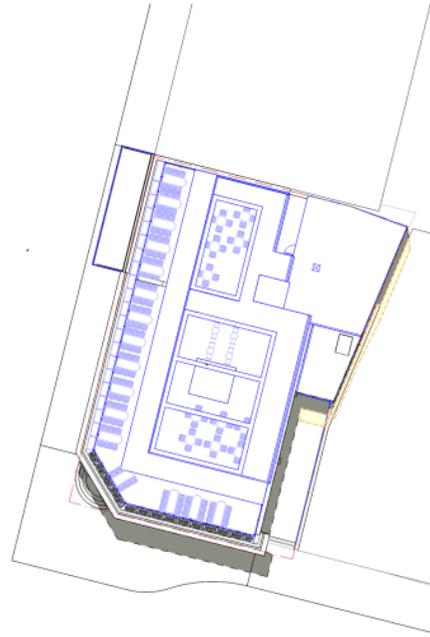
Revision  
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Document Set ID: 239632  
 Version: 1, Version Date: 08/09/2024

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1 SHADOW DIAGRAM SUMMER 9am  
1 : 200



2 SHADOW DIAGRAM SUMMER 12pm  
1 : 200



3 SHADOW DIAGRAM SUMMER 3pm  
1 : 200

EXISTING SHADOWS  
PROPOSED SHADOWS

**DA SUBMISSION**

Issue No.	Date	Description	Client
1	10/06/2024	DA SUBMISSION	AL
2	01/11/2024	DA SUBMISSION	AL

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Drawing Title  
SHADOW DIAGRAMS - SHEET 1

Project  
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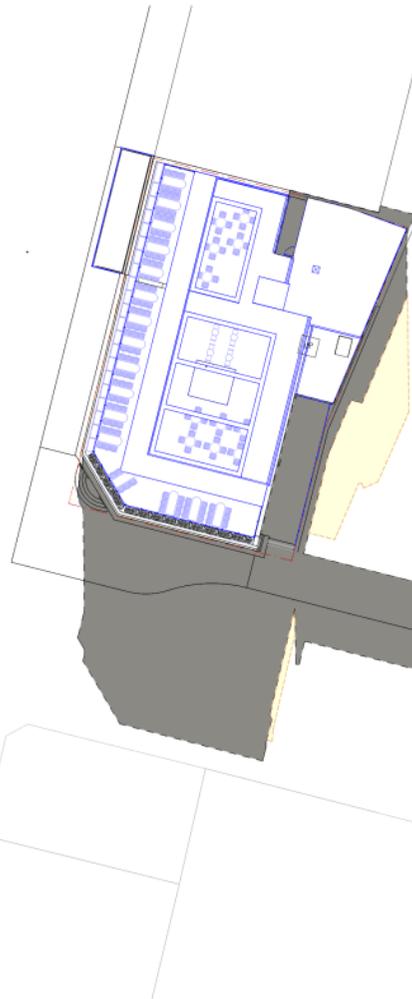
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Revision  
2

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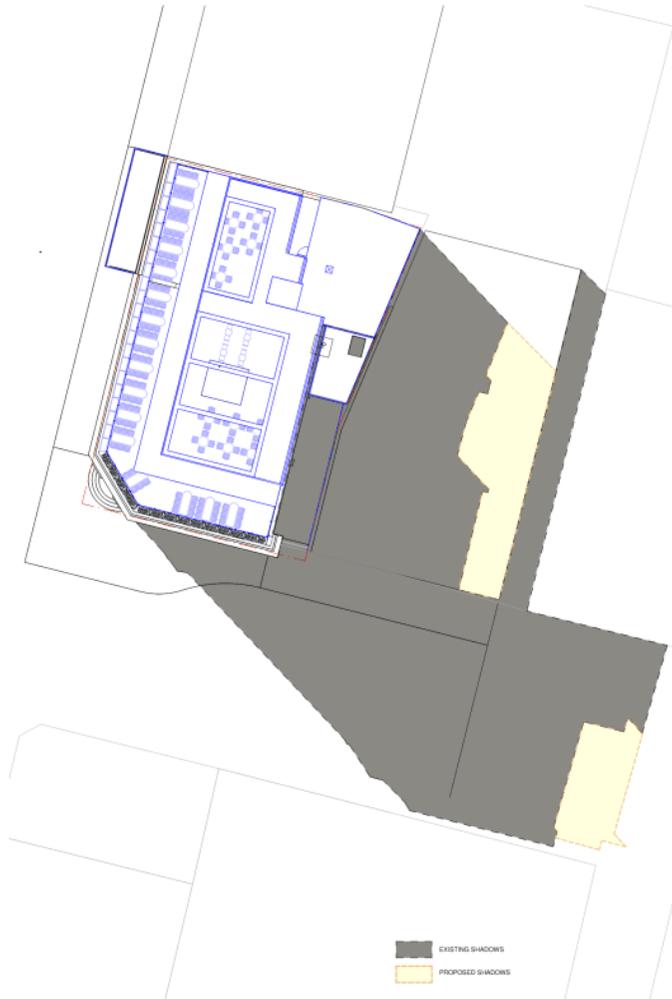
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1 4\_SHADOW DIAGRAM WINTER 9am  
1 : 200



2 5\_SHADOW DIAGRAM Winter 12pm  
1 : 200



3 6\_SHADOW DIAGRAM Winter 3pm  
1 : 200

EXISTING SHADOWS  
PROPOSED SHADOWS

**DA SUBMISSION**

Issue No.	Date	Description	Client
1	10.09.2024	DA SUBMISSION	AL
2	01.11.2024	DA SUBMISSION	AL

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Drawing Title  
SHADOW DIAGRAMS - SHEET 2

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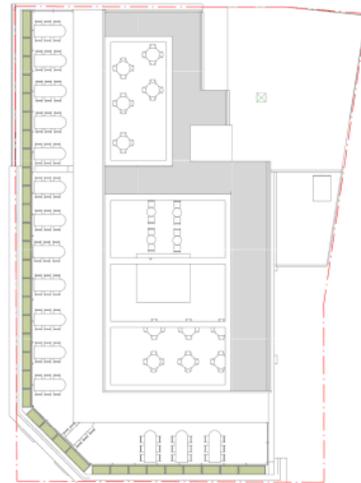
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1  
Revision  
2

Document Set ID: 24066  
Version: 1, Version Date: 05/10/2024



# 264-266 CHURCH STREET PARRAMATTA ROOFTOP PLANTING LANDSCAPE DA



LANDSCAPE Sheet list			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
LDA00	COVER PAGE	2	20.08.2024
LDA01	PROPOSED LANDSCAPE ROOF PLAN	2	20.08.2024
LDA02	ROOFTOP PLANT SCHEDULE	2	20.08.2024

Issue No	Date	Description	C7863
1	26.07.2024	DRAFT LANDSCAPE PHE DA	
2	25.08.2024	LANDSCAPE DA	

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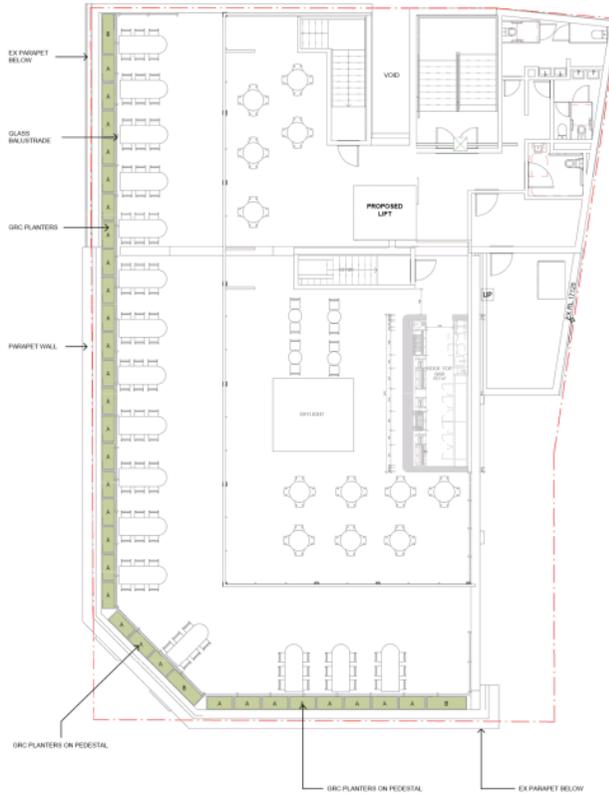
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2

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**DA SUBMISSION**



1 PLANTER LAYOUT  
1:100

PROPRIETARY PLANTER POTS

- A: 500H x 600W x 1200L Total: 31
- B: 500H x 600H x 1800L Total: 3



2 PLANTING PLAN  
1:100



PLANTER TYPE: #1



PLANTER TYPE: #2

Issue No	Date	Description	Drawn
1	26.07.2024	DRAFT LANDSCAPE PREL DA	
2	25.08.2024	LANDSCAPE DA	

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PLAN

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1  
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2

PLANTING SCHEDULE						
ID	Botanic Name	Common Name	Pot Size	Mature Height	Mature Spread	Quantity*
<b>ROOFTOP PLANTERS</b>						
GAShyb	<i>Gazania hybrid</i>	Double gold	150mm	0.2m	0.6m	74
HYMfla	<i>Hymenosporum flavum</i>	Gold nugget	200mm	1m	1m	37
PITtob	<i>Pittosporum tobira</i>	Miss muffet	200mm	1m	1.5m	37
MYOpar	<i>Myoporum parvifolium</i>	Yareena	150mm	0.1m	1m	71
						<b>219</b>



Hymenosporum flavum



Pittosporum tobira "Miss muffet"



Myoporum parvifolium



Gazania "double gold"

NOTE: FINAL SPECIES TO BE CONFIRMED WITH CLIENT CONSULTATION - TBC

Issue No.	Date	Description	Drawn
1	26.07.2024	DRAFT LANDSCAPE PLAN/DA	
2	25.08.2024	LANDSCAPE DA	

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 ROOFTOP PLANT SCHEDULE

Project  
 264 - 266 Church Street

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**DA SUBMISSION**

# STORMWATER MANAGEMENT PLAN

## 264-266 CHURCH STREET

**GENERAL NOTES:**

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE, AND THE TO THE RELEVANT SERVICE CODES.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.

SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.

NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.

WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.

DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES)

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.

CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.

THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWINGS SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR 'INACCURACIES' IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.

THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.

**STORMWATER NOTES:**

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3500.3-2018 'STORMWATER DRAINAGE'.

FOR STORMWATER DRAINAGE PIPES THAT EXCEED 1:5 GRADE, REINFORCED CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED. ANCHOR BLOCKS TO BE CONSTRUCTED TO SPECIFICATIONS SET OUT IN AS3500.3-2018.

COORDINATE THE INSTALLATION OF NEW SERVICES WITH ALL NEW & EXISTING SERVICES & STRUCTURAL PROVISIONS AS DETERMINED ON SITE.

ALL PIPEWORK TO BE SUPPORTED IN ACCORDANCE WITH AS3500.3-2018.

ALL PIPEWORK IS TO BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS AS SET DOWN IN AS3500.3-2018. ALL IN-GROUND PIPEWORK TO BE INSPECTED BY THE SUPERINTENDENT UNDER TEST CONDITIONS PRIOR TO BACKFILLING.

PIPES SHALL BE TRUE TO GRADES SHOWN AND ALIGNED SO THAT THE CENTRE OF THE INLET PIPE INTERSECTS WITH THE CENTRE OF THE OUTLET PIPE AT THE DOWNSTREAM FACE OF THE FIT.

BED ALL PIPES FIRMLY AND EVENLY WITH IMPORTED FILL ONLY. THICKNESS OF BEDDING LAYER SHALL BE 75mm IN SOIL AND 200mm IN ROCK.

LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS3725-2007 'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES'.

ALLOW TO TEST ALL PIPES AND PITS TO LOCAL AUTHORITY'S REQUIREMENTS.

EXCAVATE TRENCHES AND STOCKPILE ALL MATERIAL FOR INSPECTION WITH REGARD TO REUSE FOR TRENCH BACKFILL. REMAINING MATERIAL TO BE REMOVED FROM SITE.

BACKFILL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT AND 150mm OVERLAY ABOVE PIPE CROWN. TRENCH FILL ABOVE THE EMBEDED ZONE TO THE UNDERSIDE OF THE ROAD PAVEMENT OR THE FOOTWAY SHALL BE AS FOLLOWS:

UTILITY INFORMATION SHOWN ON THE PLANS IS NOT INTENDED TO DEPICT MORE THAN THE PRESENCE OF ANY SERVICES. ACTUAL LOCATIONS SHOULD BE VERIFIED BY HAND EXCAVATION PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL ALLOW FOR THE CARPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS.

GEOTEXTILE FABRIC MATERIAL TO BE BDM A24 OR APPROVED EQUIVALENT AND SHALL COMPLY WITH AS3705-2012 'GEOTEXTILES - IDENTIFICATION, MARKING AND GENERAL DATA'.

THE CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED AT ALL TIMES. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING WHERE REQUIRED. ONCE THE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.

**STORMWATER NOTES (CONT):**

EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR SEALED AS INDICATED ON THE PLANS. PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE. UPVC WITH SOLVENT WELDED JOINTS (U.N.O.). ALL PIPE JOINTIONS AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.

WHERE DOWNPIPES PASS UNDER FLOOR SLABS, SEWER GRADE UPVC WITH RUBBER RING JOINTS ARE TO BE USED.

MINIMUM GRADE TO DRAINAGE PIPES TO BE 1% (U.N.O.), MIN. SIZE 100mm DIAMETER (U.N.O.).

PIPES LARGER THAN OR EQUAL TO 300mm DIAMETER TO BE REINFORCED CONCRETE RUBBER RING JOINTED TYPE (CLASS 2) MANUFACTURED TO AS4058 (U.N.O.).

PIPE INSTALLATION UNDER TRAFFICABLE AREAS SHALL BE IN ACCORDANCE WITH CONCRETE PIPE ASSOCIATION OF AUSTRALIA PUBLICATION 'CONCRETE PIPE SELECTION & INSTALLATION' TYPE H53 SUPPORT.

EQUIVALENT STRENGTH FRC PIPES MAY BE USED SUBJECT TO AUTHORITY APPROVAL.

MINIMUM PIPE COVER TO BE 600mm UNDER TRAFFICABLE AREAS AND 300mm ELSEWHERE (U.N.O.).

CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS.

STORMWATER DRAINAGE CONNECTIONS TO COUNCIL'S SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL.

PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300 CENTRES TO AS1607-2013 'FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION'.

ALL EXPOSED EDGES TO BE ROUNDED WITH 20mm RADIUS, OR CHAMFERED 20mm x 20mm.

PIT REINFORCEMENT - MESH SLE2 LAP TO BE 400mm MIN. CLEAR COVER 40 mm EAST AGAINST BUILDING OR FORMWORK. CORNER RETURNS MAY BE FABRIC OR EQUIVALENT BARS.

BENCHING TO BE HALF OUTGOING PIPE DEPTH. CONCRETE FOR BENCHING TO BE 20MPa MASS CONCRETE.

BRICKWORK, BLOCKWORK, CONCRETE OR APPROVED PRECAST PITS ARE TO BE USED IN TRAFFICABLE AREAS SUBJECT TO APPROVAL.

FIBREGLASS, HARD-PLASTIC OR APPROVED PRECAST PITS ARE TO BE USED IN NON-TRAFFICABLE AREAS SUBJECT TO APPROVAL.

100mm DIAMETER HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3m UPSTREAM OF PIT (AT EACH INLET TRENCH) WITH THE UPSTREAM END SEALED.

ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.

PIT GRATE, FRAMES AND SOLID COVERS SHALL BE CLASS B IN NON TRAFFIC AREAS AND CLASS C IN TRAFFICABLE AREAS IN ACCORDANCE WITH AS3996 U.N.O.

ALL GRATES SHALL BE PROVIDED WITH A 'U-Lock' TYPE LOCKING CUPS.

GRATES TO PITS IN FOOTPATH AREAS SHALL BE HEEL SAFE COMPLYING WITH THE DISABLED ACCESS CODE.

PIT GRATING TO BE GALVANIZED STEEL TYPE 'WELDLOK' OR APPROVED EQUIVALENT.

SUBSOIL PIPES SHALL BE LAID AT A MIN GRADE OF 1% (U.N.O.). ADDITIONAL SUBSOIL DRAINAGE SHALL BE LAID TO SUIT SITE CONDITIONS AND GROUNDWATER PRESENCE AS DIRECTED. SUBSOIL PIPES SHALL BE LAID BEHIND KERBS IN CUT AREAS OF THE SITE.

PROVIDE A MINIMUM OF 150mm GRAVEL AROUND SUBSOIL PIPE. TRENCH TO BE LINED WITH GEOTEXTILE FABRIC TYPE BDM A24.

**SURVEY**

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASED ON ITS SUITABILITY AS A BASIS FOR CONSTRUCTION OR DESIGN.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT CAPITAL ENGINEERING CONSULTANTS.

**ABBREVIATIONS:**

- Ø or DIA DIAMETER
- CBR CALIFORNIA BEARING RATIO
- CH CHARGE
- CL CENTER LINE
- CL CLEAR OUT
- DO DISH DRAIN
- DOO DISH DRAIN OUTLET
- DEJ DOWELLED EXPANSION JOINT
- DBG DENSE GRADED BASECOURSE
- DGS DENSE GRADED SUB-BASE
- DP DOWNPIPE
- FFL FINISHED FLOOR LEVEL
- OTO DITCH OUTLET
- GSP GRATED SURFACE INLET PIT
- HYD HYDRANT
- IJ ISOLATING JOINT
- IK INTEGRAL KERB
- IL INVERT LEVEL
- IP INTERSECTION POINT
- KIP KERB INLET PIT
- KO KERBS ONLY
- K&G KERB & GUTTER
- NR KERBS RETURN
- NGL NATURAL GROUND LEVEL
- OF OVER FLOW PIPE
- OSD OVERLAND FLOW PATH RADIUS
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- RL ROLL KERB & GUTTER
- REDUCED LEVEL
- RI RETAINING WALL
- RWT RAINWATER TANK
- SJ SAMI CONTROL JOINT
- SMH SEWER MAN HOLE
- SW STORMWATER
- SWP STORMWATER PIT
- SWMM STORMWATER RISING MAIN
- SWR STORMWATER RISING MAIN
- SV STOP VALVE
- TOP OF KERB
- TOW TOP OF WALL
- TWL TOP WATER LEVEL
- TP TANGENT POINT
- UPVC UNPLASTICISED POLYVINYL CHLORIDE
- UNO UNLESS NOTED OTHERWISE
- WEAKENED PLANE JOINT
- WFJ FIRST FLUSH DEVICE
- FF TYPICAL
- BM BENCH MARK

DRAWING REGISTER		
NUMBER	NAME	REVISION
SW001	COVER SHEET	A
SW010	LOWER GROUND FLOOR PLAN, NOTES & DETAILS	A
SW020	GROUND FLOOR PLAN, NOTES & DETAILS	A
SW030	MEZZANINE LEVEL & LEVEL 1 PLAN, NOTES & DETAILS	A
SW031	LEVEL 2 & ROOF PLAN, NOTES & DETAILS	A

**LEGEND:**

- DP DOWNPIPE
- SWM STORMWATER LINE
- SWM STORMWATER LINE DRAINING TO RWT
- OF OVER FLOW PIPE
- SWM STORMWATER RISING MAIN
- SWM EXISTING STORMWATER LINE
- S AUTHORITY SEWER LINE
- W AUTHORITY WATER LINE
- G AUTHORITY GAS LINE
- E AUTHORITY ELECTRICITY LINE
- F/F AUTHORITY FIBRE OPTIC LINE
- TD AUTHORITY COMMS LINE
- SEDIMENT FENCE
- GRATED SURFACE INLET PIT
- GRATED SURFACE INLET PIT WITH OCEANGUARD INSERT
- RH RAINHEAD
- SP DOWNPIPE SPREADER
- WARNING LIGHT
- SPOT LEVELS
- BENCHMARK
- OFF OVERLAND FLOW PATH
- 50MM EXISTING SEWER MANHOLE
- EXISTING JUNCTION PIT
- EXISTING KERB INLET PIT
- EXISTING TELSTRA PIT
- eHYD EXISTING HYDRANT
- eSV EXISTING STOP VALVE
- eGAS EXISTING GAS VALVE
- ePP EXISTING POWER POLE
- EXISTING GRATED SURFACE INLET PIT
- FF FIRST FLUSH
- RWO RAINWATER OUTLET
- CO CLEAR OUT POINT
- DDO DISH DRAIN OUTLET
- PD PLANTER DRAIN
- CAPPING
- SP SPOT LEVELS
- BENCHMARK
- OFF OVERLAND FLOW PATH
- PROPOSED KERB INLET PIT
- GRATED TRENCH DRAIN
- R/W TANK RAINWATER RE-USE TANK
- PROPOSED RETAINING WALL



**DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE**

TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

**PROPOSED COMMERCIAL DEVELOPMENT**  
264-266 CHURCH STREET

Scale: 1:100 @ A1 Date: 21/08/2024 Drawn: J.M. Design: J.M. Approved: P.E.



Rev	Description	By	Chk	Date
A	ISSUED FOR DA APPROVAL	J.M.	J.M.	21/08/2024

Architect: **HOLDMARK**  
www.holdmark.com.au

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY: **PAUL EL-BAYEH** DATE: 21/08/2024

NER logo

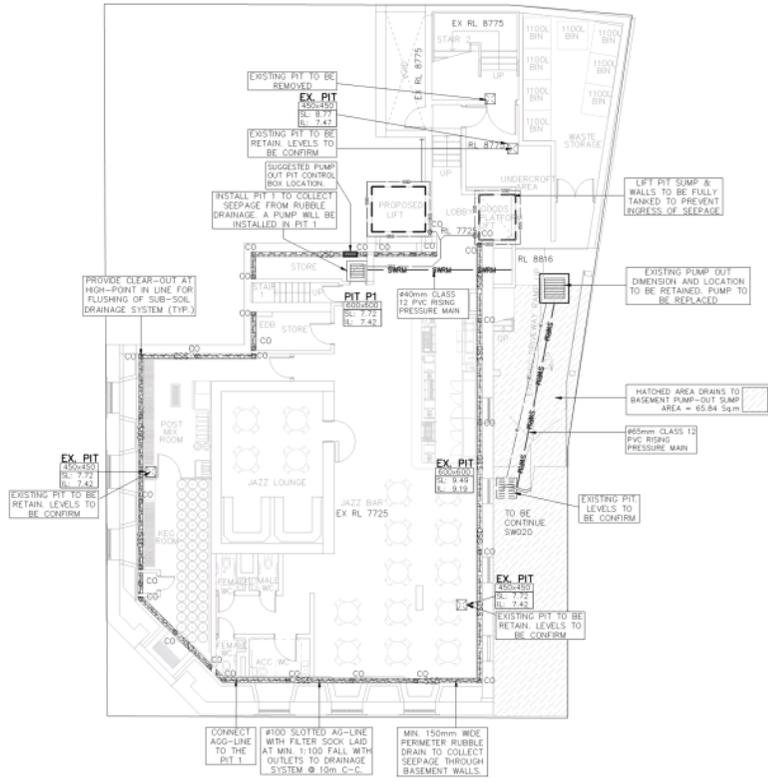
**FOR COUNCIL APPROVAL ONLY (CONCEPT)**

**STORMWATER LAYOUT PLAN**  
**COVER SHEET**

Project Number: **SW24241**

Drawing Number: **SW001**

Revision: **A**



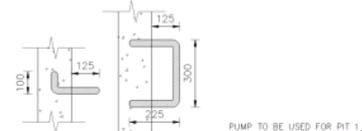
**STORMWATER LAYOUT PLAN  
LOWER GROUND FLOOR**  
SCALE: 1:100

**WARNING**  
PUMP OUT SYSTEM  
FAILURE IN BASEMENT  
WHEN LIGHT IS  
FLASHING AND  
SIREN SOUNDING

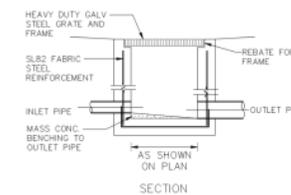
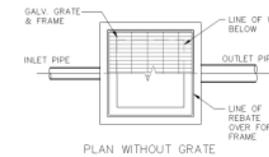
**PUMP-OUT WARNING SIGN DETAIL**  
SCALE: 1:20



**CONFINED SPACE SIGN DETAIL**  
SCALE: 1:20



**STEP IRON DETAIL**  
SCALE: 1:10



**TYPICAL GRATED INLET PIT DETAIL**  
SCALE: 1:20

**STANDARD PUMP OUT DESIGN NOTES:**

- THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER: -
- I). THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
  - II). A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300MM ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
  - III). A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
  - IV). AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBELIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
  - V). A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER CATCHMENT TRUST OSD HANDBOOK.

**PUMP STORAGE CALCS:**

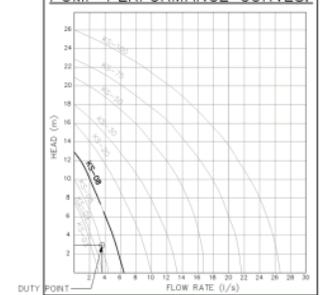
PUMP DISCHARGE RATE WAS DESIGNED FOR THE 100yr 5 MIN STORM:  
 $Q=Q_A/3600$   
 $=1.02020485/3600$   
 $=3.75L/S$  REQUIRED @ 3.00 m OF HEAD (HEAD TO BE CONFIRMED DURING CC STAGE)  
 RECOMMENDED PUMP: DUAL **SABRE MODEL NO. KS-20** PUMPS WITH **80mm PVC CLASS 12** OUTLETS.

**KEY NOTES:**

- INSTALL STEP IRONS FOR EASE OF ACCESS DURING MAINTENANCE OF PUMP OUT CONTROL PIT TO COUNCIL SATISFACTION.
- INSTALL CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING.
- ALL STORMWATER PIPES ARE #100mm uPVC AND SLOPING @ 1.0% U.I.O (TYP).
- ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-DRENATED WITH STORMWATER PIPES AND ENSURE NO GLASSES ARE PRESENT DURING CONSTRUCTION (TYP).
- STORMWATER PIPE ARRANGEMENT TO BE CO-ORIENTED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

Type	Output	Outlet		Maximum		Weight	Dimension		
		mm	inch	mm	inch		mm	inch	
KS-20	1/2	25.4	1	152.4	6	200	3	102	102
KS-25	3/4	19.0	3/4	152.4	6	200	3	102	102
KS-32	1	25.4	1	152.4	6	200	3	102	102
KS-40	1 1/2	38.1	1 1/2	152.4	6	200	3	102	102
KS-50	2	50.8	2	152.4	6	200	3	102	102
KS-63	3	76.2	3	152.4	6	200	3	102	102
KS-75	4	101.6	4	152.4	6	200	3	102	102
KS-100	10	254.0	10	152.4	6	200	3	102	102

**PUMP PERFORMANCE CURVES:**



**PUMP MAKE & MODEL DETAILS**  
SCALE: N.T.S.

PROPOSED COMMERCIAL DEVELOPMENT  
264-266 CHURCH STREET

Scale: 1:100 @ A1 Date: 21/08/2024 Drawn: J.M. Design: J.M. Approved: P.E.



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Rev	Description	By	Chk	Date
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**HOLDMARK**

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY: **PAUL EL-BAYEH** DATE: 21/08/2024

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FOR COUNCIL APPROVAL ONLY (CONCEPT)

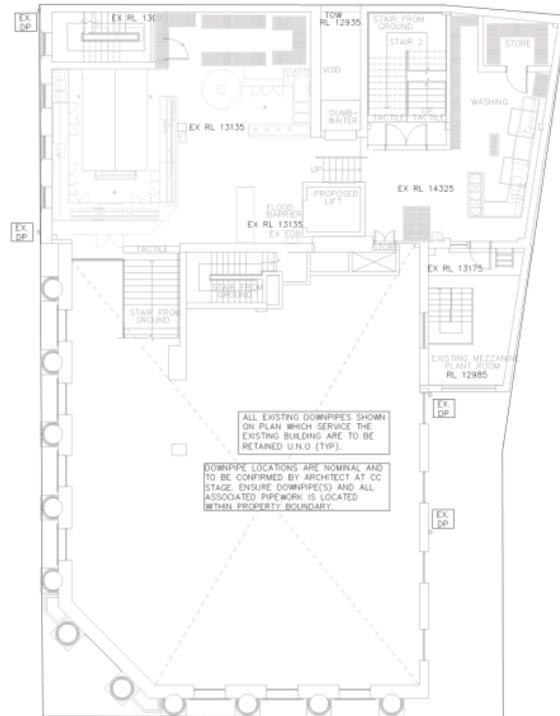
STORMWATER LAYOUT PLAN  
LOWER GROUND FLOOR  
PLAN, NOTES & DETAILS

DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY

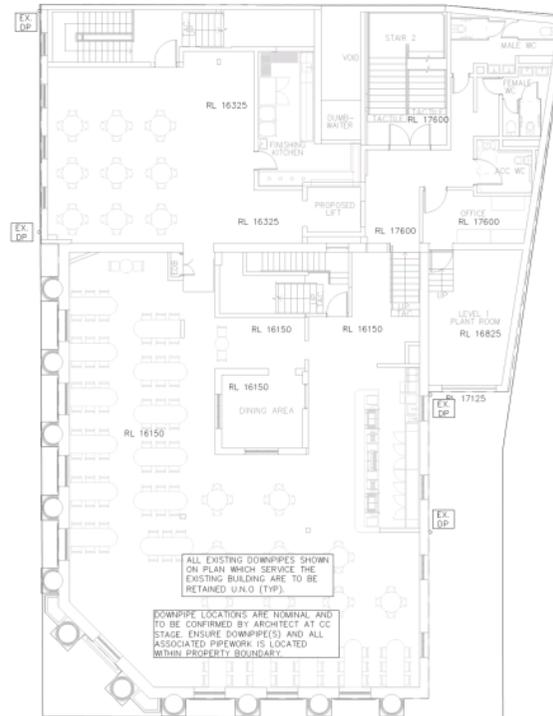
Project Number: **SW24241**  
Drawing Number: **SW010**

Revision: **A**





**STORMWATER LAYOUT PLAN  
MEZZANINE LEVEL**  
SCALE 1:100



**STORMWATER LAYOUT PLAN  
LEVEL 1**  
SCALE 1:100

**MEZZANINE LEVEL & LEVEL 1 NOTES:**

INSTALL 50mm uPVC SPITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW IN CASE OF BLOCKAGES DURING HEAVY STORMS. PLUMBER TO CONFIRM LOCATION DURING CONSTRUCTION.

ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).

STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINATED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

BALCONY, TERRACE & CONCRETE ROOF AREAS TO SLOPE TOWARDS RAINWATER OUTLETS WHERE REQUIRED (TYP).

ARROW DENOTES THE SLOPE OF FINISHED SURFACE LEVEL (TYP).

DOWNPIPES SHOWN ON PLAN ARE TO BE #100mm uPVC U.N.O. (TYP).

ALL EAVES GUTTERS SHALL BE 145mm WIDE x 75mm DEEP (OR EQUIVALENT) AND LAID AT MIN. 1:500 SLOPE.

ALL GUTTERS TO BE FITTED WITH ADEQUATE OVERFLOW MEASURES IN ACCORDANCE WITH AS3500.3:2018.

PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

INSTALL DOWNPIPE WITH SPREADER (IF REQUIRED) TO DISPERSE STORMWATER ONTO LOWER ROOF AREAS EFFECTIVELY.

PROVIDE SURFACE DRAINAGE FOR ALL CONCRETE AND BALCONY ROOF AREAS WHERE REQUIRED.

PROPOSED COMMERCIAL DEVELOPMENT  
264-266 CHURCH STREET

Scale: 1:100 @ A1 Date: 21/08/2024 Drawn: J.M. Design: J.M. Approved: P.E.



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Rev	Description	By	Chk	Date
A	ISSUED FOR DA APPROVAL	J.M.	M.W.	21/08/2024

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FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY: DATE: 21/08/2024

**PAUL EL-BAYEH**  
REG. CIVIL & STRUCTURAL ENGINEER  
PROVIDE DETAILS TO THE LOCAL COUNCIL

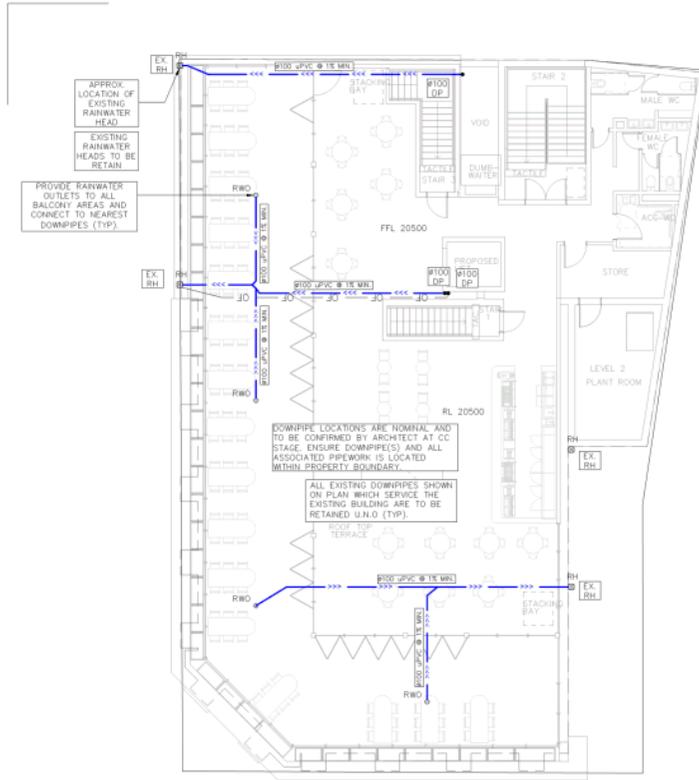
Title: **STORMWATER LAYOUT PLAN  
MEZZANINE LEVEL & LEVEL 1  
PLAN, NOTES & DETAILS**

Scale: A1  
DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY

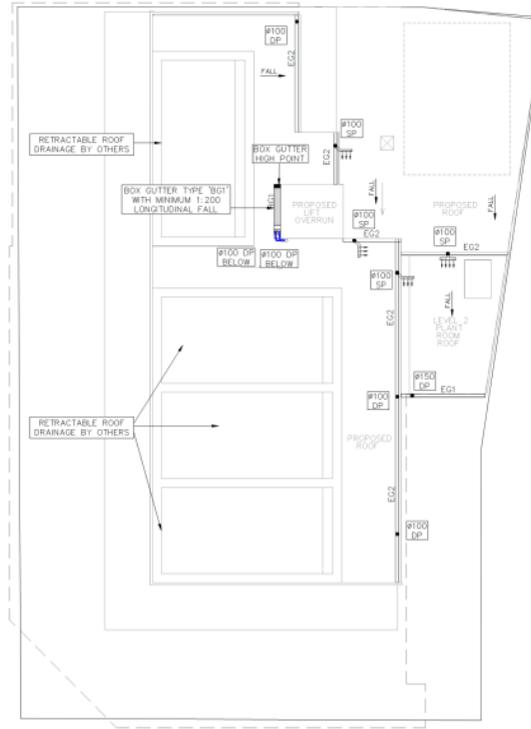
Project Number: **SW24241**  
Drawing Number: **SW030**

Revision: **A**

Document Set ID: 236628  
Version: 1, Version Date: 28/09/2024



**STORMWATER LAYOUT PLAN  
LEVEL 2**  
SCALE 1:100



**STORMWATER LAYOUT PLAN  
ROOF**  
SCALE 1:100

**LEVEL 2 & ROOF NOTES:**

INSTALL 50mm uPVC SPLITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW IN CASE OF BLOCKAGES DURING HEAVY STORMS. PLUMBER TO CONFIRM LOCATION DURING CONSTRUCTION.

ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).

STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINATED WITH STRUCTURAL TERRACE AND BEAMS WHERE REQUIRED (TYP).

BALCONY, TERRACE & CONCRETE ROOF AREAS TO SLOPE TOWARDS RAINWATER OUTLETS WHERE REQUIRED (TYP).

ARROW DENOTES THE SLOPE OF FINISHED SURFACE LEVEL (TYP).

DOWNPIPES SHOWN ON PLAN ARE TO BE #100mm uPVC U.N.O. (TYP).

ALL EAVES GUTTERS SHALL BE 145mm WIDE x 75mm DEEP (OR EQUIVALENT) AND LAID AT MIN. 1:500 SLOPE.

ALL GUTTERS TO BE FITTED WITH ADEQUATE OVERFLOW MEASURES IN ACCORDANCE WITH AS3500.3:2018.

PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

INSTALL DOWNPIPE WITH SPREADER (IF REQUIRED) TO DISPERSE STORMWATER ONTO LOWER ROOF AREAS EFFECTIVELY.

PROVIDE SURFACE DRAINAGE FOR ALL CONCRETE AND BALCONY ROOF AREAS WHERE REQUIRED.

**BOX GUTTER NOTES:**

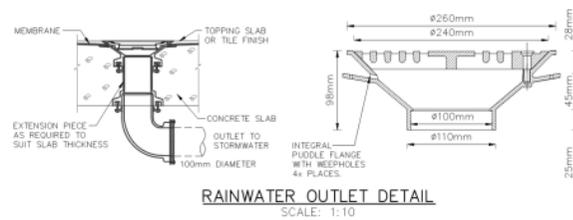
ALL BOX GUTTERS SHALL BE INSTALLED WITH AN ABSOLUTE MIN. 1:200 LONGITUDINAL BASE SLOPE TO THE OUTLET (1:100 DESIRABLE BASE SLOPE).

ALL BOX GUTTERS SHALL BE FITTED WITH EMERGENCY OVERFLOW MEASURES - REFER TO PLAN & COMPLIANCE TABLE FOR DETAILS OF OVERFLOW PROVISIONS.

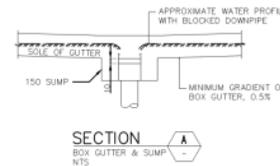
BOX GUTTERS SHALL BE ADEQUATELY SEALED TO THE RECEIVING RAINWATER HEAD / INTERNAL SUMP AND DISCHARGE WITHOUT CHANGES IN DIRECTION.

ALL EXPANSION JOINTS AND MINIMUM EXPANSION SPACE SHALL COMPLY WITH AS3500.3 CLAUSE 4.3.2

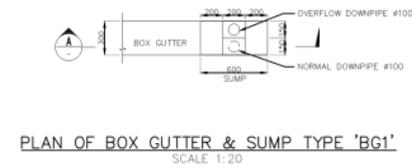
BOX GUTTER TYPE 'BG1'	
SUMP DIMENSIONS	
DOWNPIPE	#100mm
SUMP DEPTH	150mm
SUMP LENGTH	600mm
SUMP WIDTH	300mm
BOX GUTTER WIDTH	300mm
BOX GUTTER DEPTH	68mm
MIN CLEARANCE LOC	6mm



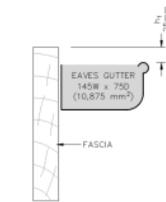
**RAINWATER OUTLET DETAIL**  
SCALE: 1:10



**SECTION  
BOX GUTTER & SUMP**  
NTS



**PLAN OF BOX GUTTER & SUMP TYPE 'BG1'**  
SCALE 1:20



**TYPICAL EAVES GUTTER  
DETAIL (LOW FRONT)**  
NOT TO SCALE

**PROPOSED COMMERCIAL DEVELOPMENT**  
264-266 CHURCH STREET

Scale: 1:100 @ A1 Date: 21/08/2024 Drawn: J.M. Design: J.M. Approved: P.E.



9630 0121  
8 Buller Street, North Parramatta, NSW 2151  
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Rev	Description	By	Chk	Date
A	ISSUED FOR DA APPROVAL	J.M.	M.W.	21/08/2024

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FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE  
APPROVED BY: **PAUL EL-BAYEH**  
DATE: 21/08/2024  
NER  
PAUL EL-BAYEH  
REG. NO. 123456789  
PHONE: 08 9123 4567

**FOR COUNCIL APPROVAL ONLY (CONCEPT)**

**STORMWATER LAYOUT PLAN  
LEVEL 2 & ROOF PLAN,  
NOTES & DETAILS**

DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY	
Project Number <b>SW24241</b>	Revision
Drawing Number <b>SW031</b>	<b>A</b>

# Australian Venue Co.

## Plan of Management

**"PARRAMATTA VENUE NAME – TBC"**

**264-266 Church Street, Parramatta, NSW 2150**

**This Plan of Management is a preliminary document that will be reviewed and updated during the detailed design process of the project, and finalised ahead of operation of the Venue.**

**Issued: November 2024**

**Revision: 002**

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## Purpose

The purpose of this Plan of Management ('the Plan') is to establish performance criteria for various aspects of the operations of "PARRAMATTA VENUE NAME - TBC" ('the Venue', 'the Premises'), located at 264-270 Church St, Parramatta NSW.

Having regard to the relevant matters under the *Environmental Planning and Assessment Act 1979* and the *Liquor Act 2007* and any relevant regulations under that legislation.

The Venue is operated by Australian Venue Co. ('AVC'). AVC operate over 190 pubs, bars and event spaces across Australia which includes more than 10 licensed venues within Sydney NSW.

AVC prides itself on creating experiences tailored for local communities and for operating responsibly.

All venue staff including Security shall be made familiar with this Plan of Management.

A copy of this Plan will be available on the premises at all times, ready to produce upon request or inspection, including copies of the relevant development consents and The Liquor Licence.

This plan is enforced through staff inductions and monthly venue staff meetings.

The plan is reviewed regularly including after any incident and annually with any change to Licensee obligations under applicable law.

## Site Locality & Venue Focus

- 1) "PARRAMATTA VENUE NAME TBC" is located on the corner of Church and George Streets, Parramatta – Lot 1 DP 952497
- 2) The Venue operates within the 'Parramatta' local government area (LGA).
- 3) The Venue operates as a family friendly pub and restaurant with no gaming activities.
- 4) The Venue will be licenced and serve alcohol during operating hours.
- 5) The Venue will have various FOH functional areas to cater all patrons; speakeasy, bistro-vibe, sports viewing, rooftop bar and dining, live music.
- 6) The Venue is located approximately 500m Northwest of Parramatta Train Station and approximately 50m North of the planned light rail stop "Church Street".
- 7) Located within MU-1 'Mixed Use' zone of Parramatta, neighbouring; retail, commercial and food and drink, businesses. The Venue will manage a large format kitchen to cater all floors and FOH areas within the Venue. The menu will be designed by the Area Chef and be updated as required.

## Capacity and Hours of Operation

- 1) The Venue can operate 10am-3am daily.
- 2) The Venue and Operations Management are to regularly assess the opening hours in off peak periods and seasonal times of year to adjust the opening hours of each level and Patron facing zones within the venue.
- 3) The total patron capacity throughout the entire venue is 1155, based on per person calculation, for sanitary facilities, flood evacuation calculations, and fire exit locations of the venue.
- 4) The Venue and Operations Management will determine operating hours within the agreed 10am-3am. The opening times of internal spaces within the Venue will be based on; seasonal use, scheduled functions, dining peak times, public holidays, local game days, etc. The Venue will

advertise opening hours and any scheduled closures on the Website and at the Venue.

- 5) The Venue will take reservations and allocate seating to manage patron capacities and control numbers in all FOH functional areas at any one time, best as possible.

## Venue Operations

- 1) Entry into the venue is free of charge.
- 2) The Venue is a family friendly premises.
- 3) Primary patron access will be provided from Church Street at street level and the entrance on the corner of Church and George Streets. Both entrance points identified, could be staffed to monitor access, when necessary, in order to comply with liquor licencing and monitoring patron numbers.
- 4) Non-fixed items may be used to restrict access to the Venue or areas within the Venue. This may include the use of items such as booth seats, furniture, planters, display items, temporary bollards and ropes, etc. to delineate the spaces.
- 5) The Venue will be Licenced and the entirety of The Venue is an authorised area under the *Liquor Act 2007*. The Venue is a 'pub' as defined by the Parramatta LEP 2023.
- 6) Food preparation will occur in the premises.
- 7) Bathrooms are provided within the Venue for Patrons and staff.
- 8) The Venue will operate as a Food and Beverage offering to the public.
- 9) Music events and/or entertainment may be scheduled at the venue discretion. Music is expected during opening hours 7 days per week at varying amplified levels throughout the building.
- 10) Entertainment and/or bands may be scheduled to perform at the Venue based on the Venue Management and AVC Entertainment Team discretion. All scheduled entertainment will be advertised on the Venue website and at the Venue.
- 11) The Venue will accept private bookings and/or functions, to be managed by the Venue.
- 12) The internal areas of the venue are non-smoking and patrons within the venue wishing to smoke will be directed out of the Venue and towards council bins for easy butt disposal. There will be a designated smoking area on Level 2 with ashtrays for patrons on the Balcony, away from dining seating and bar service, this will be regularly monitored by Management and Smoking on level 2 will be assessed regularly by the Management & Operations teams at AVC.
- 13) The Venue will have all compliance and industry best practice signage erected in patron areas, eg; CCTV / 18+ areas / drinking responsibly / opening hours / nil glass past beyond, etc.
- 14) The Venue will be responsible for management of patrons queueing within the Venue, if required to access any specific area within the venue. If queueing is required to overflow onto Church Street, temporary bollards are to be setup to create an orderly queue along the building line of Church Street and Staff are to act in their best efforts to move the queue along smoothly and quickly.
- 15) At peak periods or scheduled events at the Venue, Security will be scheduled for supervision and will monitor any queues of people outside of the venue including general patrol of the footpath. Security will act as Crowd Control if/as required.
- 16) Glassware will be used in the Venue at all times. AVC implement frequent clearing of tables to ensure empties are removed from tables and bar tops when not in use.
- 17) The "Church Street" light rail stop is situated at the Venue entrance off Church Street. A selection of patrons are expected to use the light rail to access the Venue. Staff at the Venue will have access to Light Rail timetables, if Patrons require.

- 18) Staff training is mandatory regarding the Light Rail and patron movement in and out of the Venue during peak periods. Security will also be responsible for directing patrons leaving the Venue and ensuring Patrons are aware of the light rail timetable and using the pedestrian signalling at the cross street of George and Church street to safely cross the street from the Venue.
- 19) The Venue has multiple sets of stairs throughout the venue. Staff are to ensure stairwells are kept clear and Patrons are not congregating. Patrons should be directed to use available lifts for safer and easier movement throughout the Venue.

### Operations Relating to Service of Alcohol

- 1) The Licensee or their representative can become a member of the Parramatta Liquor Accord (<https://www.parramattaliquoraccord.org.au/>).
- 2) The premises will display the prescribed Responsible Service of Alcohol (RSA) signage.
- 3) The Venue will not permit any BYO beverages or food on the premises by any patron. Any BYO liquor or food will be confiscated and disposed of accordingly, or the Patron will be asked to leave if they refuse to handover any item of opened food or liquor brought into the Venue.
- 4) All staff (including security) involved in the sale, service and supply of liquor must hold a valid competency card; the card is proof that the individual has successfully completed training in Responsible Service of Alcohol (RSA).
- 5) Patrons wishing to purchase alcohol will be subject to the RSA guidelines as assessed by staff. Staff are trained, experienced and proactive in relation to checking acceptable photo evidence of age documents indicating that a patron is over 18 years of age.
- 6) Staff will be briefed to scrutinise patrons who do not look to be over the age of 25 years. If required, patrons will need to produce a current approved proof of age document to satisfy staff before being permitted to purchase alcohol. Acceptable forms of ID are as follows:
  - Driver, rider licence or permit issued by an Australian State, Territory or foreign country.
  - NSW Digital Driver Licence or NSW photo card.
  - Australian or other passport.
  - proof of age card issued by a public authority of the Commonwealth or of another State or Territory for the purpose of attesting to a person's identity and age.
  - Keypass (over-18) identity card issued by Australia Post.
- 7) Minors are not permitted to drink alcohol in the premises under any circumstances.
- 8) If any patron is identified by staff as exhibiting signs of intoxication, staff will refuse service of alcohol. Any person deemed by staff or security to be intoxicated or affected by other substances will, subject to Duty of Care responsibilities, be removed from the licensed premises.
- 9) Venue Management and Security will undergo high risk management training.
- 10) Water will be available at all Bars at all times of operation.
- 11) Food from the Menu will be available for purchase until 10.00pm daily.
- 12) Before and after the Kitchen opens, bar snacks can be purchased from any open bar at all times of venue operation.
- 13) Kitchen will be available till 10:00pm daily. All staff will be trained to encourage and promote food to patrons during late night trade.
- 14) Mid-strength and non-alcoholic beverages will be available for purchase at all times of operation.

- 15) All signage required under the *Liquor Act 2007* shall be displayed and maintained.
- 16) Staff need to observe the appearance and condition of the Patron sold or supplied with alcohol, as well as the period of time the Patron has been consuming alcohol at the Venue.
- 17) Staff are to be aware of the below list of potential signs of intoxication, however the list is not exhaustive and should not be the only assessment of a Patrons intoxication level;

SPEECH	BALANCE	COORDINATION	BEHAVIOUR
<ul style="list-style-type: none"> <li>▪ Incoherent or muddled speech</li> <li>▪ Loss of train of thought</li> <li>▪ Rambling or unintelligible conversation</li> <li>▪ Slurring words</li> </ul>	<ul style="list-style-type: none"> <li>• Bumping into or knocking over furniture or people</li> <li>• Falling down or cannot stand</li> <li>• Difficulty walking straight</li> <li>• Staggering or stumbling</li> <li>• Swaying uncontrollably</li> <li>• Unsteady on feet</li> </ul>	<ul style="list-style-type: none"> <li>• Difficulty counting or paying money and fumbling change</li> <li>• Difficulty opening or closing doors</li> <li>• Dropping drinks</li> <li>• Inability to find mouth with a glass</li> <li>• Spilling drinks</li> </ul>	<ul style="list-style-type: none"> <li>• Aggressive</li> <li>• Annoying/pestering others</li> <li>• Argumentative</li> <li>• Bad tempered</li> <li>• Belligerent</li> <li>• Confused</li> <li>• Difficulty paying attention</li> <li>• Not understanding normal conversation</li> <li>• Disorderly</li> <li>• Drowsiness or sleeping at a bar/table</li> <li>• Exuberant</li> <li>• Inappropriate/Sexual advances</li> <li>• Loss of inhibition</li> <li>• Loud/boisterous</li> <li>• Offensive</li> <li>• Overly friendly</li> <li>• Physically violent</li> <li>• Rude</li> <li>• Offensive language</li> <li>• Vomiting</li> </ul>

### Drink Spiking & Drugs

- 1) Drink spiking is when drugs or alcohol are deliberately added to a person’s drink without their knowledge or consent. Additives maybe colourless, tasteless and odourless, and the victim may not be aware of any difference in their drink.
- 2) The Venue aims to provide a safe and welcoming environment for all patrons and as such will be trained to identify potential incidents of drink spiking.
- 3) Common effects attributed to drink spiking include: poor coordination and balance, loss of motor skills, dizziness, slurred speech, drowsiness, impaired judgment, nausea, visual problems and unconsciousness.
- 4) Examples of drink spiking can include:
  - adding an extra shot of alcohol to a person’s drink
  - putting alcohol into a non-alcoholic drink

- slipping prescription or illegal drugs into an alcoholic or non-alcoholic drink
- 5) It's important for staff to be vigilant at all times and react accordingly as these symptoms are also commonly associated with intoxication.
  - 6) To prevent drink spiking, staff will ensure to:
    - remove any unattended drinks
    - monitor patrons and report suspicious behaviour
    - monitor unusual drink requests (e.g. beer with a shot of spirit)
  - 7) If a person suddenly appears drunk or is acting in a strange manner, staff can help by:
    - speaking directly to the individual and assessing their behaviour
    - if the individual becomes sleepy or incoherent, move them to a quiet and safe place and alert the venue manager and security immediately
    - if anyone with the individual appears suspicious, staff are to request ID and record their details and ensuring all people accompanying the individual are a friend
    - call an ambulance if deemed necessary
  - 8) Drink spiking is a serious crime and penalties include fines and imprisonment. If staff witness or even suspect that drink spiking has occurred, the drink owner is to be informed immediately and the matter reported to management.
  - 9) AVC is committed to providing a safe & healthy working environment for our employees, free from the effects of drugs.
  - 10) The illegal or unauthorized possession, consumption or sale of illicit drugs whilst on Premises or whilst performing work duties is prohibited. Additionally, being under the influence of illicit drugs whilst on work premises or whilst performing work duties is prohibited.
  - 11) If a Patron is found using or in possession of drugs on the Premises, Management will be notified and Management will request the Patron to leave the Venue. Staff are not to attempt to reason with the Patron. Staff must report the incident and the Police should be contacted by the Manager.
  - 12) No customers noticeably under the influence of drugs will be allowed entry.

## Harassment & Patron Safety

- 1) AVC has a zero tolerance to physical and verbal harassment, any Patron reported to be abusing or harassing Patrons, or the local community will be asked to leave and escorted from the Premises.
- 2) Patron and Venue Staff Safety is paramount at all AVC Venues. Management and Security are trained to regularly monitor venue patrons and all Patron accessible areas.
- 3) CCTV surveillance cameras will be strategically installed, operated and maintained throughout the Venue at all times.
- 4) AVC Venues implement the 'ASK FOR ANGELA' initiative and staff are trained to quietly and quickly escort the patron to a safe BOH area and ensure a member of the Management team is present.
- 5) The Venue has a zero-tolerance policy on prohibited drugs. Any person suspected to be under the influence of prohibited drugs, distributing or taking drugs will be ejected from the Premises.
- 6) If a person appears to be under the influence of drugs and requires assistance, staff or security will call for medical assistance. Staff or security will also assist in directing Patrons suspected to be under the influence of drugs to a safe passage home via public, private or taxi transport. If a Patron is deemed to be behaving in an inappropriate manner, there are certain procedures that will be

followed to ensure their safe removal from the venue, as stated in S.77 of Liquor Act 2007. Intoxication Guidelines (Fact Sheet) from Liquor & Gaming NSW.

- a. During hours a security guard is present, Management will ask Security to observe while they conduct a formal assessment. All intoxication assessments will be conducted away from large groups of people. Conversations will generally be had near an exit, ensuring that removal can take place quietly and quickly.
- b. If an assessment results in a physical removal, (Hands off policy) security staff will follow the Relevant Steps guidelines as approved by Liquor and Gaming NSW outlined by the NSW Liquor Act. Security guards will not use physical force unless it is necessary to prevent injury.
- c. The Venue Manager will decide if the police are required to be called for any Patron causing a nuisance. However, any incidents of violence will be reported to the police. Any incidents where guests are refusing to leave the Premises will be reported to the police. Any incidents where threats are made to either staff or other Patrons will be reported to the police.
- d. Should there be an incident that involves gang related patrons or threats, management will contact local Police enforcement to assist in the removal of Patrons from the venue.
- e. All patron removals need to be written in the Incident Register as they occur.

## Staff and Training

- 1) Staffing will be at the discretion of Venue Management on the basis of capacity, bookings, opening times of areas within the Venue, and/or entertainment scheduled.
- 2) Volume of staff present at the Venue will include managerial staff, kitchen staff and front of house, entertainment, and security.
- 3) All staff involved in the sale, service or supply of alcohol must have completed an approved RSA and ensure their competency cards remains valid at all times whilst employed. At no time are staff to encourage excessive or unsafe drinking practices. AVC are committed to ongoing training to deliver best possible adherence to our policy.
- 4) The Licensee must, as a minimum, continually apply the Responsible Service of Alcohol Policy and harm minimisation along with RSA guidelines and practices.
- 5) Staff will receive a general security briefing as part of the Venue induction specific to the Venue.
- 6) Staff will call taxis for any person at their request. Staff and Security will be aware of public transport options available to assist in the safe and quick exit for patrons from the vicinity.
  - 7) The internal areas of the venue are non-smoking and patrons within the venue wishing to smoke will be directed out of the Venue and towards council bins for easy butt disposal. There will be a designated smoking area on Level 2 with ashtrays for patrons on the Balcony, away from dining seating and bar service. This will be regularly monitored by Management and Smoking on level 2 will be assessed regularly by the Management & Operations teams at AVC.
- 8) Staff will notify patrons before the close of food and beverage services and prior to Venue closure.

## Evacuation Procedures

- 1) The evacuation procedures are to be attached to this Plan of Management as Appendix F (once designed).
- 2) All staff are to be aware of the evacuation procedures as part of the onboarding process.
- 3) Evacuation procedures are designed to ensure Patron and Staff safety and ensuring a prompt and quick evacuation process can be followed.
- 4) There will be active Evacuation Procedures for Fire and Flood warnings. The signalling to warn of evacuation will be different for Fire and Flood, ensuring it is clear what has triggered an evacuation and which protocol to follow.

## Emergency Contacts

- 1) Emergency: 000
- 2) Parramatta Police: (02) 9633 0799
- 3) Parramatta Police Licensing Unit: (02) 9633 0718
- 4) Police Assistance Line: 131 444
- 5) OLGR: (02) 9995 0300
- 6) Parramatta City Council:(02) 9806 5050
- 7) Domestic Violence Hotline: 1800 656 463
- 8) Homeless Persons Info. Service: 1800 234 566

## Complaints, Incidents and Risks

- 1) AVC utilises an online incident reporting system used throughout the national operating group.
- 2) The following details are recorded following a complaint or incident:
  - Date and time of the complaint or incident
  - Nature of the complaint or incident
  - Address and contact details of the complainant or relevant party
  - Any actions proposed to address the complaint or incident
  - The actions taken and their outcomes
  - Any follow up with the complainant or relevant party
- 3) The Licensee shall make the details contained in the incident reporting system available to NSW police or Liquor & Gaming NSW inspector upon request or, where not possible, within 24 hours of a request to do so.
- 4) A daily review of the Complaints/Incidents Reports including details of any issues regarding visits or complaints is conducted by management.
- 5) Venue Management are aware of all regular cash movements in and around the Venue and are to ensure the safety of staff involved in cash procedures. Staff are consistently reminded that an armed hold up can occur anytime. Staff will be trained to be mindful of the following:
  - a. Be alert and take pre-cautions at Closing Time
  - b. Be alert of suspicious persons or vehicles around Venue during trading times. Take descriptions of persons and registration numbers where practical.

- c. Advise Management of observations.
- d. Ensure all entry and exit points are locked and secured at the beginning or end of shift when money handling and money movement is completed.
- e. Ensure safe and staff office is locked at all times.
- f. If something appears suspicious, retreat into Venue, advise management and contact Police if warranted.

## Consider Our Neighbours

- 1) Staff will attempt to manage and instruct patrons to leave the Venue with minimal noise.
- 2) Staff will attempt to manage and instruct patrons to leave the Venue and surrounding area clean as they leave.
- 3) Patrons who make excessive noise, loiter or otherwise disrupt the good order of the neighbourhood could be referred to police.
- 4) Management, staff and security will regularly monitor inside and outside the immediate premises with an aim to prevent patrons loitering in the area as well as taking action to minimise noise and anti-social behaviour.
- 5) Additional general procedures are:
  - Staff will not permit any intoxicated person to enter the premises and will bring to the notice of the Manager or Licensee any persons on the premises who might be considered to be intoxicated.
  - Crowds might be experienced in outdoor public areas as people leave the premises and congregate in groups. The management of crowds will require management and staff to regularly monitor the situation and act as necessary. Staff will also ensure that circulation paths are kept free of people and furniture.
  - Large groups of people might be experienced at peak periods such as; lunch/dinner service or before/after scheduled entertainment, particularly when leaving the premises. The management of these groups will require management and staff to regularly monitor the situation and take action as necessary. Staff will also ensure that circulation paths are kept free of people and furniture.
- 6) Staff will call taxis for any person at their request. Staff and Security will be aware of public transport options available to assist in the safe and quick exit for patrons from the vicinity.
- 7) A daily review of any Complaints and Incident Reports including details of any issues, is conducted by management and responded to accordingly.
- 8) Patrons using the Level 2 Rooftop will be able to sit at low level dining tables and dry bars around the perimeter of the balcony. There is a glazed balustrade to protect Patrons. The entire of the balcony will contain planter boxes with live plants to create a further setback from the building line and ensure there are no climbable surfaces.
- 9) Staff will regularly patrol the rooftop and ensure patrons are not disposing or hanging over any balustrades/balcony in any way.

## Security

- 1) Venue Management will be responsible for arranging and coordinating its own security.

- 2) Respect, courtesy and dignity are the standards which patrons will be dealt with.
- 3) A copy of the current development consent and the Plan of Management shall be kept in the premises and shall be produced on demand for inspection by any member of the police service, a council officer, or a Liquor & Gaming NSW inspector.
- 4) It will be the responsibility of the security firm hired to ensure all security personnel hold valid licences to carry out crowd control and security activities, understanding their obligations under *Security Industry Act 1997*.
- 5) The requirement for all security to have their licence visible during a shift will be adhered to. All security will be required to produce their licence at the commencement of the shift.
- 6) Licensed security will be employed at the following times:

DAY	DURATION
Monday	As required
Tuesday	As required
Wednesday	As required
Thursday	As required
Friday	6pm – 30 minutes after close
Saturday	6pm – 30 minutes after close
Sunday (& eve of a public holiday)	6pm – 30 minutes after close

- 7) During the times in which licensed security will be provided, it will be provided at a rate of 1 licensed security for the first 300 patrons, followed by 1 licensed security for each additional 100 patrons or part thereof.
- 8) The Venue may choose to employ security guards at days and times outside of the above where it is deemed necessary. This will be at the discretion of Management.
- 9) Outside of the times specified above, it will be the responsibility of Management to assess and determine the appropriate number of security staff to control and monitor the number of persons in the Venue to ensure that numbers are kept within acceptable limits of the Venue.
- 10) Security will be responsible for management of patrons queueing outside of the Venue (if required). If queueing is required to overflow onto Church Street, temporary bollards are to be setup to create an orderly line along the building line of Church Street and Security are to monitor the patrons queuing often.
- 11) No patron is to be ejected/escorted off the licensed premise except via the main/primary entrances to George and Church Streets.
- 12) All licensed security guards whilst employed at the premises are to wear a uniform all times, with the word 'SECURITY' clearly identified. This will ensure security guards are easily identifiable to staff, patrons and police.
- 13) When security are present;
  - they will be responsible for crowd control, as required.
  - at closing time, security to monitor the exit ensuring patrons leave quickly and quietly.
- 14) Management and staff will take all complaints seriously and seek to remedy them in a timely manner wherever possible.
- 15) Any complaints or incidents will be recorded in the crowd control register and AVC online incident reporting system.
- 16) Security will be responsible for directing Patrons leaving the Venue and ensuring Patrons are aware

of the light rail timetable and using the pedestrian signalling at the cross street of George and Church street to safely cross the street from the Venue.

### Closed Circuit Television Surveillance (CCTV)

- 1) CCTV surveillance camera shall be strategically installed, operated and maintained throughout the venue with particular coverage to:
  - All entrance/s and exits
  - All front of house social areas occupied by the public (excluding toilets)
  - Footpaths adjacent to the premises
- 2) Suitable and clearly visible signage shall be displayed at the entrance to the premises noting Closed Circuit Television is in use at this premises. The same signage is to be displayed in a prominent position on each level of the premises.
- 3) CCTV recordings shall be retained for 30 days. Time and date shall be auto recorded on the file. Hard drives must be handed to Council, Police or special inspectors upon request. A copy of recorded images will be available upon request for viewing by NSW Police or an authorised representative by Liquor & Gaming NSW.
- 4) All video equipment and cameras are to be of high digital quality so as to facilitate identification and adjudication of patrons, offenders and incidents occurring within the premises.
- 5) The CCTV surveillance recording system must operate at all times when the Venue is open to the public and shall continue to operate for 30 minutes after closure of the Venue.
- 6) All CCTV devices and cameras shall be checked regularly to ensure the equipment is operating.

### Parking & Public Transport

- 1) The Venue has a variety of parking and public transport options nearby to assist Patrons in accessing and leaving the venue safely, including safe designated pedestrian routes and footpaths throughout Parramatta.
- 2) The Venue is close to a wide range of Public Transport options;
  - a. The nearest Train Station is: Parramatta Train Station.
  - b. The nearest Light Rail Stop is: Church Street
  - c. The nearest Bus Stops are located on George, Phillip, Smith Streets in both directions.
- 3) The Venue is accessible to a variety of Taxi and Ride Share Services;
  - a. Taxis Combined: tel 133 300 [www.taxiscombined.com.au](http://www.taxiscombined.com.au)
  - b. Legion Taxis: tel 131 451 [www.legioncabs.com.au](http://www.legioncabs.com.au)
  - c. Premier Cabs: tel 131 017 [www.premiercabs.com.au](http://www.premiercabs.com.au)
  - d. Silver Service: tel 133 100 [www.silverservice.com.au](http://www.silverservice.com.au)
  - e. Uber
  - f. Didi
- 4) The Venue is close to many paid public carparks;
  - a. Secure: 23 George Street
  - b. Wilson: 80 George Street
  - c. Eat Street
  - d. Erby Place

## Deliveries

- 1) Deliveries are to occur via the building loading bay, up the side alley off George Street, identified in Appendix B.
- 2) Deliveries will be scheduled with Venue Management team and strict delivery processes will be enforced to maintain safety of the Staff, Patrons, local community and Delivery agencies.
- 3) Deliveries will occur at various times of the day and will be managed by Staff.

## Waste Management

- 1) The Operational Waste Management Plan (OWMP) that has been produced for the Venue will be followed and included as an appendix to this Plan once it is finalised.
- 2) The Venue shall be kept in a clean and tidy condition. Staff will ensure that the building entry and surrounds are kept clean and clear of litter. The premises will be regularly maintained both, internally and externally.
- 3) The Venue has a dedicated tenancy waste storage room externally on Ground Floor. Waste and Commingled Recycling bins will be located in this zone, identified in Appendix B.
- 4) Waste collection will be the responsibility of the Venue to manage the frequency based on the OWMP. The Venue will be responsible for their daily internal waste generation. Source separation bins for general waste, food waste and recycling will be provided in back of house areas.
- 5) Waste Management and clearing of waste within the Venue is the responsibility of Venue Management to arrange operational duties of staff.
- 6) On completion of each trading day or as required, nominated staff or contracted cleaners will transport all general waste, recyclables and food waste to the waste storage room and place waste streams into the appropriate collection bins.
- 7) Glass shall not be emptied on the side alley or the footpaths, but removed in containers. Bottles need to go through the bottle crusher onsite and be transferred in bins to the basement. No bottles are to be broken outside of the premises.

## Noise Management

- 1) A Noise and Vibration Impact Assessment (NVIA) that has been produced for the Venue will be followed and included as an appendix to this Plan once it is finalised.
- 2) Music that may occur within the premises includes; Ambient background, Live music, DJ's and bands.
- 3) TV's displaying sports, special events and/or music, may also occur within the premises.
- 4) All operable doors/windows on the façade including the rooftop balcony may be opened at various times of the day / night and year (weather depending).
- 5) Music is expected at the Venue during all opening hours 7 days a week at varying amplified levels throughout the building.
- 6) At close, remaining patrons will be directed to exit the Venue via the Church Street exit.
- 7) Staff and/or security are to play an active role in ensuring that customers leave at closing time in a quick and quiet manner.
- 8) Patrons will be asked to move on if loitering at the front of the premises.

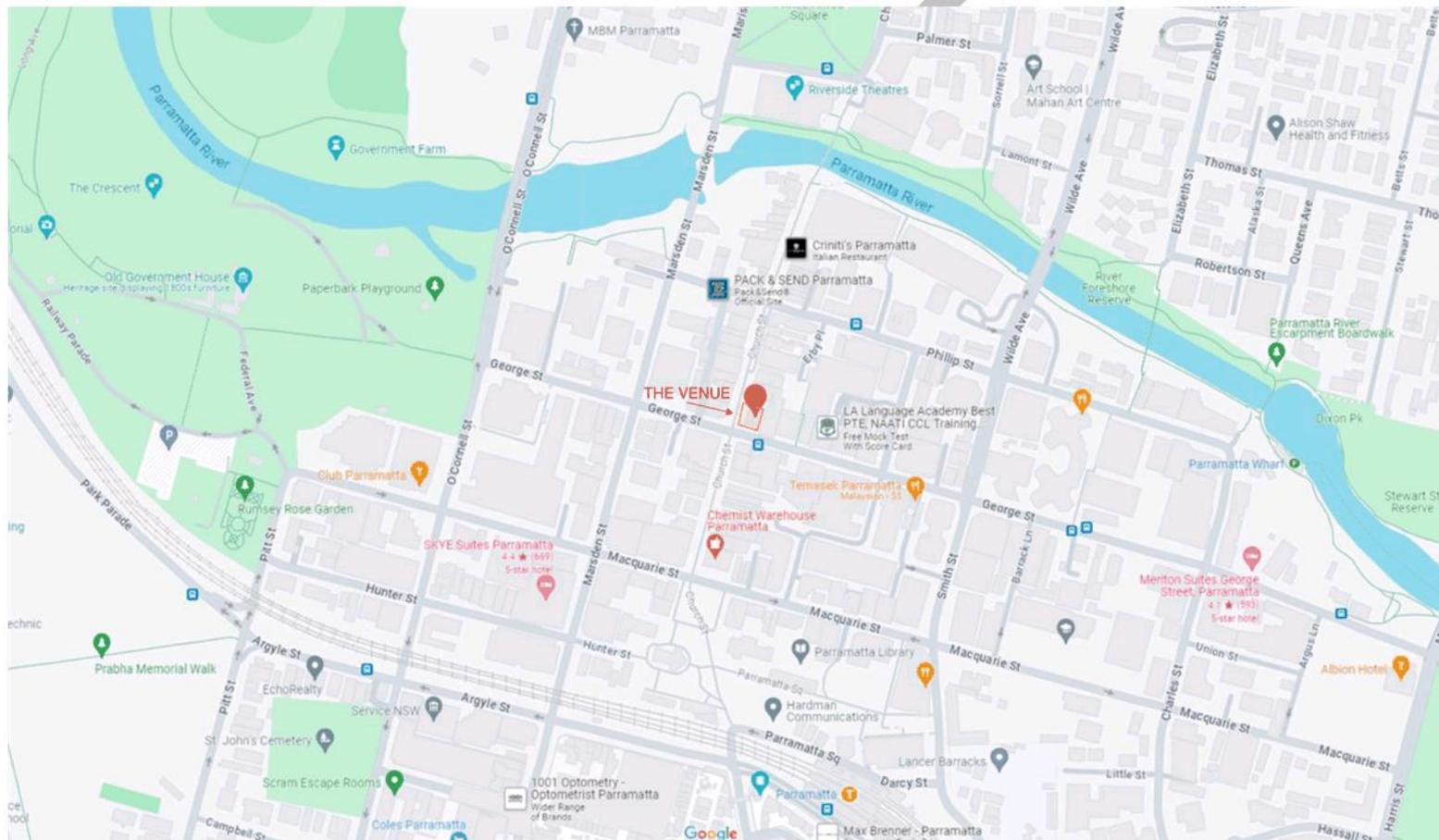
### Amendment to this Plan

- 1) If, in circumstances where experience shows that it is reasonable or desirable to modify any provision of this Plan for the better management of the premises or community, that modification shall be made to the Plan and enforced by AVC and The Venue.

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### Appendix A – Venue Location

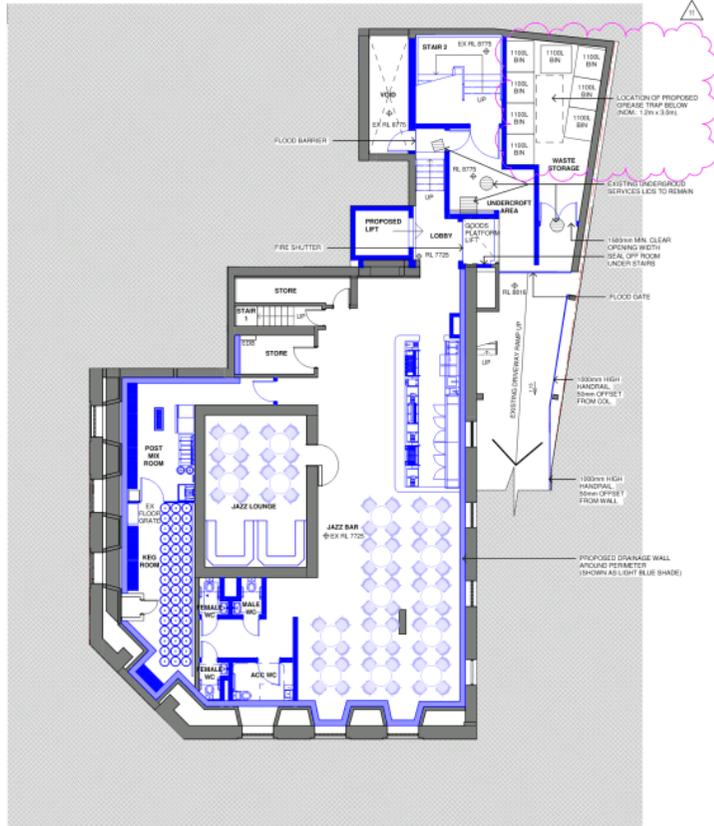
Location map of Venue.



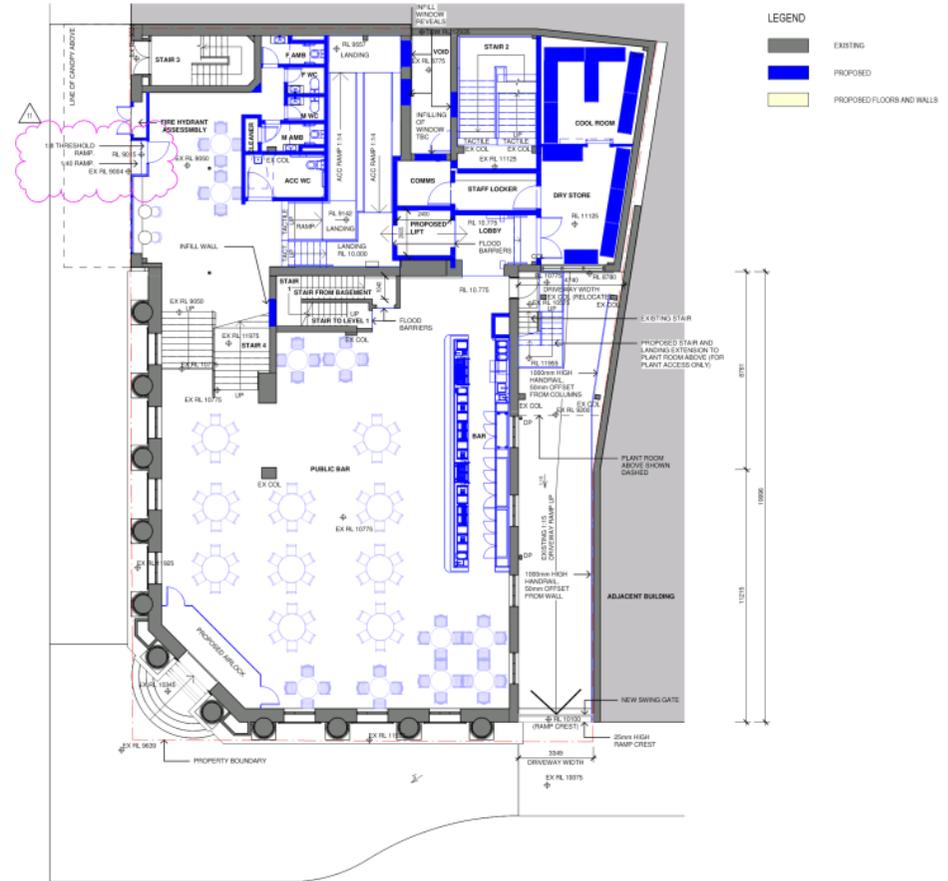


## Appendix C – Proposed Floor Plans

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1 PROPOSED LOWER GROUND PLAN  
1 : 100



2 PROPOSED GROUND FLOOR PLAN  
1 : 100

Issue No.	Date	Description	Client
3	25.06.2024	Client Review	CH
4	19.07.2024	ISSUED FOR INFORMATION	
5	06.08.2024	ISSUED FOR INFORMATION	LN
6	09.08.2024	ISSUED FOR INFORMATION	JK
7	12.08.2024	ISSUED FOR INFORMATION	JK
8	14.08.2024	ISSUED FOR INFORMATION	JK
9	19.08.2024	DA SUBMISSION	JK
10	19.08.2024	DA SUBMISSION	JK
11	01.11.2024	DA SUBMISSION	AL



Drawing Title  
PROPOSED LOWER GROUND & GROUND FLOOR PLAN

Project  
264 - 266 Church Street  
at  
264-270 Church Street Parramatta  
for  
Holdmark



H1 2 9922 25341  
Notified Architects  
Architects License No. 6682  
Jonah & West NSW 6626  
NBS & Parramatta Pty Ltd (VIC 01197)  
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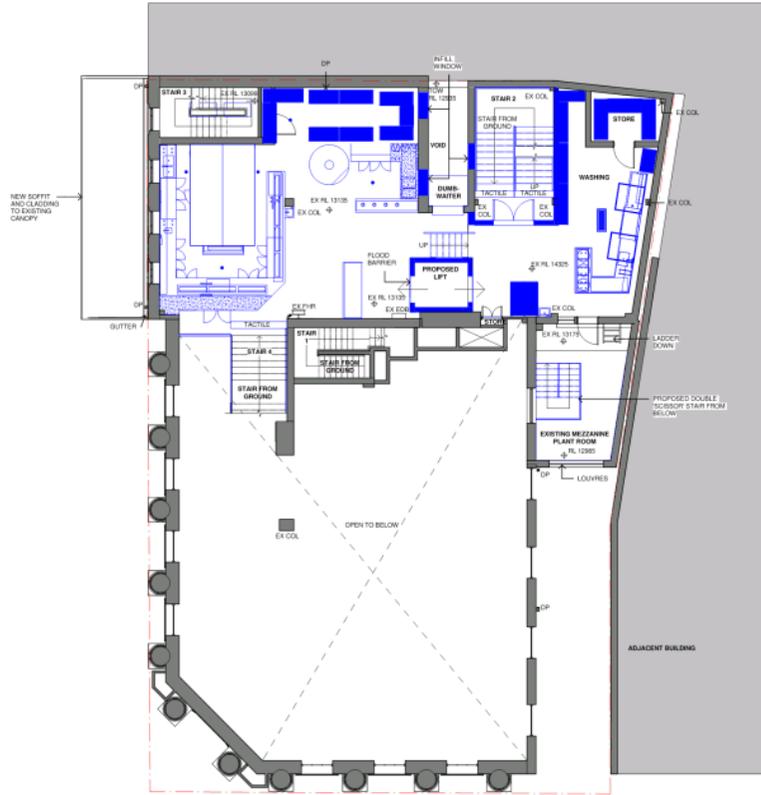
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Drawing Reference  
24066-NBR'S-DA-A-04



Revision  
11

Document Ref ID: 24066  
Version: 1, Version Date: 08/11/2024



1 PROPOSED MEZZANINE LEVEL PLAN  
1:100



2 PROPOSED LEVEL 1 PLAN  
1:100

Issue No.	Date	Description	Checked
1	02/06/2024	ISSUE FOR PRE DA	
2	03/09/2024	ISSUE FOR PRE DA	
3	25/09/2024	Client Review	
4	18/07/2024	ISSUE FOR INFORMATION	
5	09/03/2024	ISSUED FOR INFORMATION	
6	14/03/2024	ISSUED FOR INFORMATION	
7	15/03/2024	DA SUBMISSION	
8	19/03/2024	DA SUBMISSION	



Drawing Title  
PROPOSED MEZZANINE & LEVEL 1 PLAN

Project  
264 - 266 Church Street  
at  
264-270 Church Street Parramatta  
for  
Holdmark



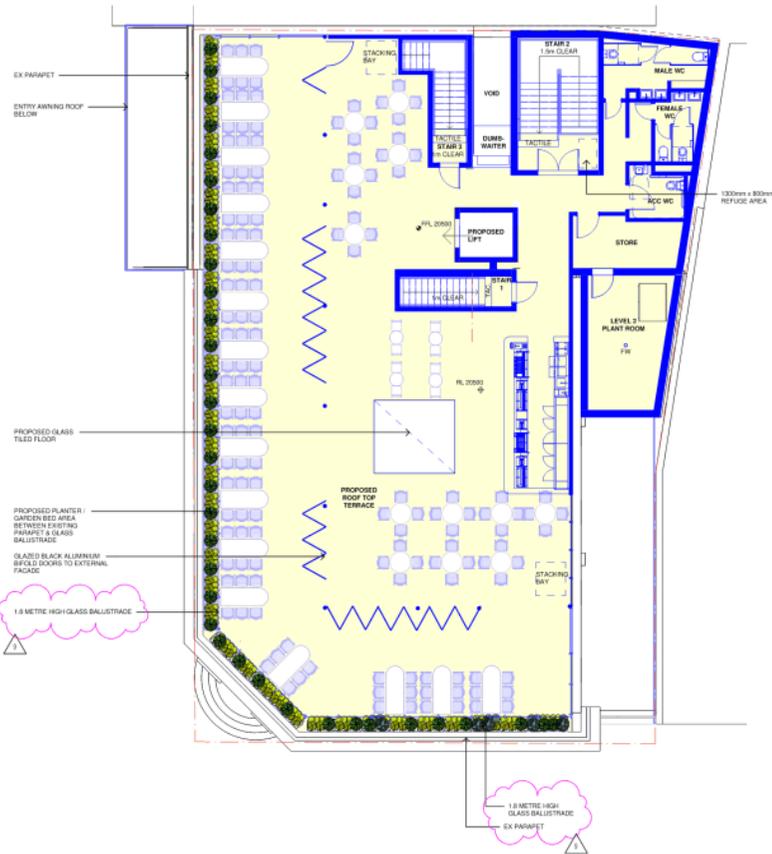
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Drawing Reference  
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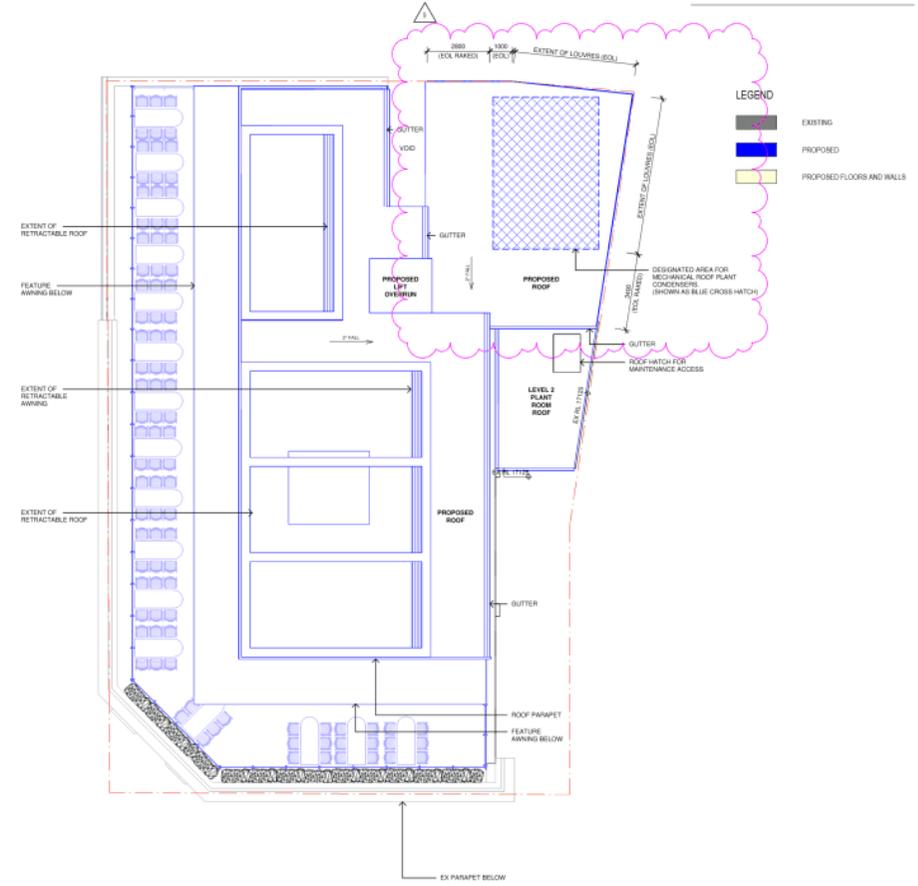


DA SUBMISSION

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1 PROPOSED LEVEL 2 PLAN  
1:100



2 PROPOSED ROOF PLAN  
1:100

Issue No.	Date	Description	Client
1	02/05/2024	ISSUE FOR PHE DA	
2	03/05/2024	ISSUE FOR PHE DA	
3	25/05/2024	Client Review	
4	10/07/2024	ISSUE FOR INFORMATION	
5	09/08/2024	ISSUED FOR INFORMATION	
6	14/08/2024	ISSUED FOR INFORMATION	
7	15/08/2024	DA SUBMISSION	
8	19/08/2024	DA SUBMISSION	
9	01/11/2024	DA SUBMISSION	

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 NSW 2113  
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 www.holdmark.com.au

Drawing Title  
**PROPOSED LEVEL 2 & ROOF PLAN**  
 Project  
 264 - 266 Church Street  
 at  
 264-270 Church Street Parramatta  
 for  
 Holdmark

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 Notified Architects  
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 Jonathan West (NSW 0628)  
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 24066-NBR'S-DA-A-06  
 Revision  
 9

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Document Ref ID: 24066  
 Version: 1, Version Date: 08/11/2024

**Appendix D – NSW Liquor & Gaming Intoxication Guidelines**

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GL4003

# Intoxication guidelines

These guidelines are designed to assist you to determine whether or not a person is intoxicated.

## Overview

You must always have due regard to the following objectives of the liquor laws:

- Need to minimise harm associated with the misuse and abuse of liquor.
- Encourage responsible attitudes and practices towards the promotion, sale, supply, service and consumption of liquor.
- Ensure that the sale, supply and consumption of liquor, and the operation of the licensed premises, contributes to, and does not detract from, the amenity of community life.

## What is the law?

Section 5 of the *Liquor Act 2007* states that a person is intoxicated if:

- the person's speech, balance, co-ordination or behaviour is noticeably affected, and
- it is reasonable in the circumstances to believe that the affected speech, balance, co-ordination or behaviour is the result of the consumption of liquor.

Licensees should also be aware that other substances, such as kava, when mixed with alcohol can cause increased intoxication.

Liquor licensees have important obligations to ensure alcohol is served responsibly to help minimise alcohol-related harm.

Supporting responsible consumption practices and preventing intoxication lowers the risk of alcohol-related violence and neighbourhood disturbance, and helps to promote a safe venue for customers and staff.

The NSW liquor laws prohibit the sale and supply of alcohol to intoxicated persons. Licensees also have a legal obligation to prevent intoxication from occurring on their premises. Fines, higher annual licence fees,

and possible suspension or cancellation of a licence can apply where alcohol is served to an intoxicated person or intoxication is permitted.

Intoxication offences under the NSW liquor laws are discussed in the GL4002 'Prevention of intoxication on licensed premises' guidelines. The guidelines outline the obligations of licensees and serving staff. They provide advice on steps that can be taken by licensees and staff to manage the risk of intoxication on licensed premises.

The GL4002 'Prevention of intoxication on licensed premises' guidelines are issued under section 73(5A) of the *Liquor Act 2007* and are available from Liquor & Gaming NSW at [liquorandgaming.nsw.gov.au](http://liquorandgaming.nsw.gov.au).

## What are the noticeable signs of intoxication?

These symptoms or signs are not exhaustive, and not necessarily conclusive of intoxication.

### Speech

- slurring words
- rambling or unintelligible conversation
- incoherent or muddled speech
- loss of train of thought
- not understanding normal conversation
- difficulty paying attention.

### Balance

- unsteady on feet
- swaying uncontrollably
- staggering
- difficulty walking straight
- cannot stand, or falling down
- stumbling
- bumping into or knocking over furniture or people.

### Coordination

- lack of coordination
- spilling drinks
- dropping drinks
- fumbling change

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## Intoxication guidelines

- difficulty counting money or paying
- difficulty opening or closing doors
- inability to find one's mouth with a glass.

### Behaviour

- rude
- aggressive
- belligerent
- argumentative
- offensive
- bad tempered
- physically violent
- loud / boisterous
- confused
- disorderly
- exuberant
- using offensive language
- annoying / pestering others
- overly friendly
- loss of inhibition
- inappropriate sexual advances
- drowsiness or sleeping at bar or table
- vomiting
- drinking rapidly.

### Standard drinks

The concept of a standard drink enables people to keep track of how much alcohol they are consuming. A standard drink contains 10 grams of pure alcohol.

The [Standard drinks guide](#) can be used to help identify how many standard drinks have been consumed and is available from [health.gov.au](http://health.gov.au).



### How else to determine if someone is intoxicated

Make observations:

- Does the person smell of alcohol?
- How long has the person been drinking?
- When did the person enter the premises?

- Was the person affected by alcohol when they arrived?
- What type of alcohol has been consumed?
- How much alcohol have you seen the person drink?

Your observations will help you form a reasonable belief as to whether the person is intoxicated as a result of alcohol consumption.

Talk to the person and their friends to help determine whether the person is intoxicated or becoming intoxicated.

### Reasonable belief that a person is intoxicated

The law requires you to form a reasonable belief that the person is intoxicated as a result of alcohol consumption. It is all right if you refuse service to a person on the basis of this belief, even if you are wrong.

Reasonable grounds for a belief that a person is intoxicated are what a reasonable person would believe in the circumstances, taking into account the relevant knowledge and facts presented.

You should be sure of your reasons for refusal of service and these reasons should not be discriminatory, for example due to race, sex, or disability.

A person has the right to take the matter to the Anti-Discrimination Board if they feel they have been subjected to discrimination.

### Are there conditions that exhibit similar symptoms/signs to intoxication?

Some medical conditions, disabilities or the use of drugs may cause similar behaviours without the person being intoxicated as a result of alcohol consumption.

Prior to refusing service on the basis that a person is intoxicated, you should endeavour to determine whether the person has a medical condition or disability which may cause signs or symptoms similar to intoxication.

If the person has a medical condition or disability, it is likely that their friends will be able to tell you. Be sensitive to a person's right to privacy.

Examples only:

- acute infections
- acquired brain injury
- brain trauma/tumours
- delirium
- diabetes/hypoglycaemia
- epilepsy

## Intoxication guidelines

- head injuries
- pneumonia
- seizures and post-seizure states
- stroke.

Even though a person has a pre-existing condition, if you have observed the person consuming alcohol and the person has been drinking for some time, then it would be reasonable to form a belief that the person is intoxicated as a result of alcohol consumption.

- Slow service down for the patron
- Wait for the patron to re-order, don't automatically top up drinks
- Do not conduct any activity or promotion that will result in patrons engaging in irresponsible, rapid, or excessive consumption of liquor.

### What to do if someone is intoxicated

If there are reasonable grounds for you to form a belief that someone is intoxicated as a result of alcohol consumption, you must refuse service to that person. Under the law the person must also be asked to leave the premises.

Procedures for dealing with intoxication incidents should be in place and staff should be trained in these procedures.

### When refusing service to a person:

- Introduce yourself to the person. Tell them your name and your role, and ask their name.
- Approach the person in a friendly and respectful manner. Patronising or authoritarian attitudes can often evoke anger and make the person more aggressive – this is a common response to threats to one's dignity and self-respect. Try not to speak to the person in front of others.
- When talking to the person: use their name; use slow, distinct speech; use short simple sentences; avoid emotion and involved discussions; use appropriate eye contact (limit for cultural reasons); and adjust speaking pace to match the patron's.
- Give clear, concrete statement that by law they cannot be served another drink.
- Notify the manager/licensee/supervisor or security. Also notify other bar staff that you have refused service to the person. If a shift change is nearing, notify the new staff.
- Give a clear instruction that the person must

leave the premises. If necessary, guide them to the exit, ensuring that they have all their personal possessions with them.

- If the person refuses to leave then you should contact police for assistance in removing the person from the premises.
- If considered necessary, management may consider imposing a short term ban.

The Liquor & Gaming NSW website has a number of resources which provide further information on refusing entry or removing patrons from a premises.

See the FS3030 'Refusal of entry and patron bans/barring' fact sheet for further information on refusing entry or removing patrons from a premises, or search for 'refusing entry' at [liquorandgaming.nsw.gov.au](http://liquorandgaming.nsw.gov.au).

### Penalties

Supplying alcohol to an intoxicated person can be very expensive. The licensee or staff can be fined up to \$11,000 or be issued with an on-the-spot fine by way of a penalty notice. It is also an offence for other patrons to supply alcohol to an intoxicated person, with a maximum fine of \$1,100 applying.

### For further information

Visit [liquorandgaming.nsw.gov.au](http://liquorandgaming.nsw.gov.au) for more information about the liquor laws. Subscriptions to our e-news service are also available from this site.

Access to the liquor laws – the *Liquor Act 2007* and the Liquor Regulation 2018 – is available from [liquorandgaming.nsw.gov.au](http://liquorandgaming.nsw.gov.au).

To find out more about the liquor laws, contact L&GNSW:

 [liquorandgaming.nsw.gov.au](http://liquorandgaming.nsw.gov.au)

 1300 024 720

 [Contact us online](#)

### Publication details

These guidelines are published by the Secretary, NSW Department of Enterprise, Investment and Trade, under section 5 of the *Liquor Act 2007*. They are designed to assist you to determine whether or not a person is intoxicated.

These guidelines are subject to periodic review. Please go to [liquorandgaming.nsw.gov.au](http://liquorandgaming.nsw.gov.au) to ensure you are using the latest guidelines.

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## Appendix E – NSW Crime Scene Preservation Guidelines

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## Crime Scene Preservation Guidelines

# LICENSED PREMISES

### Responsibilities of licensees, managers and staff

- Immediately contact '000' or local police station.
- Render any required first aid.
- Determine the crime location scene and remove all persons from the area. Cordon off the area with things such as bar stools, tables, tape or consider closing off the area completely for areas such as toilets or hallways. (Remember there may be multiple crime scenes).
- Do not allow any persons to enter this area.
- **DO NOT CLEAN UP ANY CRIME SCENE.** You may be destroying vital evidence.
- Assign a member of staff to guard all crime scenes until the arrival of police.
- Remember some evidence may not be visible to the naked eye such as blood, semen, skin cells, saliva, hair or fingerprints.
- Do not move any items that may have been involved in an offence unless absolutely necessary or someone's safety is at risk (for example, evidentiary items may be contaminated or destroyed due to getting wet. Use disposable gloves to stop transference of your DNA or fingerprints).
- Notify police if any items have been moved or removed from the crime scene. (Items may include bottles, glasses, pool cues, clothing, furniture, weapons or cigarette butts).
- Make notes in relation to the incident. Time, date, location, description of offender/s, vehicle/s involved, weapons used, last known direction of offender/s, any movement of items involved in the incident.
- Obtain any CCTV footage and the security sign on sheets.
- Obtain any details of witnesses and try to keep all witnesses separated so as to maintain the integrity of their evidence. (Try to dissuade witnesses from leaving the premises before police arrive).
- Hand this information to police on arrival.
- Be prepared to make a statement to police regarding the incident.

**Deliberate interference with evidence may constitute an offence. You may be liable to prosecution or disciplinary action and this may result in the closure of the premises.**

The information provided in this fact sheet is for general guidance only. Local police are available to provide further guidance.



## Appendix F – Evacuation Procedures

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