

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2022/1100
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Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot A DP 413126, 26 Orchard Road BROOKVALE NSW 2100
Proposed Development:	Temporary use of land for the purposes of a fundraiser event with a capacity of 500 people on Saturday, 27 August 2022
Zoning:	Warringah LEP2011 - Land zoned IN1 General Industrial
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	G & A Bland Holdings Pty Ltd
Applicant:	Bucketty's Brewery Pty Ltd

Application Lodged:	11/07/2022
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Commercial/Retail/Office
Notified:	22/07/2022 to 05/08/2022
Advertised:	Not Advertised
Submissions Received:	1
Clause 4.6 Variation:	Nil
Recommendation:	Approval

Estimated Cost of Works:	\$ 4,000.00
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PROPOSED DEVELOPMENT IN DETAIL

This proposed development involves temporary use of the land for a fundraising event which involves an expansion of the approved Artisan food and drink industry for operation during a 10 hour period on Saturday 27 August 2022.

The proposed event is to raise money for a registered charity called 'WIRES' which is Australia's largest wildlife rescue organisation.

As approved under DA2020/0160 and modified by Mod2021/0439, the current hours of operation for the Taproom/Cellar Door Hours for Saturday is 1:00 PM to 12:00 AM (midnight) with a capacity of 130 patrons max from 12:00 PM to 4:00 PM, and a capacity of 200 patrons max from 4:00 PM to 12:00 AM.

The proposed operational details for the event are as follows:

- Date: Saturday, 27 August 2022.
- Event Duration: 2:00 PM to 12:00 AM (Midnight).
- Patron Capacity: 500 patrons.

Key aspects of the proposal include the following:

- Preparation of the event/ temporary use area from 9:00 AM on Saturday 27 August 2022;
- The event will include serving of an expanded range food and beverage along with entertainment, and sale of merchandise;
- The area includes all existing patron spaces (front, inside, and rear) as well as use of the access way to Mitchell Road (additional);
- Temporary use closing time to patrons: 11:30 PM. Close-down by staff from 11:30 PM to 12:00AM.
- The site secured with existing fencing to provide two-entry points, one each on the northern (Orchard Road) and eastern sides, as marked on the event plans (Mitchell Road);
- Commissioned security to ensure a safe and orderly operating environment;
- Food will be provided on-site via 3 movable food vans;
- Live music inside the venue;
- Temporary amenities (Portaloos) to be provided on site for the temporary event; and
- Decommissioning of the event site by 12:00 PM on Sunday 28 August 2022.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - C3 Parking Facilities

SITE DESCRIPTION

Property Description:	Lot A DP 413126 , 26 Orchard Road BROOKVALE NSW 2100
Detailed Site Description:	<p>The subject site consists of one (1) battle-axe shaped allotment located on the southern side of Orchard Road and western side of Mitchell Road.</p> <p>The site is regular in shape with a frontage of 20.008m along Orchard Road and a depth of 50.078m. The site has a surveyed area of 1159m².</p> <p>The site is located within the IN1 General Industrial zone and accommodates single storey building fronting Orchard Road, with an ancillary storage structure in the south-west corner of the site.</p> <p>The site is generally flat and does not contains any vegetarian characteristics.</p> <p>Detailed Description of Adjoining/Surrounding Development</p> <p>Adjoining and surrounding development is characterised by other industrial land uses varying in age, scale, and character.</p>

Map:



SITE HISTORY

The land has been used for industrial/commercial purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

DA2004/0668

Development Application for Alterations to Existing Car Repair, Car Dealer and Hire of Motor Vehicles (reconstruct Roof Over Existing Workshop & Vehicle Wash Bay).

Approved on 23 September 2004.

DA2020/0160

Development Application for To use the premises as an artisan food and drink industry and associated signage.

Approved on 7 August 2020.

Mod2020/0408

Modification of Development Consent DA2020/0160 granted for to use the premises as an artisan food and drink industry and associated signage.

Approved on 11 September 2020.

CC2020/1180

Construction Certificate for Fitout of 26 Orchard Road as Bucketty's Brewing.

Approved on 24 September 2020.

NOC2020/1315

Notice of Commencement of Building Work for Fitout of 26 Orchard Road as Bucketty's Brewing.

Dated 2 November 2020.

FOC2021/0126

Occupation Certificate for Fitout of 26 Orchard Road as Bucketty's Brewing.

Approved on 5 February 2021.

Mod2021/0439

Modification of Development Consent DA2020/0160 granted for use the premises as an artisan food and drink industry and associated signage.

Approved on 8 October 2021.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 Matters for Consideration	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan 2011 applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	Part 4, Division 2 of the EP&A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.

Section 4.15 Matters for Consideration	Comments
	<p><u>Clause 29</u> of the EP&A Regulation 2021 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 36 and 94</u> of the EP&A Regulation 2021 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 61</u> of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This clause is not relevant to this application.</p> <p><u>Clauses 62 and/or 64</u> of the EP&A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan 2011 section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.

Section 4.15 Matters for Consideration	Comments
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 22/07/2022 to 05/08/2022 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Community Participation Plan.

As a result of the public exhibition process council is in receipt of 1 submission/s from:

Name:	Address:
David Dumay	66 William Street NORTH MANLY NSW 2100

The following issues were raised in the submissions:

- **Crowd Management**
- **Noise**

The above issues are addressed as follows:

- **Crowd Management**

A submission raised concerns surrounding crowd management in people exiting the venue.

Comment:

The proposal was referred to NSW Police - Licensing (Clubs, Hotels, Pubs). As such, NSW Police provided a referral response on 8 August 2022 that provide recommendations to ensure Public Safety. These recommendations have been included as a condition of consent. One of these conditions is the requirement for three (3) Security Guards that are required to be present for the duration of the event and for 30 minutes after the event concludes or until the last patron leaves the vicinity of the licensed premise. Therefore, as recommended by NSW Police and imposed by condition the Security Guards will ensure management of crowds for the event.

- **Noise**

A submission raised concerns surrounding noise and noise related to large acts performing.

Comment:

Council's Environmental Health (Industrial Use) Officer has reviewed the application and provided comments under Internal Referrals contained within this report. In summary, a condition has been recommended for Noise Restrictions to ensure the amplified music will cease at midnight, and amplified music shall not exceed a maximum reverberant noise level of 90 dB (A) within the bar service area. Furthermore, the condition states, the LA10 noise level emitted from the premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz-8kHz inclusive) by more than 5dB at the boundary of any affected residence. Therefore, the Noise Restriction condition will ensure no unreasonable noise impact will occur as a result of the proposed event.

Concluding Comment

In summary, the concerns raised have been addressed and do not warrant the refusal of the proposed application.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.</p> <p>Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.</p>
Environmental Health (Industrial)	<p>General Comments</p> <p>Proposal for a one-off event will increase the number of patrons to 500 and extend operating hours until midnight on Saturday, 27 August 2022. Amplified music and food trucks will be brought to the site, extra amenities will be provided.</p> <p><u>Noise impacts</u> Current noise restrictions on the venue are:</p> <p><i>The Premises shall comply with the following:</i></p> <ul style="list-style-type: none"> <i>a. No live amplified music after 10pm Sunday to Thursday (except for public holidays).</i> <i>b. Southern roller door is to be closed prior to 10pm on evenings where live amplified music is permitted after 10pm.</i> <i>c. Amplified music (including live music) shall not exceed a maximum reverberant noise level of 90 dB(A) within the bar service area.</i> <i>d. Notwithstanding compliance with the above, The LA10* noise level emitted from the premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) by more than 5dB between 7:00 am and 12:00 midnight at the boundary of any affected residence.</i> <p><i>For the purpose of this condition, the LA10 can be taken as the average maximum deflection of the noise emission from the premises. This is a minimum standard.</i></p>

Internal Referral Body	Comments
	<p>Most critically, item (a) is to be extended to include 10pm to Midnight.</p> <p><u>Toilets</u> Existing sanitary facilities are: Female - 3 WC, Male - 2 WC and 3 Urinals, Disabled - 1 WC.</p> <p>To comply with BCA Table 2.3, the total increase in sanitary facilities must be no less than 4 urinals and 6 WC.</p> <p><u>Summary</u> Council is satisfied that the operations can occur without detriment to surrounding residents i.e. limited temporary noise impacts. We recommend the below conditions be implemented.</p>
Environmental Health (Food Premises, Skin Pen.)	<p>General Comments</p> <p>Proposal for a one-off event on Saturday, 27 August 2022. Food van approval can be provided in line with the Food Act 2003 and under SEPP (Exempt and Complying) 2008 as exempt, thus food trucks are considered as part of the premises in this instance.</p> <p>Food businesses must notify Council according to the Food Act 2003 via the 'food business owner details' form, and must operate in accordance with Food Authority's 'GUIDELINES FOR MOBILE FOOD VENDING VEHICLES'.</p>
Traffic Engineer	<p>The event application has been reviewed and as a one off charity event is supported. Additional events will need a separate approval. The applicant shall as part of the Traffic Management Plan for the event provide details of how the public/shared transport access will be managed and demonstrate to the approval authority how this will be achieved.</p>
Waste Officer	<p>As the event takes place on a private commercial property and is of short duration the proposal is acceptable subject to the following conditions</p>

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	<p>The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations will be included as a condition of consent.</p>
NSW Police – Licensing (Clubs, Hotels, Pubs)	<p>The proposal was referred to NSW Police - Licensing (Clubs, Hotels, Pubs) who provided a response on 8 August 2022 stating that the proposal is acceptable subject to compliance with the recommended conditions. These recommendations will be included as a condition of consent.</p>

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP (Transport and Infrastructure) 2021

Ausgrid

Section 2.48 of Chapter 2 requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid who raised no objections, subject to conditions which have been included in the recommendation of this report.

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for industrial/commercial purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the industrial/commercial land use.

Warringah Local Environmental Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

There are no relevant principal development standards under Part 4 of the Warringah Local Environment Plan 2011 to consider as part of this assessment.

Compliance Assessment

Clause	Compliance with Requirements
2.8 Temporary use of land	Yes
5.8 Conversion of fire alarms	Yes

Warringah Development Control Plan

Built Form Controls

There are no relevant built form controls under the Warringah Development Control Plan 2011 to consider as part of this assessment.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
C3 Parking Facilities	No	Yes
C9 Waste Management	Yes	Yes
D3 Noise	Yes	Yes
D20 Safety and Security	Yes	Yes
D23 Signs	N/A	N/A

Detailed Assessment

C3 Parking Facilities

As approved under DA2020/0160, the approved development provides six (6) off-street, staff parking spaces located within the subject site. The land use has also obtained a consent from the adjoining site at 28-30 Orchard Rd, to use 12 (twelve) of the parking spaces within this adjoining lot's car parking area for patron use during taproom/takeaway hours.

The event proposal results in the decommissioning of five (5) off-street parking spaces and manoeuvring area located at the rear of the site, to utilise the space for outdoor patronage.

Council's Traffic Officer has reviewed the application and is supportive of the proposal, subject to recommended conditions including Traffic Management. Traffic management procedures and systems must be in place and practised during the course of the event to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems.

In summary, the decommissioning of off-street parking spaces for the one-off event is supportable, noting the event is in close proximity to public transport. Furthermore, the event is on a Saturday commencing at 2pm thereby being outside regular trading hours being 9am to 5pm Monday to Friday. Therefore, it is considered that there will be availability for off-street parking as required, or attendees will seek public transport, or carpool rather than using private vehicles.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly affect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2022

S7.12 levies are not applicable to this application as they were subject to the original development application relating to the whole site.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2022/1100 for Temporary use of land for the purposes of a fundraiser event with a capacity of 500 people on Saturday, 27 August

2022 on land at Lot A DP 413126, 26 Orchard Road, BROOKVALE, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Traffic Management**

Traffic management procedures and systems must be in place and practised during the course of the event to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

Note: A plan of traffic management is to be submitted to and approved by the Consent Authority.

Reason: To ensure pedestrian safety and continued efficient network operation.

2. **Hours of Operation**

The hours of operation are to be restricted to:

- Saturday, 27 August 2022 – 2:00 PM to 12.00 AM (Midnight).

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.

3. **Limitation on this Consent - One Event Only**

This consent is for a one off event only, to be held on Saturday, 27 August 2022.

Any future event will need to be the subject of a separate development application.

Reason: To ensure compliance with the terms of this consent.

4. **Cleaning of Exterior Road Reserve After the Event**

At the conclusion of the event the footpath and gutter areas along Orchard Road and Mitchell Road must have litter removed and disposed in the event waste bins. Litter shall be removed from at least 10 metres on either side of both entrances to the event.

Reason: To minimise the impact of the event on the surrounding area.

5. **Waste Management**

Bins are to be provided for separate collection and disposal of recycling and general waste. Bins are to be appropriately signed to encourage customers/attendees to properly dispose of recycling.

Enough bins are to be available for each of recycling and general waste to prevent overloading and/or spillage of waste from the bins.

Reason: To ensure that waste is properly managed.

6. **Food Businesses to Follow Mobile Food Guidelines**

All food operators must comply with the Foody Authority 'Guidelines for Mobile Food Vending

Vehicles'.

Reason: Implement proper food safety procedures.

7. Food Business Notification to Council

Prior to the event, all food businesses must notify Council by submitting a complete 'food business owner details form'.

Reason: Food premises notification and licensing in accordance with Food Act 2003 and SEPP (Exempt and Complying) 2008.

8. Increase in Toilet Capacity

The premises must increase the capacity of sanitary facilities by no less than 4 urinals and 6 WC.

Reason: To comply with BCA Table 2.3 for 500 patrons. (DACHPBOC5)

9. Noise Restrictions

The premises shall comply with the following:

- a. Amplified music must cease at midnight.
- b. Amplified music shall not exceed a maximum reverberant noise level of 90 dB(A) within the bar service area.
- c. The LA10 noise level emitted from the premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz-8kHz inclusive) by more than 5dB at the boundary of any affected residence.

Reason: Noise restrictions for the event. (DACHPBOC6)

10. Approved Plans and Supporting Documentation

The development must be carried out in compliance with the endorsed stamped plans and documentation listed below, except as amended by any other condition of consent:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Event Floor Plan	n.d.	-

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Event Overview Report	n.d.	Bucketty's Brewing Co.

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

11. **Compliance with Other Department, Authority or Service Requirements**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	25 July 2022
NSW Police	NSW Police Referral Response	5 August 2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

12. **No Approval for any Signage**

No approval is granted under this Development Consent for signs (as defined under Warringah Local Environment Plan 2011 and State Environmental Planning Policy (Industry and Employment) 2021). A separate Development Application for any signs (other than exempt and signs permitted under Complying Development) must be submitted for the approval prior to the erection or display of any such signs.

Reason: Control of signage.

13. **Public Safety**

1. The applicant will ensure that there are at least 3 security guards, and two responsible service of alcohol staff members present for the entire duration of the event.

a. responsible service of alcohol marshals will have the sole role of observing and monitoring levels of intoxication and are not to complete other roles e.g. service of alcohol.

b. The Security guards must be present for 30mins after the event concludes or until the last patron leaves the vicinity of the licensed premise.

2. No open containers of alcohol are permitted to taken off the licensed boundary of the event.

3. Food of a substantial nature will be available on site for the duration of the event.

4. Immediately after the person in charge of the licensed premises or a staff member becomes aware of any incident involving an act of violence causing injury to a person on the premises, the person in charge of the licensed premises and/or staff member must:

a. take all practical steps to preserve and keep intact the area where the act of violence

occurred,

b. retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by NSW Police, as published from time to time on the Liquor and Gaming NSW website,

c. make direct and personal contact with NSW Police to advise it of the incident, and

d. comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred.

e. In this condition, 'staff member' means any person employed by, or acting on behalf of, the licensee of the premises, and includes any person who is employed to carry on security activities (eg. crowd controller or bouncer) on or about the premises.

14. **Site Occupancy**

That the number of patrons on the site at any one time be limited to 500.

Reason: To ensure that all parking generated by the site is contained on the site.

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Stephanie Gelder, Planner

The application is determined on 08/08/2022, under the delegated authority of:



Rodney Piggott, Manager Development Assessments