

**MATTERS FOR
LIVERPOOL LOCAL PLANNING PANEL
DETERMINATION**

Monday 30th November 2020

To be held at the
“Virtually via Microsoft Teams”
to commence at **2:00 PM**

Due to the pandemic the meeting will be held online using Microsoft Teams.

The link to join the meeting online is: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjExZml4ZTYtMGlONS00ZjU4LWI0ZmMtZjBiYTA2YmE2Y2Q5%40thred.v2/0?context=%7b%22Tid%22%3a%228ca50226-ee8b-41b5-8203-f73c5a5a5361%22%2c%22Oid%22%3a%22798934de-6084-4f3e-a967-4fcb9af14405%22%7d

Note: Submissions by the applicant and concerned parties will be considered at the hearing. A concerned party is deemed to be a person who has made a written submission in respect to the application. The Panel shall, upon request, hear submissions from persons who identify prior to a hearing that they wish to make a submission to be considered by the Panel. Presentations to the Panel by the applicant and concerned parties shall be restricted to **3 minutes each**. The Panel Chairperson has the discretion to extend the period if considered appropriate.

Should you wish to address the Panel, please advise Danielle Hijazi, Panel Support Officer on 8711 7627 or 1300 36 2170, by 4pm, Friday, 30th November 2020.

The following development applications are referred to the Liverpool Local Planning Panel for its determination.

ITEM No.	SUBJECT	PAGE No.
1	Development Application DA-194/2020 Use of a tenancy as a pub Lot 31 DP 1247570 52 Soldiers Parade, Edmondson Park	1-30

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

Item no:	1
Application Number:	DA-194/2020
Proposed Development:	Use of a tenancy as a pub.
Property Address:	52 Soldiers Parade, Edmondson Park
Legal Description:	Lot 31 DP 1247570
Applicant:	Frasers Property Australia
Land Owner:	Australand Residential Edmondson Park Pty Ltd
Cost of Works:	\$22,000.00
Recommendation:	Approved subject to conditions of consent
Assessing Officer:	Patrick Curmi

1. EXECUTIVE SUMMARY

Council has received a Development Application (DA) seeking consent for the use of a new commercial tenancy (Tenancy No.AGMM07) as a pub at 52 Soldiers Parade, Edmondson Park, Lot 31 DP 1247570. The tenancy space is part of the newly constructed Edmondson Park Town Centre Core, a mixed-use commercial and residential development immediately south of Edmondson Park train station. No fit out works are proposed as part of this DA, as the applicant is seeking consent for the use of the tenancy as a pub in order to facilitate future complying development applications for fit out works.

The site is zoned B4 – Mixed Use Zone under the State Environmental Planning Policy (State Significant Precincts) 2005, within which the proposed development is permissible with consent.

Additional information has been supplied by the applicant since DA lodgement in order to address issues raised by Council officers during the assessment process. These include:

- Social impact considerations;
- BCA matters; and
- Acoustic mitigation measures.

The additional information is considered to have adequately addressed the abovementioned outstanding matters and the proposal is now considered to be an acceptable form of development.

The DA was advertised for a period of 21 days from 7 to 28 April 2020 in accordance with the Liverpool Community Participation Plan 2019. No submissions were received in response to the advertising process.

The application is referred to the Liverpool Local Planning Panel (LLPP) in accordance with its referral criteria and procedural requirements in that the development falls into the category of sensitive development, as the development is for the purpose of new licensed premises, that will require a hotel (general bar) license under the Liquor Act 2007.

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

The application has been assessed pursuant to the provisions of the Environmental Planning and Assessment (EP&A) Act 1979. Based on the assessment of the application, it is recommended that the application be approved, subject to the imposition of conditions.

2. SITE DESCRIPTION AND LOCALITY

2.1 The locality

The site is located within Edmondson Park, which is categorised by the Town Centre which compromises of mixed-use development including residential accommodation and business precincts. The site is also located within a growth area subject to ongoing subdivision and development.



Figure 1: Locality Surrounding the Proposed Development (Source: Geocortex)

The adjoining properties to the development site are detailed as follows:

North	Lot 1 Railway Lands, Edmondson Park (Edmondson Park Train Station)
South	Lot 32 Farrell Street, Edmondson Park (Currently vacant Site)
East	Lot 20 Campbelltown Road, Edmondson Park (Currently vacant Site)
West	Lot 40 General Boulevarde, Edmondson Park (Currently vacant Site) Lot 3 Railway Lands, Edmondson Park (Edmondson Park Commuter Car Park)

2.2 The site

The subject site is identified as Lot 31 DP 1247570 within the Edmondson Park Town Centre and is located within tenancy AGMM07. The site has dual frontages of 263.65m to the east to Soldiers Parade and 150.98m to the north to Henderson Road. The site currently contains the constructed mixed-use development structures including residential accommodation and business precincts. Tenancy AGMM07 is located within the western portion of the site and

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

has primary pedestrian access via the Town Square and adjoins a private road.



Figure 2: Aerial view of the site (Source: NearMap)

3. BACKGROUND/HISTORY

- The subject DA was lodged with Council on 07 April 2020.
- Application deferred on 20 July 2020 regarding gaming machines, takeaway alcohol, operating hours, staged shut down & security, patron capacity, plan of management, floor plan, patron numbers, site remediation, acoustic assessment and certification of environmental consultants.
- Amended reports received on 04 August 2020.
- Meeting was held with applicant on 25 August 2020 to clarify Council’s requests.
- Amended floor plan received on 25 August 2020.
- Application deferred on 25 September 2020 regarding child-friendly areas, sanitary facilities, travel distances, acoustic assessment and certification of environmental consultants.
- Latest set of amended reports received on 07 October 2020.

The following is a list of Development Applications related to the subject site.

Application No.	Date Lodged	Description	Determination
DA-595/2014	02/07/2014	Demolition of three heritage listed cottages	Approved 28/10/2014
DA-621/2016	07/07/2017	Construction and operation of an	Approved

LIVERPOOL CITY COUNCIL

LOCAL PLANNING PANEL REPORT

30th November 2020

		exhibition village containing display homes, ancillary sales and marketing suite and café and associated civil works including road construction within RP1.	30/01/2017
DA-628/2016	08/07/2016	Clearing of vegetation, bulk earthworks, temporary stormwater and drainage works and removal of services across the entire FTC.	Approved 13/03/2017
DA-925/2016	30/09/2016	Site clearing and excavation for Edmondson Park Town Centre (Land 20m south of Henderson road and the southern commuter carpark only)	Approved 30/08/2017
DA-1260/2016	30/08/2017	Construction of roads and site infrastructure, landscaping works, public domain improvements and the subdivision of land for the creation of roads within FTC on the western side of Soldiers Parade.	Approved 26/02/2018
DA-583/2017	04/08/2017	Construction of Neighbourhood St, Local Street 7 & 9, Local Street 4 and Road 2, earthwork benching of development lots and future Mews, stormwater drainage, subdivision of new roads, eleven Torrens Title lots, landscaping and public domain improvements within RP1.	Approved 18/05/2018
DA-767/2017	26/09/2017	Creation of town centre core east comprising of commercial floor space at ground and podium levels with 6 residential flat buildings ranging from 6 to 14 storeys above; all over two levels of basement parking. The town centre core east includes the creation of a town square, an Eat Street, a public laneway, Main Street and Henderson Lane, with associated landscaping and public domain embellishments, and connection to services with stratum subdivision of the site.	Approved (Deferred Commencement) 17/09/2018
DA-779/2017	27/09/2017	Construction of 104 dwellings with associated car parking and landscape works, the creation of two pocket parks, a local park, Mews No.3 and Community title subdivision of the site.	Approved 06/08/2018
DA-194/2020	03/03/2020	Use of tenancy as a pub	Recommendati

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

(subject DA)			on Made
DA-397/2020	21/05/2020	<i>Use and fitout of a childcare centre at Edmondson Park Town Centre</i>	<i>Currently Under Assessment</i>
DA-401/2020	22/05/2020	Alterations to the town centre core east basement to create two new commercial tenancies and use and fitout of both tenancies as an auto-centre and carwash with associated signage and parking.	Approved 16 October 2020
DA-524/2020	30/06/2020	<i>The use of charcoal for tenancies AG07, AG17, AG30 to AG50 and AG70.</i>	<i>Currently Under Assessment</i>

4. DETAILS OF THE PROPOSAL

The development application seeks consent for use of tenancy AGMM07 as a pub . The proposal would specifically consist of the following:

Ground Floor Layout

- One (1) Kitchen, Cool Room, Keg Stack, Male Bathroom, Female Bathroom, Bar, Patron Bar Area, Resturant Area and Seated Outdoor Area.
- Bar Area: Seating capacity of 122.
- Resturant Area: Seating capacity of 65.
- Outdoor Area: Seating capacity of 44.

Operational Details

- The development would provide the following tenancy capacity:
 Internal capacity: 286
 External capacity: 69
 Overall capacity: 355
- The hours of operation of the premises would be limited to the following:
 Monday to Sunday: 7.00am – 12.00 midnight.
- The staffing numbers would be limited to:
 Maximum of 30 Staff Members at any one time.

Access

- Access to the tenancy will be provided by Edmondson Park Railway Station or on-site parking within the Frasers Town Centre car park.

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

5. STATUTORY CONSIDERATIONS

5.1 Relevant matters for consideration

The relevant planning instruments/policies applicable to the proposed development are as follows:

- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (now deemed SEPP);
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (State Significant Precincts) 2005
- Edmondson Park Frasers Town Centre Design Guidelines 2017

6. ASSESSMENT

The development application has been assessed in accordance with the relevant matters of consideration prescribed by Section 4.15 Evaluation of the EP&A 1979 and the Environmental Planning and Assessment Regulation 2000, as follows:

6.1 Section 4.15(1)(a)(i) – Any Environmental Planning Instrument

(a) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (Deemed SEPP)

The subject land is located within the Georges River Catchments and as such the Greater Metropolitan Regional Environmental Plan No. 2 – Georges River applies to the application. The Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries. The DA was referred to Council's Land Development engineering section who reviewed the proposal with regards to stormwater management and water quality and raised no objections to the proposal. It should be noted that the proposal is for use only and will not alter the existing stormwater drainage system onsite. Accordingly, the proposed development is considered to be consistent with the objectives of the SEPP and is unlikely to have a negative impact on the environmental quality of the Georges River Catchment beyond the approved development onsite.

(b) State Environmental Planning Policy No. 55 – Remediation of Land

Pursuant to Clause 7 of SEPP 55, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state, or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

Although it is unlikely that the land would be contaminated, Council must consider this and the likelihood of any contamination on-site and the possible impacts which may arise from any works associated with this proposal.

The objectives of SEPP 55 are:

- *to provide for a state wide planning approach to the remediation of contaminated land.*

- *to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.*

Clause 7 - Contamination and remediation to be considered in determining development application	Comment
(1) 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	<p>DA-767/2017 (DA for the creation of the town centre core east) was initially supported by a Remediation Action Plan (Project ID: DL3550, Document Control Number S003701, Version 1.0) prepared by DLA Environmental Services dated 18th November 2015.</p> <p>Conditions 1(h)(viii) and 119 of DA-767/2017 required compliance with the Remediation Action Plan (Project ID: DL3550, Document Control Number S003701, Version 1.0) prepared by DLA Environmental Services dated 18th November 2015. Prior to issue of an Occupation Certificate, Condition 184 of DA-767/2017 required a copy of the Validation Report to be submitted to the Principal Certifying Authority.</p> <p>In the interim and to satisfy considerations under the subject DA, Council was presented with a Site Validation Report Edmondson Town Centre, NSW, 2174 Project No.: 0448934 prepared by ERM dated 17th June 2019 and Appendices.</p> <p>ERM confirmed that remediation of the Town Centre precinct, Bernea & Greenway Roads and stockpile area involved:</p> <ul style="list-style-type: none"> • Removal of fragments of ACM on the ground surface along Wentworth Road; • Excavation and removal of ACM service conduits and Telstra Pits; and • Remediation of area W1. <p>ERM reported that all identified asbestos contaminated soils were demonstrated to have been adequately remediated and managed. Based upon their findings, it is understood that the land was successfully remediated and is suitable for the proposed use.</p>
(b) if the land is contaminated, it is satisfied that the land is suitable in its	Within the site validation report mentioned above, ERM concluded that all identified asbestos

<p>contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p>	<p>contaminated soils were demonstrated to have been adequately remediated and managed. Based upon their findings, it is understood that the land has been successfully remediated and is suitable for the proposed use.</p>
<p>(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.</p>	<p>The land is required to be remediated in order to be suitable for the proposed land use. Council’s Environmental Health Section is satisfied that the land would be remediated under DA-767/2017 in accordance with the Remediation Action Plan (Project ID: DL3550, Document Control Number S003701, Version 1.0) prepared by DLA Environmental Services dated 18th November 2015 before the land was used for the proposed use.</p> <p>When reviewing the findings presented by ERM in their site validation report, it is understood that the land was remediated successfully in accordance with the approved remediation plan.</p>

Based on the above assessment, the proposal is considered to satisfy the relevant objectives and provisions of SEPP 55, therefore, it is considered that the subject site is suitable for the proposed development in that regard.

(c) State Environmental Planning Policy (State Significant Precincts) 2005

(i) Zoning

The subject site is zoned B4 – Mixed Use pursuant to the State Environmental Planning Policy (State Significant Precincts) 2005. An extract of the zoning map is provided in Figure 3 below.

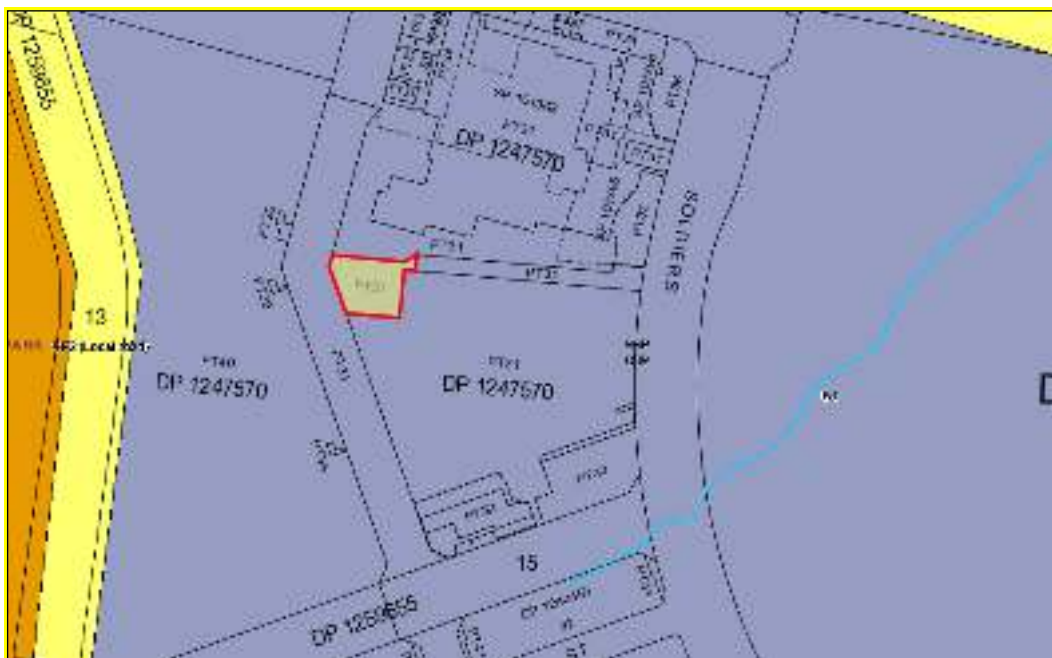


Figure 3: Zoning Map (source: Geocortex)

(ii) Permissibility

The proposed development is best described as a “Pub”, which is a permissible form of development with consent.

*boarding houses; business premises; centre-based child care facilities; community facilities; earthworks; educational establishments; entertainment facilities; function centres; hotel or motel accommodation; information and education facilities; office premises; passenger transport facilities; recreation facilities (indoor); registered clubs; **retail premises**; roads; seniors housing; shop top housing; any other development not specified in subclause (2) or (4).*

*“**Retail premises** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—*

- (a) (Repealed)*
- (b) cellar door premises,*
- (c) food and drink premises,**
- (d) garden centres,*
- (e) hardware and building supplies,*
- (f) kiosks,*
- (g) landscaping material supplies,*
- (h) markets,*
- (i) plant nurseries,*
- (j) roadside stalls,*
- (k) rural supplies,*
- (l) shops,*
- (la) specialised retail premises,*
- (m) timber yards,*
- (n) vehicle sales or hire premises,*

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note— Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.”

*“**Food and drink premises** means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—*

- (a) a restaurant or cafe,*

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

(b) take away food and drink premises,

(c) a pub.

(d) a small bar.

Note—

Food and drink premises are a type of retail premises—see the definition of that term in this Dictionary.”

*“**Pub** means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.*

Note— Pubs are a type of food and drink premises—see the definition of that term in this Dictionary.”

The proposed development is considered to meet the above definition of a ‘Pub’ and is therefore a permissible type of development within the B4 Mixed Use zone.

(iii) Objectives of the zone

The objectives of the B4 Mixed Use zone are:

- a) to provide a mixture of compatible land uses; and*
- b) to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*

The proposed development satisfies the objectives of the B4 Mixed Use Zone by providing a compatible land use and will contribute to activating the town centre by promoting pedestrian activity. It is considered that the proposal is consistent with these zone objectives.

(iv) Principal Development Standards

The State Significant Precincts SEPP 2005 (Schedule 3, Part 31 Edmondson Park South Site) contains a number of development standards, however, the proposed development seeks development consent for the use of use of tenancy AGMM07 as a pub within an approved building. As no works are proposed there are no relevant development standards for considerations as part of this DA.

6.2 Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

There are no draft Environmental Planning Instruments which apply to the development.

6.3 Section 4.15(1)(a)(iii) - Any Development Control Plan

(a) Edmondson Park Frasers Town Centre Design Guidelines (EPFTCDG) 2017

The EPFTCDG applies to development on land known as Edmondson Park Fraser Town Centre at Edmondson Park. The purpose of the Design Guidelines is to guide development of land within the Frasers Town Centre, within the context of the Edmondson Park South Concept Plan. The proposed development includes use of an existing tenancy only and therefore there are no applicable design guides for an application of this nature.

6.4 Section 4.15(1)(a)(iia) - Planning Agreements

As part of DA-767/2017, which approved the creation of the town centre core east and within which the subject tenancy is located, the developer and Council are currently drafting a VPA. The subject tenancy was taken into consideration as part of DA-767/2017. Accordingly, the subject application is not considered to impact the formulation of the VPA for the town centre.

6.5 Section 4.15(1)(a)(iv) - The Regulations

The Environmental Planning and Assessment Regulation 2000 requires the consent authority to consider the provisions of the BCA and the Safety standards. Accordingly, appropriate conditions of consent will be imposed.

6.6 Section 4.15(1)(b) - The Likely Impacts of the Development

Natural and Built Environment

The proposed development is unlikely to create a detrimental impact on the natural or built environment beyond the approved town centre development onsite. The use of the subject tenancy was envisaged as part of DA-767/2017 and taken into consideration as part of this DA.

As part of the assessment of this DA, the application was referred to Council's Environmental Health Section who reviewed impacts of the pub use on the town centre core, especially with regards to residential receivers. The applicant supplied an acoustic assessment which appropriately addressed the matters of concern raised by Council's Environmental Health officer who is supportive of the proposed use, subject to conditions. Accordingly, the proposed development is unlikely to have an unreasonable impact on the built environment by way of acoustic disturbance.

Social Impacts and Economic Impacts

The proposed use is considered likely to result in a positive economic impact in the locality through the provision of employment and capital investment value associated with the proposed use.

The proposal was referred to Council's Community Planning Section in order to provide commentary regarding social impacts associated with the use of the tenancy as a pub. Initially Council's Community Planning Section were unsupportive of the proposal as the DA provided insufficient information addressing:

- Patron numbers
- Operating hours
- Closing procedures
- Pub Floor layout
- Residential amenity/ disturbance
- Gaming/ Gambling

In response to this, the applicant submitted a plan of management addressing operating hours, patron numbers and closing procedures onsite, among other matters. This has been reviewed by Council's Environmental Health and Community Planning Sections and is considered to satisfactorily cover the management of a pub.

The applicant provided a concept floor layout of the use of the space as a pub in order to address how different components of the pub will relate to each other. This was reviewed to be satisfactory by Council's Community Planning Section, with the exception of there being no designated area for children. The applicant has decided not to allocate a section within the pub to be designated for children. It is considered difficult to impose a condition requiring a designated children area within the pub as this DA is only for use only with fitout being subject to other applications. However, it is important to note that there are no gaming/gambling areas within the pub, which has been confirmed by the applicant. As such, it is not considered necessary to include designated children areas onsite, but rather place a use condition that prohibits any gaming or gambling activities/areas within the premises. A condition to this effect has been recommended to be imposed and is considered to mitigate the need for a designated children area within the pub.

An acoustic assessment was also submitted to Council, demonstrating that residential amenity within the vicinity of the pub would not be unreasonably impacted by the proposal subject to adherence with specific acoustic mitigation recommendations. This acoustic report was supported by Council's Environmental Health section.

As per the above, it is considered that negative social impacts associated with the use of the tenancy as a pub can be appropriately mitigated by the imposition of conditions. This is supported also by the applicant's confirmation that no gaming area/ or gambling will be undertaken at the site. Accordingly, social impacts relating to the use of the tenancy as a pub are considered acceptable in this case and commensurate with a mixed use town centre.

6.7 Section 4.15(1)(c) - The Suitability of the Site for the Development

The proposal complies with the relevant planning controls and therefore the site is considered to be suitable for the proposed development.

6.8 Section 4.15(1)(d) - Any submissions made in accordance with the Act or the Regulations

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

DEPARTMENT	COMMENTS
Community Planning	Supported.
Environmental Health	Supported, subject to conditions of consent.
Building	Supported, subject to conditions of consent.

(b) External Referrals

DEPARTMENT	COMMENTS
NSW Police	Supported, subject to conditions of consent.

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

(c) Community Consultation

The development application was notified for a period of 22 days from 7 to 28 April 2020 in accordance with the Liverpool Community Participation Plan 2019. No submissions were received in response to the notification process.

6.9 Section 4.15(1)(e) - The Public Interest

The proposed development is considered to be in the public interest.

7. DEVELOPMENT CONTRIBUTIONS

Development Contributions or Levies are not applicable to the proposed development.

8. CONCLUSION

The application has been assessed having regard to the provisions of Section 4.15 of the EP&A Act 1979, and the Environmental Planning Instruments, including the applicable State Environmental Planning Policies, State Environmental Planning Policy (State Significant Precincts) 2005, EPFTCDG 2017 and the relevant codes and policies of Council.

The proposed development is unlikely to result in any adverse impact upon neighbouring properties and the locality.

Based on the assessment of the application, it is recommended that the application be approved, subject to the imposition of conditions.

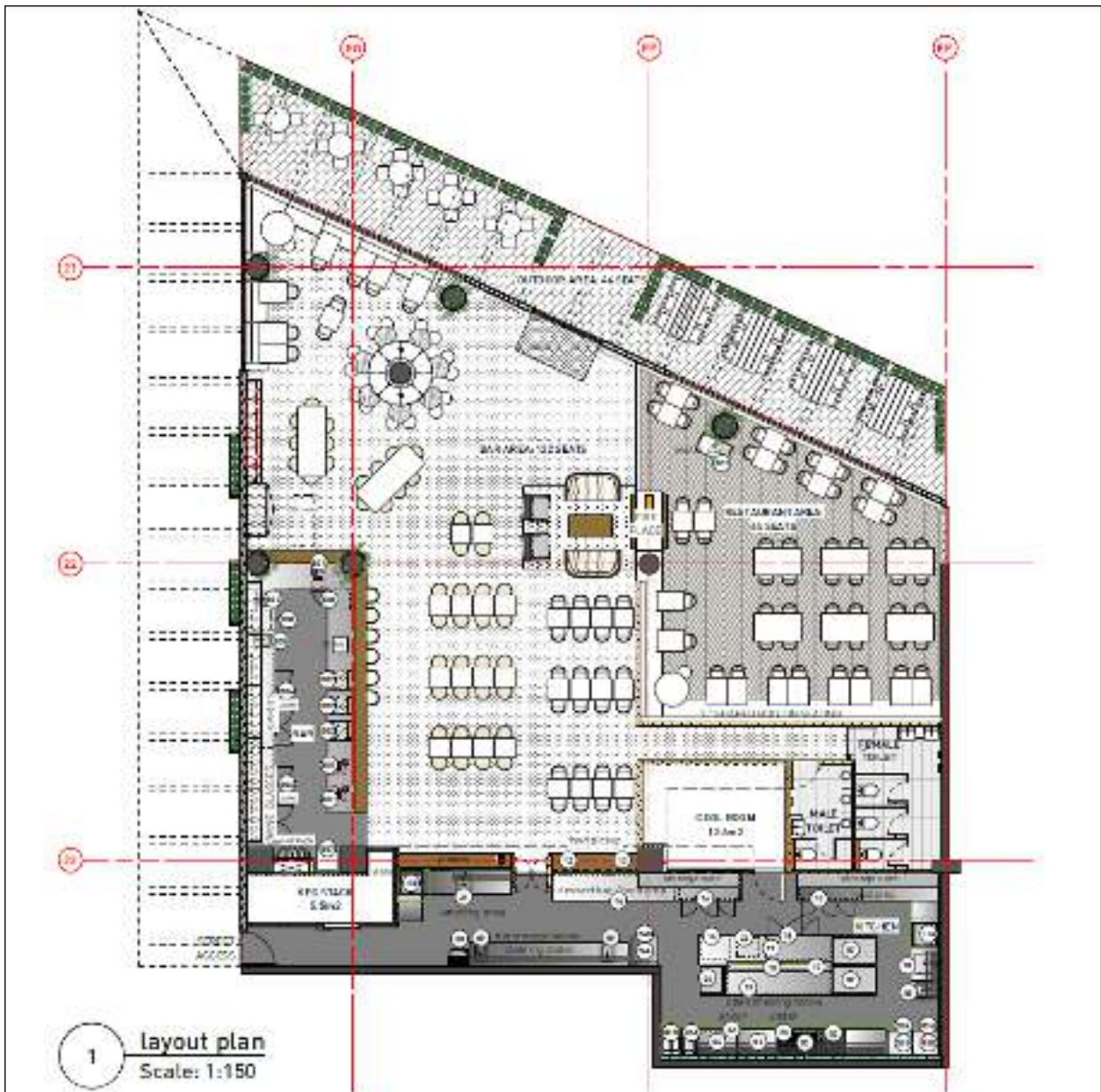
9. RECOMMENDATION

That Development Application DA-194/2020 seeking approval for the use of a tenancy as a pub, be approved subject to conditions of consent.

10. ATTACHMENTS

- 1. PLANS OF THE PROPOSAL**
- 2. DRAFT CONDITIONS**
- 3. NSW POLICE FORCE COMMENTS**

ATTACHMENT 1: PLANS OF THE PROPOSAL



Floor Layout

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020



Locational Site Plan

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

ATTACHMENT 2 – DRAFT CONDITIONS

Council has imposed the following conditions under the relevant planning instruments and policies.

A. THE DEVELOPMENT

Approved Plans

1. Development the subject of this determination notice must be carried out in accordance with the following plans/reports marked as follows, except where modified by the undermentioned conditions.

Plan Name	Prepared By	Drawing/ Sheet Number	Issue/ Revision	Job Number	Date
Concept Pub Layout Plan	Morris Co Design	A-101	I	SUB01	09/04/2020
Site Plan – Pub Location	ProBuild	DA-01	A	51067	20/02/2020

Report Name	Date	Report Number	Revision	Prepared by
Edmondson Park Town Centre Acoustic Assessment – Tenancy AGMM07	02/10/2020	20191537.1/0210A/R7/MS	7	Acoustic Logic Consultancy Pty Ltd
Pub Tenancy – Edmondson Park Plan of Management	03/09/2020	218133	--	Frasers Property Australia

No approval for fit out and works

2. No approval has been granted for any building or fitout work.

Sanitary Facilities

3. Prior to the issue of any Complying Development Certificate relating to the approved pub use within tenancy AGMM07, the “Accredited Certifier” (AC) is to ensure that the tenancy has access to sufficient sanitary facilities to accommodate the number of persons allowed for the tenancy in accordance with the minimum requirements of the Building Code of Australia (BCA).

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

Travel Distances

4. Prior to the issue of a Complying Development Certificate relating to the approved pub use within for tenancy AGMM07, "Travel Distance" openings of exits into the path of travel and the number of required exits must be provided as per the requirements of the Building Code of Australia (BCA). Alternatively, a "Performance Solution" is to be prepared by a suitably qualified consultant and adopted by the Accredited Certifier (AC).

B. PRIOR TO USE COMMENCING

The following conditions are to be complied with or addressed prior to the use commencing onsite:

Liquor Licence - Liquor & Gaming NSW

5. Prior to commencement of use, the operator of the approved pub shall obtain the appropriate liquor license from Liquor & Gaming NSW.

Recommendations of Acoustic Report

6. Prior to commencement of use, written certification prepared by a suitably qualified acoustic consultant shall be submitted to and approved by Liverpool City Council. The written certification prepared by the suitably qualified acoustic consultant shall confirm that the development complies with all requirements and recommendations detailed within the approved acoustic report titled Edmondson Park Town Centre Acoustic Assessment – Tenancy AGMM07 (Project ID: 20191537.1, Revision 7, Document Reference 20191537.1/0210A/R7/MS) prepared by Acoustic Logic Consultancy Pty Ltd dated 2nd October 2020. The acoustic consultant shall confirm that the development or use is capable of operating in accordance with the design criteria.

Note: 'Suitably qualified acoustic consultant' means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Notification of Food Premises

7. The food business is required to notify Council of the food business details. A Liverpool City Council approved registration form must be completed and submitted to the Council with any relevant fee.

Access

8. Access must be provided to the building for people with a disability in accordance with the relevant requirements of the Building Code of Australia, Disability (Access to Premises – Buildings) Standard 2010 and Australian Standard – AS1428.1 (2009), Design for Access and Mobility – General requirements for new building work, to the satisfaction of the Certifying Authority.

Crime Prevention Through Environmental Design

9. The following Crime Prevention through Environmental Design (CPTED) principles are to be incorporated into the premises:
- a) back to base alarm system,
 - b) CCTV for the ground level, entry/exit points, car parks, lifts and the exterior of the building,
 - c) 'way finding' signage should be utilised at all major interchanges such as lifts and stair wells,
 - d) lighting is required to be designed in accordance with the Australian and New Zealand Lighting Standard AS 1158. A lighting maintenance policy should be established. Security lighting should be installed in and around the building, and such shall not impact on any adjoining premises. The lighting should be vandal resistant, especially external lighting.

Where necessary, plans shall be amended to reflect incorporation of the principles and/or details of such to be submitted to Council.

Food Premises - Commencement of trade

10. Trading shall not commence until an Occupation Certificate has been issued for the subject site under DA-767/2017.

Sydney Water

11. The Applicant shall liaise with Sydney Water to determine whether a grease-trap and trade waste agreement are required for the licensed premises. If required, a grease arrestor shall not be located in areas where food, equipment or packaging materials are handled or stored. Access to the grease arrestor for emptying shall not be through areas where open food is handled or stored or where food contact equipment and packaging materials are handled or stored.

C. CONDITIONS RELATING TO USE

The following conditions relate to the ongoing use of the premises:

Plan of Management

12. The approved plan of management, prepared by Frasers Property Australia, report name: Pub Tenancy – Edmondson Park Plan of Management, report number: 218133, dated: 03/09/2020, shall be adhered to at all times during the operation of the pub.

No Gambling and Gaming Areas

13. No gambling activities shall be undertaken within the approved pub. No gaming area, associated with any form of gambling, is to be located within the approved pub.

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

Hours of Operation

14. The hours of operation of the premises are limited to:

Monday to Sunday: 7.00am – 12.00am (midnight).

Delivery hours and vehicles

15. Deliveries, service vehicles and waste collection for the development are limited to:

Monday to Sunday: 6.00am - 10.00pm.

Number of Patrons

16. There shall be no more than 355 patrons at the premises at any one time. A maximum number of 69 people shall be permitted within the outdoor area at any one time. The number of patrons in the indoor area is limited to no more than 286 people at any one time.

Seating

17. The premises shall be restricted to a maximum number of 286 seats located within the building and 69 seats in the outdoor area.

NSW Police requirements

18. The premises shall be operated in accordance with the requirements issued by NSW Police, dated 21 April 2020 and attached to this consent.

Unreasonable Noise and Vibration

19. The licensed premises, including but not limited to the operation of mechanical plant, equipment and patron management shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance, particularly from machinery, plant, vehicles, warning sirens, public address systems and the like.

In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by a suitably qualified acoustic consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements to Liverpool City Council's satisfaction.

Note: 'Suitably qualified acoustic consultant' means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Noise Management Plan

20. The operation of the development shall comply with the approved Noise Management Plan titled Pub Tenancy – Edmondson Park Plan of Management Submitted to Liverpool City Council on behalf of Frasers Property Australia, 218133 prepared by Ethos Urban dated 3rd August 2020 at all times.

Noise – General

21. Noise associated with the use of the premises, including mechanical plant and equipment, shall not give rise to any one or more of the following:
- a) The use of the premises including the cumulative operation of any mechanical plant and equipment shall not give rise to the emission of ‘offensive noise’ as defined by the Protection of the Environment Operations Act 1997.
 - b) The operation of any mechanical plant and equipment installed on the premises shall not cause:
 - i. The emission of noise as measured over a 15 minute period ($L_{Aeq (15 \text{ minute})}$) that exceeds the $L_{A90 (15 \text{ minute})}$ background noise level by more than 5 dB(A) when measured at the most affected residential boundary. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the NSW Environment Protection Authority’s ‘Noise Policy for Industry’ (2017);
 - ii. An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors;
 - iii. ‘offensive noise’ as defined by the Protection of the Environment Operations Act 1997; and
 - iv. Transmission of vibration to any place of different occupancy greater than specified in AS 2670.

Acoustic Report

22. An acoustic report prepared by a suitably qualified acoustic consultant shall be submitted to Council for its assessment and approval within three (3) months of occupation/completion of the development. The report shall include but not be limited to the following information:
- a) Noise measurements taken during a time of peak occupation at the most affected noise sensitive locations as indicated in the approved acoustic report titled Edmondson Park Town Centre Acoustic Assessment – Tenancy AGMM07 (Project ID: 20191537.1, Revision 7, Document Reference 20191537.1/0210A/R7/MS) prepared by Acoustic Logic Consultancy Pty Ltd dated 2nd October 2020
 - b) Verification that noise levels at the most affected receivers comply with all relevant assessment criteria detailed in the abovementioned report;
 - c) All complaints received from local residents in relation to the operation of the premises/development; and
 - d) Where noise measurements required under point a) above indicate that the relevant assessment criteria are exceeded, recommendations shall be provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria.

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

Following written approval from Liverpool City Council, recommendations provided under point d) above shall be implemented fully.

Note: 'Suitably qualified acoustic consultant' means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Noise Complaints register

23. The operator shall keep a legible record of all complaints received in an up-to-date Complaints Register. The Complaints Register must record, but not necessarily be limited to:
- a) The date and time, where relevant, of the complaint;
 - b) The means by which the complaint was made (telephone, mail or email);
 - c) Any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
 - d) The nature of the complaint;
 - e) Any action(s) taken by the Applicant in relation to the complaint, including any follow-up contact with the complainant; and if no action was taken by the Applicant in relation to the complaint, the reason(s) why no action was taken.
 - f) Allocate an individual "complaint number" to each complaint received.

The Complaints Register must be made available for inspection when requested by Liverpool City Council.

The premises shall be operated in accordance with the approved Noise Management Plan and Complaints Handling Procedure at all times.

Licensed Premises - Management of Patrons

24. Management, staff and security are to advise all patrons when leaving the premises of their responsibility to leave the premises in a quiet manner.

Signage

25. Appropriate signage shall be located outside the building to encourage patrons to minimise noise when leaving the premises.

External Doors

26. All external doors shall be fitted with a closing mechanism to minimise noise emissions from the premises.

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

Patrols

27. Hotel staff or security guard(s) shall conduct regular patrols of the premises including but not limited to the outdoor dining area and car parking area to ensure that patrons are not generating noise or disturbance that is likely to adversely affect nearby residents and/or surrounding locality.

Licenced Premises

28. The LA10* noise level emitted from the licenced premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) by more than 5 dB between 7:00am and 12:00 midnight at the boundary of any affected residence.

The LA10* noise level emitted from the licenced premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) between 12:00 midnight and 7:00am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licenced premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 7:00am.

*For the purpose of this condition, the LA10 can be taken as the average maximum deflection of the noise emission from the licensed premises.

Note: Where this condition is inconsistent with the requirements imposed by Liquor & Gaming NSW, the more stringent condition shall prevail.

Waste Collection

29. All solid waste stored on site is to be covered at all times. Furthermore, all solid and liquid waste is to be removed from the site by a registered waste contractor.

Waste Management

30. Waste and recyclable material generated from the operations of the premises shall be managed in a satisfactory manner that does not give rise to offensive odour or encourage pest activity. All waste material shall be regularly removed from the premises.

Waste shall not be permitted to accumulate near the waste storage bins.

31. All waste products associated with the use are to be placed in containers and stored within the building.

Waste Disposal

32. All waste materials generated as a result of the development are to be disposed of at a facility licensed to receive such waste.

Waste Storage Area

33. Waste bins must be stored in designated garbage/ trade refuse areas, which must be kept tidy at all times. Bins must not be stored or allowed to overflow in parking or landscaping areas, must not obstruct the exit of the building, and must not leave the site onto neighbouring public or private properties.

Waste Receipts

34. A permanent record of receipts for the removal of both liquid and solid waste from the site shall be kept and maintained up to date at all times. Such record is to be made available to Council's Officers upon request.

Lighting

35. Illumination of the site is to be arranged in accordance with the requirements and specifications of Australian Standard 4282:1997 so as not to impact upon the amenity of the occupants of adjoining and nearby premises.

Noise – Spruiking

36. No persons, such as those commonly known as 'spruikers' shall operate either with or without sound amplification equipment for the purpose of advertising the use of the premises, the sale and availability of goods, services, entertainment or the like.

Noise – Silent Alarm System

37. Any alarm installed on the site is to be "silent back to base" type.

Environment

38. The use of the premises shall not give rise to the emission into the surrounding environment of gases, vapours, dusts or other impurities that are a nuisance, injurious or prejudicial to health.

Smoke-free Environment Act and Smoke-free Environment Regulation

39. The Applicant and Occupier of the premises are alerted to the requirements of the Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016. Nothing in this consent is to be taken to imply that the development meets the requirements of the aforementioned legislation. In the event that the Applicant and/or Occupier wishes to facilitate smoking within the premises, they must ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016.

Food Premises - Use of Charcoal

40. The use of charcoal for the purposes of heating, cooking or smoking food on the premises is strictly prohibited.

Mechanical Plant

41. Mechanical plant and equipment shall be selected in consultation with a suitably qualified acoustic consultant in accordance with the recommendations of the approved acoustic report titled Edmondson Park Town Centre Acoustic Assessment – Tenancy AGMM07 (Project ID: 20191537.1, Revision 7, Document Reference 20191537.1/0210A/R7/MS) prepared by Acoustic Logic Consultancy Pty Ltd dated 2nd October 2020.

Note: ‘Suitably qualified acoustic consultant’ means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Noise Limiter

42. Amplified music played within the licensed premises shall be limited by installation of a 1/1 Octave band noise limiter. The noise limiter shall be installed prior to the commencement of the use and comply with the following requirements:
- a) The noise limiter shall be set by a suitably qualified acoustic consultant to ensure that the noise level from amplified music does not exceed the criteria specified in Section 3 of the approved acoustic report;
 - b) Speakers used for amplification of music above conversation level shall be vibration isolated from the building structure; and
 - c) The noise limiter shall be maintained and operated at all times.

Note: ‘Suitably qualified acoustic consultant’ means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Noise

43. No amplified music shall be played externally above conversation level between 7.00am and 10.00pm.
44. No amplified music is permitted in the external areas of the premises after 10.00pm.
45. The external dining area shall be vacated by patrons prior to 12.00 midnight.
46. The external façade glazing of the tenancy shall remain closed after 10.00pm apart from when people enter and exit the premises.
47. Glass must not be emptied and/or transferred from one receptacle to another anywhere externally between 10.00pm and 7.00am.
48. Between 7.00am and 10.00pm, all glass must be emptied and/or transferred within the premises and removed in containers.

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

49. Staff shall not drop heavy items into bins – they must be placed so as to minimise impact noise.

Compliance with Food Act 2003

50. The food business shall comply with the requirements of the Food Act 2003, Australia New Zealand Food Standards Code and Australian Standard AS 4674-2004 Design, construction and fit-out of food premises at all times.

Inspection Fee

51. Council's Authorised Officers will carry out routine inspections of the premises under the Food Act 2003. Administration and inspection fees will be charged in accordance with Council's Pricing Policy and approved fees and charges.

D. ADVISORY

- a) Sections 8.2, 8.3, 8.4 & 8.5 of the Environmental Planning and Assessment Act 1979 allow you to request the consent authority to review this determination notice if you are dissatisfied with it or the conditions contained within this determination notice. This right must be exercised within six (6) months from the date of this notice with the appropriate fee.
- b) Under Sections 8.7 & 8.10 of the Environmental Planning and Assessment Act 1979 applicants who are dissatisfied with the outcome of a consent authority have a right of appeal to the Land and Environment Court. This right must be exercised within six (6) months from the date of this notice of determination.
- c) In accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within five years of the date of this notice.
- d) To confirm the date upon which this consent becomes effective, refer to Section 4.20 of the Environmental Planning and Assessment Act, 1979. Generally the consent becomes effective from the determination date shown on the front of this notice. However if unsure applicants should rely on their own enquiries.
- e) To confirm the likelihood of consent lapsing, refer to Section 4.53 of the Act. Generally consent lapses if the development is not commenced within five years of the date of approval. However if a lesser period is stated in the conditions of consent, the lesser period applies. If unsure applicants should rely on their own enquiries.
- f) The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the applicant should investigate their liability under the Act.
- g) The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the operation of the building.

h) "DIAL BEFORE YOU DIG"

Underground assets may exist in the area that is subject to your application. In the interest of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

i) TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800 810 443.

j) The Liverpool City Council Local Government area soils and ground water may be subject to varying levels of Salinity. Whilst Council may require applicants to obtain Salinity reports relating to some developments, no assessment may be made by Council in that regard. Soil and ground water salinity levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the current and future potential affect of Salinity to ensure the ongoing structural integrity of any work undertaken. Liverpool City Council will not accept any liability for damage occurring to any construction of any type affected by soil and or ground water Salinity.

k) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.

l) Letter boxes must be provided in accordance with the requirements of Australia Post. In this regard, the developer is required to obtain approval from Australia Post for address numbering, and letter box positioning and dimensions.

m) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

ATTACHMENT 3 – NSW POLICE COMMENTS

4. Recommendations

I have no objections to this DA. However, I recommend the following:

Ministerial Direction	The business MUST ensure it complies with the health minister's ongoing COVID 19 orders/ direction under the Public Health Act 2010.
Crime Scene Preservation	<p>The licensee must ensure that immediately after the licensee or a staff member becomes aware of any incident involving an act of violence causing an injury to a person on the premises, the following is adhered to:</p> <ul style="list-style-type: none"> a) take all practical steps to preserve and keep intact the area where the act of violence occurred, retain all material and implements associated with the act of violence in accordance with the Crime Scene Preservation Guidelines issued by the NSW Police; b) make immediate, direct and personal contact with the Liverpool City Police Area Commander or his/her delegate and advise the Commander or delegate of the incident; and c) comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred. <p>In this condition: "staff member", in relation to subject premises, 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 activities as a crowd controller or bouncer on or about the premises.</p>
Plan of Management	<ul style="list-style-type: none"> 1) The licensee must engage a person who holds a current class 2A security licence to prepare a plan of management for the licensed premises. 2) The plan should be systems based and adopt a continuing approach to address: <ul style="list-style-type: none"> a) Compliance with licence conditions and liquor laws. b) The responsible service of alcohol. c) Minimising disturbance to the neighbourhood particularly addressing effective management of patrons: <ul style="list-style-type: none"> i) Who are intoxicated, violent, quarrelsome and disorderly, ii) Queuing to gain entry to the premises, and iii) Within and departing the premises. d) Effective management and deployment of venue staff particularly addressing: <ul style="list-style-type: none"> i) Maintaining an incident register, ii) Security and patron safety, iii) Crime scene management procedures, and iv) Induction and training. e) Appropriate responses to concerns as they arise from the Local Area Commander or residents affected by the operation of the licensed premises. 3) The plan should be updated from time to time as required but only:

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

	<ul style="list-style-type: none"> a) With the agreement of the Local Area Commander, or b) On the advice of a person who holds a current 2A security licence. <p>4) A copy of the plan must be served on the Local Area Commander and the Director Compliance of the Office of Liquor, Gaming and Racing:</p> <ul style="list-style-type: none"> a) Within six weeks of the imposition of this condition, and b) Within 14 days of any variation to the plan. <p>5) A copy of the current plan must be maintained at the licensed premises and made available for immediate inspection by members of the NSW Police Force or Inspectors from the Office of Liquor, Gaming and Racing.</p> <p>6) The licensee must comply with the terms and requirements as set out in the plan.</p>
OMCG prohibition	<p>1) The licensee must not permit any person to enter the premises, or to remain on the premises, if the person is wearing or carrying any clothing, jewellery or accessory displaying:</p> <ul style="list-style-type: none"> a) the name of any of the following motorcycle-related and similar organisations: Bandidos, Black Uhrlans, Coffin Cheaters, Comanchero, Finks, Fourth Reich, Gladiators, Gypsy Jokers, Highway 61, Life & Death, Lone Wolf, Mobshitters, Nomads, Odins Warriors, Outcasts, Outlaws, Phoenix, Rebels, Hells Angels, Scorpions, Mongols, Notorious, Muslim Brotherhood Movement; or any "declared organisation" within the meaning of the Crimes (Criminal Organisation Control) Act 2009. b) the colours, club patch, insignia or logo of any such organisation, or c) the "1%" or "1%er" symbol, or d) any image, symbol, abbreviation, acronym or other form of writing that indicates membership of, or an association with, any of the organisations specified in point 1 (a). <p>2) Any incident where a person is refused entry or removed from the premises in relation to this condition must be recorded in the incident register.</p>
CCTV	<p>1) The licensee must maintain a closed-circuit television system on the premises in accordance with the following requirements:</p> <ul style="list-style-type: none"> a) the system must record continuously from opening time until one hour after the premises are required to close (or, in the case of premises that are not required to cease trading, continuously at all times), b) recordings must be in digital format and at a minimum of 10 frames per second, c) any recorded image must specify the time and date of the recorded image, d) the system's cameras must cover the following areas: <ul style="list-style-type: none"> i) all entry and exit points on the premises, ii) the footpath immediately adjacent to the premises, iii) all publicly accessible areas (other than toilets) on the premises.

	<p>e) Register the CCTV cameras with the NSW Police CCTV register at: http://www.police.nsw.gov.au/services/register_my_business_cctv_details</p> <p>2) The licensee must also:</p> <ol style="list-style-type: none"> keep all recordings made by the CCTV system for at least 30 days, and ensure that the system is accessible by at least one member of staff at all times it is in operation, and provide any recordings made by the system to a police officer or inspector within 24 hours of any request by a police officer or inspector to provide such recordings.
Shots, shooters, blasters and bombs	<p>The licensee is prohibited from carrying on, or permitting on the licensed premises, any activity that involves:</p> <ol style="list-style-type: none"> The promotion of the sale or supply of liquor which include the use of the terms "shots", "shooters", "blasters", "bombs", or any other similar variation of those words that may encourage irresponsible, rapid or excessive consumption. The promotion of the availability of liquor by sale or supply by verbal spruiking (promoted on or away from the premises) using the terms "shots", "shooters", "blasters", "bombs", or any other similar variation of those words that may encourage irresponsible, rapid or excessive consumption. Sale or supply of liquor promoted by verbal spruiking (promoted on or away from the premises) which promotes discounted drinks or drinks at a set price that encourages irresponsible, rapid or excessive consumption. <p>For the purpose of this direction "spruiking" refers to the activity of making unsolicited approaches in public areas to prospective customers for the purpose of enticing them to the licensed premises.</p>
LA10 Noise Criteria	<p>The LA10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz Inclusive) by more than 5dB between 07:00am and 12:00 midnight at the boundary of any affected residence.</p> <p>The LA10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 07:00am at the boundary of any affected residence.</p> <p>*Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00am.</p>
Signage	<p>Display appropriate signage externally and internally warning of CCTV cameras being used at the location.</p>

LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT

30th November 2020

Disclaimer:

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

- It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
- It is based upon the information provided to the NSWPF at the time the assessment was made.
- This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact the Crime Prevention Officer/s at Liverpool City PAC on 9607 1799.

Yours sincerely,

Crime Prevention Officer
Crime Management Unit
Liverpool City Police Area Command