

# Social Impact Assessment

For proposed Small Bar

at

**Basement Lvl,**

**17-19 Central Ave, Manly**

A Social Impact Assessment  
with respect to a Development  
Application at 17-19 Central Ave,  
Manly.

## Section 1 Issue Identification

### 1.1 Economic Impacts

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*Impacts on local business houses (including existing hotels, bars and other food and beverage providers) in Manly CBD.*

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It is considered that the proposed premise is unlikely to result in significant impacts on the existing local business houses in the locality. The proposal aims to cater for local residents and the ever growing mature aged visitors to the region.

The speakeasy small bar-orientated boutique focus of the premises is likely to attract local residents and workers who don't presently frequent premises in the town centre which generally tend to be much more populated and less intimate.

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*Impacts on Employment; short term, long term.*

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The proposal is anticipated to provide a total of 25 jobs during fitout. Once operating the premises will employ

in the order of 3-4 fulltime employees and 10-15 part time employees (5 full time equivalent employees).

The proposed will provide employment opportunities for the immediate locality given its convenient location in relation to Manly CBD.

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*Local and Regional Economic Impacts --- Multiplier Effects, Income generated --- what is retained in local and regional economy, what is leaked to the broader economy.*

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The provision of additional job opportunities in the locality will benefit the broader economy. The proposed will also have implications for the broader economy in terms of an increase in business for local suppliers of fresh produce.

## 1.2 Amenity

*Impacts on surrounding resident's --- amenity issues, noise issues, vehicle noise and pedestrian traffic from people leaving the proposed at Closing time.*

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The potential impacts of the proposal on the surrounding residents have been a key focus of the development application preparation process. The preliminary advice provided by the Acoustic consultants, Acoustic Noise & Vibration Solutions, recommended a number of measures to ensure the potential impacts on surrounding residents in terms of noise are minimised. These included signage to be displayed to ask patrons to keep their noise down when leaving the premise, supervision should be provided when patrons are leaving the premise, security provided to ensure patrons leaving the venue are not lingering, and venue to operate in accordance with the Responsible Services of Alcohol legislation.

The Acoustic Assessment prepared by Acoustic Noise & Vibration Solutions also includes a number of mitigation/management measures including live entertainment restricted to acoustic within certain areas; and management measures to address patrons leaving the premises.

*Hours of operation.*

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The proposed hours are from 7:00am-12:00 midnight Mon-Thu, 7:00am-1:00am Fri-Sat and 7am-10pm on Sunday.

### *Staffing & security.*

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Staff on site will be trained in basic security and patron management. However, there will be licensed security personnel during normal bar operations on Friday and Saturday nights from 9pm until one half hour after closure.

### *Noise complaint protocols.*

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The proposed management measures for the proposal will include the development of standard procedures to be included in the Plan of Management and undertaken by all staff and security personnel in the event of complaints (in accordance with Manly DCP 2013).

### *Noise Nuisance (Acoustical Privacy)*

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As mentioned in the accompanying Acoustic Impact Assessment, developed by Acoustic Noise & Vibration Solutions, it has been identified that the proposed has met the standards detailed in clause 3.4.2.3. g-i & g-ii of the Manly DCP 2013, and the compliance standard from Office of Liquor, Gaming & Racing for licensed premises.

With Acoustic Noise & Vibration Solutions recommendations taken on board and integrated into the proposed design, the amenity of the local environment, most specifically the closest residential dwelling, will not be affected by a noise level of 5dB(A) above the measured background noise during the proposed hours of operation, in accordance with the Noise Guide for Local Government criteria. The report by Acoustic Noise & Vibration Solutions also provides recommendations to ensure the small bar complies with the criteria established by the Liquor Administration Board, ie: the L<sub>10</sub> amplified noise emission to be not more than 5 dB(A) above the background noise level at any time, and not more than 5 dB above the background noise level in any octave band, and for the small bar to be inaudible after midnight inside a habitable room of any nearby residence with the windows open.

As stated by Manly DCP 2013, the proposed also adheres to clause **4.2.5.6 Late Night Venues.**

With reference to Lands and Environment case law  
**Quarantine Investments Co Pty Ltd v Manly Council**

**[2013] NSWLEC 1222**, it is noted under reference to Environmental Planning and Assessment Act 1979, and Land and Environment Court Act 1979, that with an appeal under s97 of the Environmental Planning and Assessment Act, the applicant was successful in exhibiting sufficient Professional supporting evidence to have the appeal upheld.

The proposed applicant, likewise, has actively engaged and received recommendation by way of an acoustic expert to suppress potential claims of any adverse noise from the licensed premises. Refer to Acoustic Assessment.

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Preliminary management plan for the proposed.

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Appendix C includes a “House Policy” for the premises. This policy provides the primary arrangements for the premises Management Plan. Further to the policy, the following restrictions will apply:

§ Restriction on acoustic entertainment;

§ Security to ensure patrons are leaving in an orderly and efficient manner;

§ Development of standard procedures to be undertaken by all staff and security personnel in the event of complaints

§ Any person who appears intoxicated or affected by alcohol (or any other substance) and is evicted or excluded from a licensed premises shall be monitored to ensure that they are not placed at risk of serious harm or injury.

### **1.3 Human Service Providers**

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*Impacts on Service providers – NSW Police Force, Hospitals Services, Community Health Care Providers and the like.*

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The Northern Beaches Liquor Accord has been established to address issues associated with the operation and impacts of licensed premises in Manly and The Northern Beaches.

The operators of the proposed premises will actively participate in the Northern Beaches Liquor Accord.

The proposal seeks to provide a casual bar-orientated venue catering for local residents and visitors. It is considered that this focus combined with the small capacity, unique offering and acoustic only entertainment will result in a low-key facility that will have minimal impacts on service providers including the NSW Police, Hospitals, and community health

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care providers.

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*Crime Prevention Measures.*

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The proposed development has been designed to address the principles of Crime Prevention Through Environmental Design (CPTED) and an assessment accompanies the development application.

In addition to the CPTED principles the proposed management of the facility will include measures to reduce the potential impacts of the proposed in this regard. For example, as noted above and identified in the premise Plan of Management, any person who appears intoxicated or affected by alcohol (or any other substance) and is evicted or excluded from a licensed premises shall be monitored to ensure that they are not placed at risk of serious harm or injury.

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*Drug and Alcohol Abuse Prevention Measures.*

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As noted above the Northern Beaches Liquor Accord has been formed to address issues associated with licensed premises in Manly and the northern beaches. The policies adopted by the accord, available to all premises, focuses on some key controls to minimise the potential impacts of licensed premises. These measures include recommended hours of operation for particular locations within the CBD, drink limits for purchase, limited retail sale times, internal radio initiative between CBD licensed premises, Plan B-get home safe programs, increased taxi stands, late night street security, and more.

# Section 2 Future Planning & Design of CBD



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## *Manly 2015 – SYDNEY ROAD REVITALISATION*

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The proposed development has been designed to address and incorporate the principles of Manly Council's 2015 Master Plan.

*"The Manly 2015 Plan will deliver a town centre with a diversity of retail, cafes, bars, and markets for both tourists and the local community".*

With the 2015 plan in mind, the proposed will offer a diverse space for both locals and visitors, with a focus on unique small bar offering, only complimenting the proposed future footprint of the Manly 2015 Plan.

**Fig 2.1 – HIGH STREET EXISTING (Sydney Road)**

4.0  
HIGH STREET  
EXISTING



CHROFI + MCGREGOR COXALL + BITZIOS

**Fig 2.1 – HIGH STREET PROPOSAL (Sydney Road)**

**Sydney Road upgrade - a high street beyond The Corso**



Manly Council is upgrading Sydney Road from Belgrave Street to The Corso to create a new pedestrian friendly "high street" in the Manly CBD.

The upgrade will help attract a greater mix of retail and dining, making Manly more economically resilient and competitive. It will also provide more open public space for locals to enjoy beyond The Corso.

# Appendix

# A

## House Policy

These premises, in compliance with the Liquor Act, 2007 and in the interest of its patrons and staff has adopted the following practices to ensure the responsible service of alcohol. The following House Policy provides a framework to allow for the responsible service of alcohol at all times:

- In order to prevent underage drinking we require proof of age to be provided when requested.
- Persons who are intoxicated will be refused admission to these premises.
- We will display and refer to “intoxication signs, “No More. It’s the Law.” And the appropriate four House Policy posters developed by the Liquor Industry Consultative Committee in order to support our responsible attitude and meet requirements of the legislation.
- Patrons will be denied service of alcohol if they are considered intoxicated.
- We will educate our staff and patrons as part of our duty of care to ensure that both understand the implications and abide by our responsible service of alcohol policy.
- We will support and actively promote initiatives to minimise drink driving in order to safeguard the well-being of our patrons.

It is the intention of these premises to ensure that all persons using the facilities provided do not result in any harm from the service of alcohol by our staff. The following strategies have been adopted to ensure the responsible service of alcohol to all patrons of the premises:

- Implementing, monitoring and modifying this House Policy on an ongoing basis.
- Preventing underage drinking by requiring the production of approved identification.
- Prevention of intoxication by recognising the signs of intoxication and refusing service to patrons who reach this point. We will deny entry to the premises any patron who are already intoxicated.



- Provide a range of low alcohol and non-alcoholic beverages at all times upon the premises and ensure the same are supplied in conjunction with full strength alcoholic beverages.
- Provide substantial food offering for the times that the premise is trading.

The responsible serving practices adopted within our House Policy aim to:-

- prevent underage drinking;
- prevent intoxication;
- prevent intoxicated, disruptive and/or anti-social behaviour;
- prevent drinking and driving.

### **Preventing underage drinking**

It is the responsibility of every staff member to ensure that they do not allow alcohol to be supplied to persons under age upon the premises. Patrons suspected of being under the age of 18 years are to be asked to provide approved documentary proof of age. Failing this they will not be supplied with alcohol. It is these premises' policy that the accepted forms of identification are:-

- a photographic driver's license;
- a "proof of age" card; or
- a passport

All identification produced must be current to be valid. If in any doubt as to the age of the patrons, always check. It is best to be over-cautions than serve a person under 18 years and place the license in jeopardy through prosecution. If patrons object to providing identification, clearly explain that it is a requirement of the premises and the law. It is each member of staff's responsibility to make sure patrons are above 18 years of age or they are unable to be served with alcohol.

### **Preventing Intoxication**

Section 125 of the Liquor Act, 2007 makes it an offence to sell or supply liquor to any person who is in a state of intoxication. A "state of intoxication" is best described where that person, through the intake of intoxicating liquor, has lost the normal control of their bodily and mental faculties. These premises will ensure that intoxication is prevented by:-

- providing low and non-alcoholic beverages at all times;
- encouraging patrons to consume non-alcoholic and low-alcoholic beverages;
- refusal of service to patrons showing signs of intoxication.

## **Preventing intoxicated, disruptive or anti-social behaviour**

It is the policy of these premises to not allow intoxicated, disruptive, violent or antisocial behaviour to occur on or in the vicinity of the premises by patrons having been in attendance at the premises. Our policy will ensure that this is prevented by: ---

- not allowing any intoxicated persons to enter or remain upon the premises.
- It may be necessary for our staff to refuse service because of the legal safety or security reasons to patrons considered to be intoxicated.
- Not to tolerate any conduct or behaviour which management would consider undesirable both inside and outside the premises.
- Patrons are to be requested upon leaving the premises to do so in a quiet and orderly manner, taking due regard to the local residents to ensure the quiet and good order of the neighbourhood is maintained.
- Identifying potential problems and taking steps to alert senior staff and/or prevent them from escalating.

## **Prevent drinking and driving**

It is the responsibility of all staff members, out of the concern for patrons' well being, that staff will seek to discourage patrons from driving if they appear to be "over the limit". This will be supplemented by ensuring that low alcohol and non-alcoholic beverages are available at all times for patrons.