

ORDINARY MEETING OF COUNCIL TO BE  
HELD TUESDAY 12 AUGUST 2014

CL01

DA 43/2014 - DEMOLITION OF EXISTING  
STRUCTURES AND THE ERECTION OF A NEW  
TWO STOREY BUILDING FOR USE AS A HOTEL

ATTACHMENTS

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Attachment 'A'

**Part B - Administrative or General Conditions**

This Part includes general background controls and minor administrative matters or procedures that ensure the development is clearly identified and specified.

(1) Approved Plans

The Development must be implemented substantially in accordance with Development Application No. 43/2014 received by Council on 5 March 2014 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing No. or Document	Date Received by Council	Prepared or Drawn By
Project No. 212012 DA 00 Issue B Demolition Plan		
Project No. 212012 DA 01 Issue B Site Plan		
Project No. 212012 DA 02 Issue B Ground Floor Plan	5 March 2014	Miestudio
Project No. 212012 DA 03 Issue B First Floor plan		
Project No. 212012 DA 04 & 05 Elevations		

(2) Scope of Consent

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate for building and engineering works. These Certificates can be issued either by Council or an appropriately qualified 'Accredited Private Certifier'. A separate application, complete with detailed plans and specifications, shall be submitted to Council for these Construction Certificates.

(3) Lapsing of Consent

This Consent is valid for a period of five years from the date of consent. It will lapse if the approved use of any land or construction work has not commenced prior to that date. No further extensions will be granted.

(4) If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore

requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

- (5) Development consent is granted for the demolition of existing structures, the erection of a new two storey building and use as a pub, and construction of associated car parking at Lots 24 and 25 Section 7 DP 758476, 471-475 Banna Avenue, Griffith
- (6) The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008* and relevant authorities' specifications.

It should be noted that any works within the road reserve of a Classified Road requires concurrence from Roads and Maritime Services under section 138 of the Roads Act, 1993 prior to commencement of any works.

**Part F - Building Matters**

This part relates to applications for buildings of all types.

- (1) Compliances, Certificates and Statements

Where indicated, the following Codes, Standards, Treatments and Certificates shall apply to, or are required for, the development.

Details – Code, Certificate or Statement	Required
<b>Building Code of Australia</b>	All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.
<b>Australian Standard 1684 – 2010 Residential Timber Frames Construction</b>	Timber framework shall comply with the requirements of Australian Standard 1684 - 2010 Residential Timber Frame Construction. Design specifications and relevant calculations are to be submitted to Council prior to the framework inspection being carried out.
<b>Construction Certificate (Building)</b>	Site works are not to commence until such time as Council has received a construction certificate for the proposed works. Council or an Accredited Private Certifier may issue construction certificates.
<b>Access and Mobility Statement</b>	To ensure access and facilities for disabled people are provided, a statement from an Accredited Certifier, the applicant or owner is required certifying that the development complies with the provisions of the <i>Disability Discrimination Act 1992</i> ; <i>Australian Standard AS1428.1</i> and Council's <i>Access and Mobility Policy</i> . This statement is to form part of the documentation submitted with the construction certificate.

Details – Code, Certificate or Statement	Required
<b>Disability (Access to Premises-Buildings) Standards 2010</b>	The building or part shall be accessible for people with disabilities to and within all areas normally used by the occupants in accordance with Part D of the Building Code of Australia and the Disability (Access to Premises - Buildings) Standards 2010.

(2) Hot Water Installations

All new hot water installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at temperatures not exceeding: 50°C.

Where during the course of carrying out building work, there is a change to any existing hot water systems, installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at temperatures not exceeding: 50°C.

(3) Essential Fire Protection Services

The following essential fire protection services (or in accordance with the Fire Safety Schedule issued for the building) are to be provided and maintained in accordance with the provisions of Regulation 93/94 of Environmental Planning and Assessment Regulation 2000.

- (a) Emergency lighting (as required by Part E.4.2 of the BCA).
- (b) Exit signs (as required by Part E4.5 of the BCA).
- (c) Hose reels (as required by Part E1.4 of the BCA).
- (d) Hydrants (as required by Part E1.3 of the BCA).
- (e) Portable fire extinguishers (as required by Part E1.6 of the BCA).
- (g) A certificate or statement prepared by the designer/installer to the effect that the listed essential fire safety services under the Building Code of Australia comply with the relevant Sections and the Australian Standards, is to be submitted upon completion of the building prior to occupation.

(4) Exhaust Fan to Water Closet

An exhaust fan providing a minimum of 15 air changes per hour shall be provided to the internal water closets.

(5) Protection of Buildings on Adjoining Land

To ensure support for neighbouring buildings:

- (a) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be

made:

- (i) must preserve and protect the building on the adjoining lot from damage, and
  - (ii) if necessary, must underpin and support the building in an approved manner, and
  - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (b) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
- (c) In this clause, **allotment of land** includes a public road and any other public place.
- (6) Ground Surfaces for Visually Impaired Persons
- Tactile ground surface indicators must be provided to warn people with vision impairment that they are approaching a stairway and/or a ramp and where a path of travel meets a vehicular way adjacent to the principal public entrance. They must be Type B indicators in accordance with Australian Standard 1428.1.
- (7) Enclosure of Space Below Stairway
- The space below the stairway shall not be enclosed except in accordance with Clause D2.8(b) of the Building Code of Australia.

#### **Part I - Prior to the Lodgement of the Construction Certificate Application**

If the development involves construction work (for example a building, road or stormwater drainage system for a subdivision), you will need a Construction Certificate issued either by Council or an Accredited Certifier before work can commence on your project. Before a Construction Certificate can be issued, you will have to satisfy the following conditions.

- (1) The applicant is required to pay for all inspections carried out by Council's Engineers for construction of the stormwater design, car parking, vehicular manoeuvring areas, and the footpath. Payment must be paid for four (4) inspections as per Council's current Revenue Policy **prior to the lodgement of a Construction Certificate application**. Any adjustments to the total amount must be paid in full **prior to the lodgement of the Occupation Certificate application**.
- (2) A footpath design including specifications of the access way should be submitted to Council for approval **prior to the lodgement of a Construction Certificate Application**. The footpath is to be constructed of hardstand material and shall incorporate the area from the back of kerb to the building (full width), and shall extend across both the Banna Avenue and Wayeela

Street sides of the development for the entire length of the development. All works are to be completed **prior to the lodgement of an Occupation Certificate application**

- (3) Stormwater detention is to be created onsite for the critical storm event. The maximum developed discharge shall not exceed 65 litres per second per hectare from the site. Design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008* are to be submitted to Council for approval **prior to the lodgement of a Construction Certificate application.**

- (4) A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the Onsite Detention System, which shall be maintained for the life of the project. The consultant must sign off all drawings and calculations and provide details of Professional Indemnity insurance.

Design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008* are to be submitted to Council for approval **prior to the lodgement of a Construction Certificate application.**

- (5) If the applicant wishes to upgrade the existing connection to the Council's water main for the subject allotments, a separate application must be made **prior to the lodgement of a Construction Certificate application.** Where the connection is 25mm or greater to serve the needs of the development, the application shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent mains.

- (6) Floor Plan showing Proposed Fire Safety Measures

A floor plan (3 copies) shall be submitted **prior to the lodgement of a Construction Certificate application** listing the proposed fire safety measures for the whole of the building. Details shall also be submitted regarding:

- Measures to protect persons using the building in the event of a fire.
- Measures to facilitate the egress of persons using the building in the event of a fire.
- Measures to restrict the spread of a fire from the building to the other building nearby.

- (7) Disabled Access

Access and facilities for disabled persons shall be provided in accordance with Part D3 of the Building Code of Australia, in conjunction with referenced standards AS 1428-2009.

This includes a passenger lift or ramp to serve the 1<sup>st</sup> floor with a floor area of more than 200m<sup>2</sup> in accordance with clause D3.3 of the National Construction Code.

Details of the passenger lift or accessible ramp servicing the 1<sup>st</sup> floor shall be submitted to and approved by the Principal Certifying Authority, **prior to the issue of the Construction Certificate.**

Approval does not guarantee compliance with the Disability Discrimination Act and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard Australian Standard 1428 Parts 1, 2, 3 and 4 in respect of acceptable standards of design and requirements.

(8) Drainage Diagram

Where development includes the installation of sanitary plumbing and drainage works between the building and Council's sewer, the applicant is required to submit to Council a drainage diagram. This diagram shall be prepared and submitted to Council **prior to the lodgement of the Construction Certificate application**. The diagram shall be drawn to scale at a ratio of 1:100 showing the location of the buildings and fittings and all pipelines, junctions, inspection openings and the like. Alternatively, Council can be requested to carry out the work upon payment of the fee listed in Council's current Revenue Policy.

(9) **prior to the lodgement of a Construction Certificate application** it will be necessary to demonstrate to the Principal Certifying Authority that the proposed development complies with Section J-Energy Efficiency of the BCA.

(10) Stairways

The stairway and any balustrades shall be constructed in accordance with Part D2 of Building Code of Australia.

(11) Dimensions of exits and paths of travel to exits

The stairway exit width servicing the 1<sup>st</sup> storey accommodating more than 100 persons (but not more than 200 persons), shall be increased with an aggregate unobstructed width not less than 1 m plus 250 mm for each 25 persons (or part) in excess of 100 in accordance with clause D1.6 of the Building Code of Australia (NCC).

Details of the stairway exit width complying with D1.6 of the National Construction Code shall be **submitted and to and approved by the Principal Certifying Authority as part of the Construction Certificate application**.

(12) Accessible Sanitary Facilities

An additional accessible unisex sanitary compartment shall be provided to the first floor serving a portion of more than 200m<sup>2</sup> in accordance with clause F2.4 and Table 2.4(a) of Volume 1 of the National Construction Code. The circulation spaces, fixtures and fittings of all accessible sanitary facilities shall comply with Australian Standard 1428.1-2009.

In accordance with clause F2.4 of the National Construction Code the following is also required;

- a) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and
- b) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels

Details of the proposed accessible unisex sanitary compartments and the compartments suitable for a person with an ambulant disability shall be submitted to and approved by the Principal Certifying Authority **prior to the lodgement of a Construction Certificate application.**

- (13) External Walls within 3 metres of the allotment side boundary

External walls including any side wall returns, less than 3 metres to the side boundary of the allotment (other than those adjoining a road or public space) shall have a minimum fire resistance level of 90/90/90 or in accordance with Specification C1.1 of the National Construction Code.

Details of the masonry units comprising the external walls, including their relevant fire resistance level shall be submitted to the Principal Certifying Authority for approval **prior to the lodgement of a Construction Certificate application.**

- (14) The existing shed at the rear of the site to be partially demolished, will require fire resisting construction for all external walls within 3 metres of property boundaries. Details of construction of these walls are to be submitted to Council prior to the demolition of the building and **prior to the lodgement of a Construction Certificate application.**

The structural integrity of the remaining part of the shed is to be maintained and that all costs associated with the demolition and rectification of the building is to be borne by the developer.

- (15) To mitigate noise nuisance from inside the pub from live entertainment, music or other general noise from the use of the premises, automated sliding doors are to be used within the venue. Access to the beer garden at the rear of the building shall be via an air lock so that noise is contained as one door is opened.

To further reduce the impact of noise associated with the venue, the building is to be sufficiently sound proofed using acoustic deadening materials, especially in window and doors.

Amended plans and detailed specifications are to be submitted to Council **prior to the lodgement of a Construction Certificate application** detailing such.

- (16) To reduce the visual impact, improve pedestrian and vehicular safety, and to provide passive surveillance, the surrounding perimeter fence of the car park area is not to be of a solid construction. The fence should be open in nature, such as a palisade style fence in a dark hue to allow unfettered views through

to the car park from the public domain. Amended plans are to be submitted to Council **prior to the lodgement of a Construction Certificate application.**

- (17) The site shall be tested for possible contamination from hydrocarbons and pesticides **prior to the lodgement of a Construction Certificate application.** Any contamination identified shall be rectified prior to the commencement of works. Testing shall be carried out in accordance with the requirements of SEPP55 and established protocol.
- (18) **Prior to the lodgement of the Construction Certificate application,** a written confirmation from electricity service provider shall be submitted to Council that the proposed filled area of the car park meets their requirements in regard to clearance from the power lines in Olympic Street to pedestrian and traffic areas.
- (19) The provision of a safe pedestrian access from the Beer Garden to the car park shall be shown on an amended plan and submitted to Council for concurrence **prior to the lodgement of a Construction Certificate application.** The provision of line marking or other measures such as bollards may be necessary.
- (20) A minimum clearance of 2.5 metres above the finished footpath on Banna Avenue is to be maintained to the underside of the awning/balcony and any attached structures, such as under awning signage. Details are to be shown on the plans **prior to the lodgement of a Construction Certificate application.**
- (21) The landscaped area shown on the plan submitted with the application shall be the subject of a detailed working plan by a suitably qualified person. Three (3) copies are to be submitted to and approved by Council **prior to the issue of the Construction Certificate.**

This detailed plan should be drawn to scale (minimum 1:200) and include the location of tree and shrub species, height and spread at maturity and elevation of landscaped areas. Garden beds are to be fitted with trickle irrigation, bark chips and mounds. Curved lines and the footpath areas of the development are to be incorporated into the overall landscaped area of the development. Lawns are to have underground sprinklers.

- (22) The applicant is required to pay for all inspections carried out by Council's Engineers for construction of the stormwater design, car parking, vehicular manoeuvring areas, and the footpath. Payment must be paid for four (4) inspections as per Council's current Revenue Policy **prior to the lodgement of a Construction Certificate application.** Any adjustments to the total amount must be paid in full **prior to the lodgement of the Occupation Certificate application.**

## **Part J - Prior to Commencement of Work**

There are a number of matters that need to be done before your project can physically commence. These are set out in the following conditions.

- (1) An application for a **Construction Certificate (Civil Works)** shall be submitted to Council and approved for the car park, footpath and stormwater detention works. Detailed engineering design plans shall be submitted and approved by Council and a **Construction Certificate (Civil Works) is to be obtained prior to any Civil Works commencing**. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The requirement must conform to *Council's Engineering Guidelines – Subdivisions and Development Standards* and the *Sewerage Code of Australia (WSA 03-2002)*.

- (2) Appointment of Principal Certifying Authority

Site works are not to commence until the person having the benefit of the development consent has appointed a Principal Certifying Authority (PCA) (Note:- this can be Council or an Accredited Private Certifier) and has notified Council of the appointment. Should the applicant elect to nominate Council as the PCA it will be necessary to complete Form 7 and pay the required inspection fees.

An Accredited Private Certifier who has been appointed as a Principal Certifying Authority (PCA) must not be replaced, except with the approval of the relevant accreditation body. A replacement PCA must ensure that notice of his or her appointment, together with the relevant Accreditation Body's approval of the appointment, is given to Council within 2 days of the appointment.

- (3) Notice of Commencement of Work

At least 2 days written notice must be given to Council **prior to the commencement of any work** on the property.

- (4) Plumbing and Draining Works – Licensed Operator

All plumbing and draining to be carried out by a licensed trades person. **Prior to work commencing**, a permit is to be obtained from Council. All water supply, sanitary plumbing and drainage works are to comply with the relevant provisions of the *Local Government (Water Services) Regulation 1999* and to Australian Standard AS 3500.

- (5) Builders Details

**Prior to any works commencing on the site**, written advice is required for Council records as to the following matters:

- a) builder's details (name, address and licence number);

b) owner/builder permit.

(6) Traffic Management Plan

A Traffic Management Plan Report prepared by a suitably qualified person is to be submitted and approved by the Council or Principal Certifying Authority **prior to commencement of works.**

The Management Plan is to address but not be limited to the following:

- Loss of on street parking during construction;
- Safety of public;
- Materials storage and handling;
- Deliveries and construction traffic; and
- Parking.

Safety devices such as signs, barricades, barriers, warning lights etc. shall be placed where works affect Council roads and shall be in accordance with Australian Standard 1742 - *Manual of Uniform Traffic Control Devices and Roads* and Traffic Authority Manual - *Traffic Control at Work Sites 1998*. Details are to be included in the Traffic Management Plan Report.

The contractor shall submit to Council the names of proposed traffic controllers with a signed declaration that they are appropriately trained in the duties of traffic controllers and Roads and Traffic Authority accredited.

(7) Protection of Vehicle Crossings

The footpath and vehicle crossing access to the site shall be protected from damage before the commencement of construction. The protection shall be equivalent of timber boarding suitable for the loadings expected with the strapping and treatment to prevent tripping by pedestrians. Details of the proposal shall be submitted and approved before installation.

(8) Toilet Facilities

Adequate toilet facilities are to be provided on the site throughout the demolition/construction phase of the development. Such toilet facilities are to be provided, at the ratio of one (1) toilet for every twenty (20) persons (or part thereof) employed/working on the site. Each toilet provided must be a standard flushing toilet and must be connected to a public sewer, or an accredited sewage management facility approved by council. If connection to either a public sewer or an accredited sewage management facility is not practicable, it shall be connected to some other sewage management facility approved by council. Toilet facilities must be provided and functioning **prior to the commencement of work.**

In this clause:

**accredited sewage management facility** means a sewage management facility to which Part 2 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

**public sewer** has the same meaning as it has in the Local Government (General) Regulation 2005.

**sewage management facility** has the same meaning as it has in the Local Government (General) Regulation 2005.

(9) Sedimentation and Erosion Controls

Sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum) the installation of a sediment fence with returned ends across the low side of the works and a temporary gravel driveway into the site. All vehicles needing to access the site are to use the temporary driveway.

**Part K - During Construction**

The development will need to meet certain standards. The following conditions set out matters that need to be done during the construction or implementation process.

- (1) If any damage is occasioned to Council property, particularly concrete kerbing and guttering and foot paving during building construction, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before construction be immediately notified to Council to avoid later conflict.
- (2) Effective dust/noise/erosion control measures are to be maintained during construction to maintain public safety/ amenity.
- (3) A properly constructed hoarding is to be erected in all cases where occupation of the footpath/roadway is necessary for building purposes or where public safety is involved.

A hoarding will be required for all commercial development and where the size and location of the building so warrants. Application is to be made in writing and work is not to be commence until such application is approved by council in writing.

(4) Waste to be Disposed to Waste Depot

All waste, from the building site, shall be disposed of at an approved landfill.

(5) Builder's Debris

During the construction period, all builder's debris and litter shall be adequately contained within the property. The builder is to remove all builder's debris and litter on a weekly basis, and at the completion of all work.

(6) Warning Signs

To ensure signs are erected on building and demolition sites:

- (a) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
    - (i) stating that unauthorised entry to the work site is prohibited, and
    - (ii) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
  - (b) Any such sign is to be removed when the work has been completed.
  - (c) This clause does not apply to:
    - (i) building work carried out inside an existing building, or
    - (ii) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
- (7) No building activities, excavation nor demolition being carried out on the site other than between the hours of 7.00 am to 7.00 pm, Monday to Friday inclusive, and 8.00 am to 5.00 pm on Saturday and Sunday.

**Part L - Prior to Lodgement of an Occupation Certificate Application**

**Prior to commencement of use of the development or occupation of a building,** Council must be contacted, an inspection carried out and permit to occupy issued. This is to confirm that all works have been completed and the development is suitable for use for its designed purpose.

(1) Inspections and Certificates - Final

On completion of these conditions, the applicant shall contact Council's Customer Service Officers to arrange an inspection to be carried out and the development finalised, and appropriate Compliance, Subdivision or Occupation Certificate issued.

- (2) Works As Executed plans for approved civil works are to be submitted to Council upon completion of the development **prior to the lodgement of an Occupation Certificate application.** Works As Executed plans are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008.*

- (3) **Prior to the lodgement of an Occupation Certificate application,** a concrete vehicular crossing is to be constructed in accordance with *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008 (Part 2 - Section 2),* over the full width of the footway to provide an effective all-weather access to the site and a nuisance-free surface over Council's footway. Accessway construction is relative to the approved footpath design along Wayeela Street. Upon completion of the formwork and string lines for the driveway, the applicant shall arrange for Council to inspect these works **prior to the pouring of concrete for the driveway.**

- (4) **Prior to the lodgement of an Occupation Certificate application**, the existing accessways off Olympic Street and Wayeela Street to the subject allotments shall be made redundant and the road reserve being reinstated to match the surrounding streetscape. This shall include the existing concrete laybacks being reinstated with kerb and guttering at the applicant's expense.

This will entail the removal of the current layback crossing inclusive of the gutter component with the replacement kerb and gutter poured as an integral unit over a prepared sub-base of 100mm thickness of compacted road building gravel or fine crushed rock and to suit the adjoining profile. The existing kerb and guttering is to be clean cut by a concrete saw. All works shall comply with the requirements specified in *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008*.

- (5) Entry & Exit signs and associated linemarking/directional arrows are to be installed in accordance with AS2890. Signage and associated linemarking/directional arrows are to be installed to clearly advise motorists of the entry and exit driveways. All signage and linemarking/directional arrows are to be installed to Council's satisfaction **prior to the lodgement of an Occupation Certificate application**. All costs associated with these works are to be borne by the applicant. The signs and linemarking/directional arrows are to be maintained for the life of the development.

- (6) **Prior to the lodgement of an Occupation Certificate application** provision of 21 off-street parking spaces each of dimensions 2.6 metres x 5.5 metres in accordance with Council's Parking Code, including one (1) car parking space in accordance with Australian Standard 2890 for disabled persons to serve the proposed development. Parking bays are to be clearly identified by pavement markings. Spaces adjacent to walls or other obstructions, which may affect door openings or vehicle manoeuvring, are to be widened by an additional 300mm on the side of the obstruction(s).

In respect of parking for disabled persons, approval does not guarantee compliance with the Disability Discrimination Act and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard AS 2890 in respect of acceptable standards of design and requirements.

- (7) **Prior to the lodgement of an Occupation Certificate application** the applicant is to enter into an agreement with Griffith City Council for the use of footpath and airspace for the proposed balcony within and over Council's road reserve.

- (8) Final Fire Safety Certificate

The essential fire safety measures referred to in the Fire Safety Schedule, excluding any existing measures, are to be installed within the building.

A final fire safety certificate, in or to the effect of Form 15 (copy attached) is to be furnished by the owner of the building to the Principal Certifying Authority (PCA) **prior to the issue of a Final Occupation Certificate**, in respect of all essential fire safety measures specified in the above Schedule.

The certificate should state that each specified essential fire safety measure has been assessed by a properly qualified person (chosen by the owner), and was found to be capable of performing to a standard not less than that specified in the Schedule.

Advice

*A person who carries out the assessment must inspect and verify the performance of each specified fire safety measure and must test the operation of each new item of equipment installed in accordance with the Schedule.*

- (9) **Prior to the lodgement of an Occupation Certificate** a certificate from a registered Structural Engineer attesting to the adequacy of the structure to support the anticipated loads is to be submitted as part of the certification documentation.

- (10) Certification the Building Complies with Part J – Energy Efficiency

**Prior to the lodgement of an Occupation Certificate application** it will be necessary to provide certificates and/or statutory declarations to certify the building to comply with Part J-Energy Efficiency of the BCA.

- (11) Disabled Access

A passenger lift or ramp serving the 1<sup>st</sup> floor (with a floor area of more than 200m<sup>2</sup>) shall be provided, **prior to the lodgement of any Occupation Certificate application.**

- (12) Consolidation of allotments

**Prior to the lodgement of any occupation Certificate application** Lots 24 and 25 Section 7 DP 758476 shall be consolidated to ensure compliance of the National Construction Code

- (13) Liquid Trade Waste Agreement

**Prior to the lodgement of an Occupation Certificate application** the person with the benefit of the development shall complete and submit a *Notification to Discharge* application to Council.

Note: Upon review of the application and associated premises, the person with the benefit of the development may be required to complete and submit one of the following applications and enter into a Liquid Trade Waste Agreement with Council (application fees may apply):

- Application to Discharge Liquid Trade Waste (Cat. A)
- Application to Discharge Liquid Trade Waste (Cat. B or C)

- (14) Section 94A Environmental Planning and Assessment Act 1979 - Development Contributions Plan 2010

In accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and Council's Development Contribution Plan 2010, this development requires a payment of a contribution towards the cost of or the recoupment of the cost of the provision, extension or augmentation of public amenities, public services and infrastructure that will, or are likely to be, or that have been provided and are required to adequately serve the community. Copies of relevant plans may be viewed or purchased from Council's Customer Services Unit during normal business hours.

Total payment shall be **\$10,000.00** (1% of the proposed cost of carrying out the development) unless other arrangements acceptable to Council are made.

The contribution is to be paid **prior to the lodgement of the Occupation Certificate application** unless other arrangements acceptable to Council are made.

(15) S64 Local Government Act 1993 – Water Supply

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*. Council shall issue a certificate of compliance pursuant to S307 of this Act upon the applicant making a payment in accordance with S306 of this Act. The amount payable at the time of issue of this consent is set out in the table below.

**Table of Contributions Required – Water & Sewer**

Type of Contribution	Precinct Location	Amount per Tenement	Number of Tenements	Total Amount to be Paid
Water Supply Headworks	1	\$5158.00	3.7 (additional tenements)	\$19,084.60
Sewer Supply Headworks	1	\$3616.00	6.7 (additional tenements)	\$24,277.20
<b>Total</b>				<b>\$43,311.80</b>

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the lodgement of the Occupation Certificate** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(16) Water Allocation Transfer

The applicant is to arrange for the transfer to Council of a water allocation of 2.9 ML. Documentary evidence of the transfer must be submitted to **Council prior to the lodgement of the Occupation Certificate application** unless other arrangements acceptable to Council are made.

Alternatively, where the allocation of water to be transferred is 2.0 ML or less, the applicant may make a pro-rata payment (this fee is based on market value) plus an administration fee to Council.

The contribution is exclusive of the fees for the connection of water services to the individual allotments.

Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

- (17) **Prior to the lodgement of an Occupation Certificate application** the applicant or the person or entity having the benefit of the consent shall provide documentary evidence that they have obtained the prescribed licence from the Office of Liquor Gaming and Racing.
- (18) **Prior to the lodgement of an Occupation Certificate application** the applicant or the person or entity having the benefit of the consent shall submit to Council a Management Plan and a Security Management Plan endorsed by the NSW Police – Griffith Local Area Command.
- (19) **Prior to the lodgement of an Occupation Certificate** an appropriate closed circuit Television (CCTV) system that complies with the requirements as specified by the Alcohol and Licensing Enforcement Command has been installed.
- (20) To provide hotel patrons alternate means of transport from the premises following the consumption of alcohol, the person or entity having the benefit of the consent shall provide a courtesy bus (which may be in conjunction with other venues) or alternatively make provisions for a taxi service in front of the premises between the hours of 6.00pm and 2.00am. The applicant is to seek approval for taxi services by way of an application to Council's Traffic Committee and approved **prior to the lodgement of the Occupation Certificate application.**

#### **Part N - Demolition Management**

This section relates specifically to demolition. It provides conditions designed to address the complex matters associated with demolition (eg. asbestos removal).

##### (1) Demolition Management

The work is to be executed by a competent person, with due regard for safe working practices and in accordance with the requirements of the Work Cover Authority.

At all times during demolition a competent person shall directly supervise work. It is the responsibility of the person to ensure that:

- The structure to be demolished and all its components shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, guys, shoring or any combination of these, shall be added for stability where necessary.
- Precautions are taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site are maintained particularly in the event of sudden and severe weather changes. Severe weather changes refer primarily to the localised high winds. In these circumstances loose debris can become airborne, particularly if it is in sheet form.

- The site shall be secured at all times against the unauthorised entry of persons or vehicles.

Utility services within the structure not required to be maintained during the demolition work shall be properly disconnected and sealed off before any stripping or demolition commences.

(2) Asbestos Materials

All materials containing asbestos that are damaged or defective are to be dealt with in accordance with the Regulations under the Occupational Health and Safety Act 2000 and the Code of Practice issued by the New South Wales Department of Health, as well as the requirements of the Department of the Environment and Conservation.

(3) Removal of Hazardous Waste

Removal of dangerous or hazardous materials shall be carried out in accordance with the provisions of all applicable State legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).

- Only competent persons, or competent and registered persons shall carry out removal.
- Removal of asbestos or materials containing asbestos fibres, shall be in accordance with the National Occupational Health and Safety Commission code of practice.
- All demolition works and asbestos handling/removal is to be carried out in accordance with NSW WorkCover requirements.
- Precautions to be observed and procedures to be adopted during the removal of dangerous or hazardous materials other than asbestos shall be in accordance with the relevant State regulations pertaining to those materials.

### **Part P - Conditions of Operation**

This part provides conditions specifically for retail, commercial and industrial development. These conditions must be observed whenever the retail, commercial and industrial development is in operation or use.

- (1) The premises and operations being conducted in such a manner so as not to interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, or otherwise.
- (2) The person or entity having the benefit of the consent shall keep a copy of the Management Plan and a Security Management Plan endorsed by the NSW Police – Griffith Local Area Command on the premises at all times and make available to Council and the NSW Police.
- (3) The premises must always be operated and managed in accordance with the Management Plan and the Security Management Plan required as part of this development consent. Should the person or entity having the benefit of the consent seek to modify or otherwise make changes to the Management Plan or the Security Management Plan they shall submit to Council a modification application pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979 for consideration.

- (4) The person or entity having the benefit of the consent shall maintain an Incident Register and a Register of Complaints on the premises. This shall be made available for viewing at the request of Council officers and/or the NSW Police.
- (5) Security patrols of the beer garden and on site car park are to be conducted on a regular basis during operating hours to reduce antisocial behaviour and to increase the safety for patrons using these areas.
- (6) Hours of Operation

The hours of operation are limited to the hours set out in the table below

Days	Time Period
<b>Mondays to Thursdays</b>	
- Pub Hours	10.00am to 11.00pm
- Beer Garden	10.00am to 10.00pm
- Delivery Times	7.30am to 6.00pm
<b>Fridays</b>	
- Pub Hours	10.00am to 1.00am (Saturday)
- Beer Garden	10.00am to 10.00pm
- Delivery Times	7.30am to 6.00pm
<b>Saturdays</b>	
- Pub Hours	7.30am to 1.00am (Sunday)
- Beer Garden	10.00am to 10.00pm
- Delivery Times	7.30am to 6.00pm
<b>Sundays</b>	
- Pub Hours	7.30am to 11.00pm
- Beer Garden	10.00am to 10.00pm
- Delivery Times	Not permitted

The approved hours of operation shall apply to the development for the first fifteen (15) months of operation at which time the 1.00am cessation of trading shall revert to 12.00am (midnight).

Should the applicant or the person or entity having the benefit of the consent seek permanent trading hours listed in the table above an application to modify the consent is to be lodged with Council for consideration. This application is to be made at or after 12 months of continual operation of the pub.

Note: Trading on public holidays shall be as per the day the public holiday falls or as per the requirements of the Office of Liquor Gaming and Racing except where they exceed the terms of this consent.

- (7) No takeaway sales of food or beverages are to be made to the general public direct from the subject premises, without the prior approval of Council.

- (8) Any outdoor display/security lighting is to be so located or shielded so that no additional light is cast on adjoining land or that it will distract traffic.
- (9) Intensity, period of intermittency and hours of illumination of any security or display lighting shall be varied if, in the opinion of the Council, injury is being caused to the amenity of the neighbourhood.
- (10) The development and proposed land use is required to comply with the Smoke Free Environment Act 2000.
- (11) The closed circuit Television (CCTV) system required by Condition L(19) shall be install, maintained and operated as follows:
- a. *CCTV surveillance cameras shall be strategically installed, operated and maintained throughout the premises with particular coverage to:*
    - (i) *principal entrance/s and exits of the premise*
    - (ii) *entry/exit points to the Car Park*
    - (iii) *all areas within the premise occupied by the public (excluding toilets)*
    - (iv) *the area within a 50m radius external to the public entrances to the premise*
    - (v) *reasonable coverage of the Car Parking area*
  - b. *Suitable and clearly visible signage shall be displayed at the principal entrance(s) to the premise, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises".*
  - c. *All CCTV recording equipment and cameras shall be of high grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras.*
  - d. *CCTV recording equipment, discs and or hard drive recordings shall be retained for 30 days before being re-used, destroyed or deleted. Time and date shall be auto recorded on the video tape, disc or hard drive. Video tapes and or discs must be handed to Council, Police or Special Inspectors upon request.*
  - e. *The CCTV recording equipment shall be able to immediately reproduce a CD copy of recorded footage on demand of Council or Police Officers, or within 12 hours of the request being made.*
  - f. *All CCTV recording devices and cameras shall be checked daily to ensure the equipment is operating correctly. The Licensee shall record this daily checking activity in the security/incident register book that meets the standards required by the Licensing Police and Council.*

- g. *All CCTV recording devices and cameras shall be operated 24 hours per day and 7 days per week or all trading hours of the premises if it does not trade 24 hours per day.*
  - h. *The CCTV recording device shall be secured within the premises and only be accessible to senior management personnel so as to maintain the integrity of the recorded footage.*
- (12) The premises being used solely as one unit and not being sub-let or otherwise divided into separate sections and used for additional purposes.
- (13) The support columns for the balcony to be constructed on Council's footpath are to be constructed and maintained by the landowner to the satisfaction of Council at all times.
- (14) Public Liability Insurance
- Public liability and indemnity insurance to \$20 million shall be maintained by the land owner for any structures located within the road reserve. The insurance is to be extended to include Griffith City Council and the Roads and Maritime Services being indemnified against any action that could result in litigation following any accident involving the proposed structures with the road reserve.
- A copy of the public liability cover is to be provided to Council on an annual basis.
- (15) The office being used in conjunction with and dependent upon the approved use carried on within the premises.
- (16) All vehicles are required to enter and leave the development in a forward direction to ensure traffic/pedestrian safety.
- (17) All vehicular loading and unloading is to be carried out within the site to prevent interference with the use of the public road by vehicles and pedestrians.
- (18) Vehicles accessing the development are to be limited to Medium Rigid Vehicles as specified in Austroads *Design Vehicles and Turning Path Templates* (2006).
- (19) Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose.
- (20) The car park being kept free for the use by staff and patrons for car parking and manoeuvring on at all times.
- (21) All staff are to park their vehicles onsite at all times.
- (22) The subject property has been allocated the street numbers of **471-475 Banna Avenue** and these numbers should be prominently displayed at the street frontage of the property.

- (23) A garbage bay shall be provided for the storage of garbage bins or approved containers and household rubbish.

A plan showing construction details and position of the bay shall be submitted to Council for approval. Provision also shall be made for recyclable materials.

## **Part R - Food Premises**

This part provides conditions for the on-going use of food shops. These conditions or requirements must be observed or satisfied at all times.

- (1) To ensure that the food premises complies with the New South Wales food health legislation and relevant Australian Standards, the following is to be complied with.

Prior to the intention to occupy the premises and commence trade, Council shall be contacted and an inspection carried out to ensure that the following requirements have been satisfactorily met.

### (a) Construction & Maintenance of Food Preparation Areas

To enable surfaces to be easily cleaned and sanitised floors, walls and ceilings in all food preparation areas (including coolroom and bar area) are to be constructed with smooth and impervious material to enable effective cleaning and sanitation. The intersection of the walls and floors are to be covered (uninterrupted surface) to minimise build-up of dirt and food waste. The intersection of the walls and ceiling is to be tight jointed (uninterrupted surface), sealed and dust-proofed.

The floor of the cool room shall be graded to the doorway and the cavity formed between the external walls of the room and the walls of the premises shall be sealed so as to prevent the access of vermin and food spillage.

### (b) Food Preparation Areas

To ensure that food preparation surfaces can be easily cleaned and sanitised, all food contact surfaces and equipment in food preparation areas such as the counter, benches, drainage boards, and table tops shall be constructed with smooth and impervious material, non-absorbent material free of cracks, crevices or cavities.

### (c) Support of Appliances

To ensure that equipment can be easily moved for cleaning purposes, appliances such as cabinets, cooking appliances, equipment, fittings, cupboards, shall be supported on either:

- (i) Wheels or castors capable of being easily moved when fully loaded; or
- (ii) Legs that provide a minimum 150mm clear space between the floor and the underside of the fitting to enable effective cleaning.

(d) Notice to Occupy

To ensure compliance with the NSW Food Act 2003 and the Food Standards Australia and New Zealand (FSANZ) Food Standards Code, Griffith City Council shall be given 2 days notice **prior to the intention to occupy the premises and commence trade.**

(e) Food Notification

Food Business shall register their details to state authority: "NSW Food Authority" at [www.foodnotify.nsw.gov.au](http://www.foodnotify.nsw.gov.au) and to provide their notification number to Council **prior to the lodgement of the Occupation Certificate application.**

(f) Entry of Pests

The design and construction of food premises must not permit the entry of pests through windows and/or other entrances e.g. fly screens on opening windows.

(g) Mechanical Exhaust Systems

To ensure emissions from cooking processes are effectively removed and to avoid air pollution, the mechanical exhaust system shall be designed and constructed in accordance with the Australian Standard 1668 "Mechanical Ventilation and Air Conditioning Code".

Plans and specifications showing details of the proposed mechanical exhaust system to the kitchen are required as part of the Construction Certificate documentation; and

Noise from the mechanical exhaust system shall not exceed 5dB (A) above background noise levels at the adjacent residential properties.

(h) NSW Legislative Requirements

Food Business must comply with the following NSW legislative requirements:

- (i) NSW Food Act 2003;
- (ii) Food Standards Australia and New Zealand Food Standards Code:
  - Food Safety Standards Chapter 3.2.2 Food Safety Practices and General Requirements; and
  - Food Safety Standards 3.2.3 Food Premises and Equipment.

(i) Dishwashers

To ensure that eating and drinking utensils are properly sanitised between each use, the dishwasher shall:

- (i) have a supply of potable water at a minimum temperature of 60°C and 71°C for the wash cycle; and

- (ii) wash cycle must operate for at least 60 seconds and the rinse at least 10 seconds; and
- (iii) have a thermometer accurate to within 1°C is required to ensure that the temperature of water in the wash and rinse tanks meets minimum temperature requirements.

(j) Hand Washing Facilities

To enable hands to be effectively washed, hand washing facilities shall be located where they can be easily accessed in a convenient location to food handlers. Hand wash basins shall be located in all food preparation and bar areas. Hand washing facilities shall be solely used for the purpose of hand washing only and have:

- (i) An adequate supply of warm running water through an approved mixing device. The mixing device is to be adjusted to enable hand washing in water with a minimum temperature of 40°C; and
- (ii) A supply of single use towels and soap are required at the hand basin at all times.

(k) Temperature Measuring Devices (e.g. Thermometers)

All appliances capable of holding hot and cold foods (including milk and milk products, eggs, meat, fish, cooked rice and opened shell fish) shall be provided with either:

- (i) a numerically scaled indicating thermometer; or
- (ii) a recording thermometer; or
- (iii) an alarm system to continuously monitor the temperature of the appliance.

So that potentially hazardous foods are stored under temperature control a food business must have a temperature measuring device that is:

- (iv) is readily accessible at all times; and
- (v) can accurately measure the temperature of potentially hazardous food to  $\pm 1^{\circ}\text{C}$ .

(l) Light Fittings

All glass lights (e.g. fluorescent tubes) above food preparation areas (including store rooms and cool rooms containing food) are to be fitted with shatter proof light fittings to minimise foreign physical contamination in the case of blown, broken glass from light.

(m) Food Handlers – Adequate Skills and Knowledge

Food Businesses are to ensure that persons undertaking or supervising food handling operations have appropriate skills and knowledge in food safety and

food hygiene matters.

(n) NSW Food Authority

Food Business must comply with the requirements stipulated by the NSW Food Authority in accordance to the Food Regulation 2004.

(o) Food Safety Supervisor

The food business shall appoint a Food Safety Supervisor. The Food Safety Supervisor must be trained by a Registered Training Organisation approved by the NSW Food Authority. A valid Food Safety Supervisor certificate shall be available on the premises at all times.

- (2) The proposed development and fit out is required to comply with the provisions of the Food Act 2003, the Food Safety Australia and New Zealand Food Safety Standards Code. An inspection of the premise by Councils Environmental Health Officer is required **prior to the issue of the Occupation Certificate.**
- (3) The Hotel shall be registered with the NSW Food Authority **prior to the issue of an Occupation Certificate.**

#### **Note V - Advisory Notes**

These notes and schedules are provided for advisory purposes only. They do not form part of the consent and are not conditions that need to be satisfied at any stage of this development nor of its on-going operation.

You should study these advices and take special note if they apply to your development or any associated activities.

- (1) This approval does not include approval to use the footpath area for outdoor dining or for the consumption of alcohol.
- (2) Lighting at both the front and rear entrances to the venue is to be in accordance with AS/NZS 1158 tendency toward 'white' light rather than amber, to allow accurate recognition of any offenders that may have been involved in the commission of offences at the premise, or immediately outside.
- (3) An entrapment opportunity exists in the proposed car park of the premise, in front of the Loading Bay area. This would need to be monitored by CCTV and well lit to mitigate the potential for offences to occur in this area.
- (4) Internal walls surrounding 'Seating Nooks' should not conceal any areas from observation. The potential exists that these areas can become entrapment zones or a haven for intoxicated patrons to take refuge.

The boundary walls surrounding these nooks should not exceed 1.3 meters in height to allow privacy, but mitigate entrapment and intoxication opportunities.

- (5) To maximise safety for management and/or staff that are required to work late parking spaces 1 and 2 on the plans should be reserved for staff. This will maximise the safety of staff when leaving the premise at night and also

improve accessibility for deliveries to the venue.

- (6) It is noted from the submitted information that signage for the premises will be subject to further application however the following is provided for Councils information. Any advertising signage is to be assessed against and comply with the provisions of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage., and the Department of Planning’s Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007). The following is appropriate unless the provisions for advertising structures under SEPP 64 apply.

Any signage shall be designed and located so as to comply with the following:

- a) the sign display shall not include:
    - Any flashing lights,
    - Electronically changeable messages,
    - Animated display, moving parts or simulated movements.
    - Complex display that holds motorist’s attention beyond “glance appreciation”,
    - Display resembling traffic signs or signals, or giving instruction to traffic by using words such as ‘halt’ or ‘stop’;
  - b) The method and intensity of any illumination of the sign shall not be directed or transmitted in such concentration or intensity to cause distraction or glare to motorists.
  - c) The permissible level of reflectance of an advertisement is not to exceed the ‘Minimum coefficients of Luminous intensity per unit area for Class 2A’, as set out in Australian Standard AS/NZS 1906.1:2007;
  - d) Any proposed sign and support structure shall be located wholly within the confines of the property boundaries and not protrude over any adjoining road reserve.
  - e) Any proposed sign and support structure to be located within close proximity to a road reserve is required, as a minimum, to comply with the wind loading requirements as specified in AS1170.1 Structural design actions – Permanent, imposed and other actions and AS1170.2 Structural design actions – wind actions.
  - f) Any proposed sign and support structure shall not obstruct any road regulatory, safety or directional signage in the vicinity,
  - g) Any proposed sign and support structure shall not pose any risk to the safety of pedestrians or motorists.
- (7) Any works associated with the proposed development shall be at no cost to the Roads and Maritime Services.

#### **Note W - Inspections, Certificates and Other Approvals**

The following inspections must be carried out, certificates issued or supplied, or additional consents gained at the times or stages shown.

(1) Inspections During Construction

Should Council be engaged as the Principal Certifying Authority, the following inspections are required to be carried out by Council’s officers.

- a) after excavation for, and prior to the placement of, any footings, and
- b) prior to pouring any in-situ reinforced concrete building element, and

- c) prior to covering of the framework for any floor, wall, roof or other building element, and
- d) prior to covering waterproofing in any wet areas, and
- e) prior to covering any stormwater drainage connections, and
- f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

**Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a default penalty shall be imposed upon the applicant by Council.**

**Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning (02) 6962 8100 to arrange for an inspection to be carried out.**

### **Other Local Government Act Approvals**

In seeking development consent, the following other Local Government Act 1993 approvals have been granted under Section 68 with the attached conditions:

No other approvals sought.

## Statement of Environmental Effects

Proposed development on  
Lots 24 & 25, Sec 7, DP 758476, Banna Avenue, Griffith



2007.239

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The client has authorised **Planningmatters** Development Service to liaise with Griffith City Council on their behalf regarding this proposal.

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## 1.0 DESCRIPTION OF THE SITE & LOCALITY:

The subject land comprises Lots 24 & 25, Section 7, DP 758476, Banna Avenue, Griffith. References in this document to the 'subject land', 'subject site' or 'site' comprise both of these allotments.

The site fronts Banna Avenue, Wayeela Street and Olympic Street. The site is currently occupied by a single and double storey buildings fronting Banna Avenue, an awning in the centre of the site and a detached shed fronting Olympic Street. Adjoining land to the east of the site was previously used for the purposes of a service station and is currently occupied by an automotive window repairer and a car washing facility.

Recent land-uses on the site have included a sign-writing business, curtain & fabric business and an office premises fronting Banna Avenue, a sign writing business from Olympic Street and a residential unit upstairs fronting Banna Avenue.

Development Consent was issued in September 2005 (DA 100/2005) for alterations & additions to existing buildings, use of premises for the purpose of a hotel and demolition of an existing shed. This Development Consent has not been acted upon and lapsed in September 2010.

Development Consent was issued in October 2008 (DA 297/2008) for demolition of the existing buildings. To date, this development consent has not been acted upon and lapsed in October 2013.

Vehicular access to the site can be gained via existing driveways off Wayeela Street and Olympic Street.

The subject land and adjoining allotment fall to the north towards Olympic Street.

The subject land is currently serviced with essential services such as reticulated potable water, reticulated sewerage, electricity and telecommunications.

The immediate surrounding locality is a commercial precinct forming part of the Griffith CBD. Whilst surrounding premises generally comprise shops. Some surrounding premises have upstairs residences.

The surrounding locality comprises relatively little vegetation. The majority of vegetation within the locality comprises plantings within the centre median of Banna Avenue.

Banna Avenue adjoins the site's southern boundary and is considered to be the major road within the locality. Banna Avenue is classified as an 'arterial' road under the control of the Roads & Traffic Authority of NSW (RTA) and has a speed limit of 50km/hr. Banna Avenue provides for the two-way movement of vehicles and has a landscaped central median. Parallel parking adjoins the street gutter and 90° angle parking is provided within the centre median.

Olympic & Wayeela Streets also adjoin the site's northern and western boundaries. Both Olympic & Wayeela Streets are local roads under the control of Griffith City Council with a speed limit of 50km/h.

## **2.0 DESCRIPTION OF THE PROPOSAL:**

### **2.1 Nature of the proposed land-use:**

The proposed development relates to the demolition of existing buildings and construction of a new building to be used for the purposes of a hotel, an associated carpark & beer garden on Lots 24 & 25, Section 7, DP 758476, Banna Avenue, Griffith.

Demolition works comprise the removal of all existing buildings, retaining walls, driveways, hard-stand surfaces, vegetation, etc but only include the partial demolition of the building that straddles Lots 23, 24 & 25, Section 7, DP 758476. The remaining portion of this building on Lot 23, Section 7, DP 758476 will either be demolished at least 3m past the common boundary line or include the construction of a fire wall on the boundary to protect this building from the fire source feature (ie: the common boundary).

The new building will comprise two (2) storeys, have a balcony over a portion of the Banna Avenue footpath and is proposed to be initially occupied by an Irish Pub that will provide meals, liquid refreshments, light entertainment, gaming and on occasions cater for small functions/meetings.

The proposed development has been designed to embrace elements of the existing buildings design and reflect the development that was approved by Council as part of DA 100/2005.

The ground level of the building will comprise a lounge area, bar area, limited seated areas for eating, a kitchen, cool room, store rooms, office, gaming room, meeting room, a stage and amenities. A beer garden, child play area, unloading dock and carpark will be located outside at the rear (northern end) of the building on a lower level.

The first floor level of the building will only occupy approximately two-thirds of the ground floor building and will comprise a bar area, limited seated areas for eating, a stage, void that looks down to the ground floor bar and amenities. A balcony will be located over a portion of the Banna Avenue footpath and have access off the first floor bar area.

Whilst amenities will be provided on both levels of the building only the amenities on the ground floor are proposed to cater for disabled persons.

### **2.2 Subdivision:**

The subject land currently comprises two (2) Torrens title allotments. The proposal does not include the subdivision or adjustment of boundaries but will require the consolidation of Lots 24 & 25, Section 7, DP 758476. Evidence of lodgement of a Plan of Consolidation with the NSW Land & Property Information office (LPI) can be submitted to Council prior to the issue of a Construction Certificate, if required.

The proposal does not include the creation of any easements on either the existing allotments, the new consolidated allotment or adjoining allotments.

### **2.3 Advertising signage & outdoor lighting:**

The proposal development does not include the erection of any new/additional advertising signage. Whilst the submitted plans identify the potential location of indicative signage on the building's facade, the exact location, size, wording & colours of signage has to date not been confirmed. A separate DA relating to signage can be submitted to Council at a later date, if required.

The proposed development will require the provision of outdoor security lighting at various points throughout the site. Whilst the exact location and type of lighting have to date not been confirmed, details of proposed lighting can be submitted to Council, prior to the issue of a Construction Certificate, if required. It is acknowledged that Council may impose a condition of consent requiring lighting to be screened so that it does not distract passing traffic or surrounding properties.

### **2.4 Hours of operation & days of trade:**

The proposed business to occupy the premises will trade seven (7) days a week between the hours of: 10.00am–11.00pm Monday to Thursday; 10.00am–1.00am on Fridays; 7.30am–1.00am on Saturdays; and 7.30am–11.00pm on Sundays.

The variation in the commencing trading hours on Saturday & Sunday mornings will cater for potential breakfast trade. The variation of closing trading hours on Friday and Saturday nights will cater for expected peak evening trade on weekends. Given the opportunity to cater for champagne breakfasts, etc on weekends, consent is sought to serve alcohol between the abovementioned trading hours.

Given the relatively close proximity of residential dwellings, it is acknowledged that Council may restrict use of the beer garden to no later than 10:00pm.

Staff associated with the business to occupy the premises will be present on the site outside the abovementioned trading hours.

### **2.5 Employees & Customers:**

The number of staff employed by the business will vary depending on peak trading periods. Peak trading periods are anticipated to take place on Friday, Saturday & Sunday evenings. The maximum number of staff anticipated to be employed during peak trading periods will be approximately 9 staff. These staff comprise 1 manager, 4 bar staff/waiters, 1 chef, 1 kitchen hand and 2 security personnel. Additional staff will be employed on an 'as required' basis.

Whilst it is difficult to anticipate the number of patrons that are likely to visit the premises, it is estimated that the maximum number of patrons (ie: at peak trading periods on Friday & Saturday evenings) that would ever be on the site at any one period of time could be approximately 250-290. This estimate is based on up to approximately: 100-120 people in the ground floor bar & lounge area; 80-100 people in the first floor bar area & on the balcony; and 50 people in the beer garden area. This estimate includes approximately 20 people in the gaming room but doesn't take into consideration anybody in the meeting room. In saying that, the nature of the proposed hotel as an Irish pub is unlikely to have 290 people on the site at any one point in time. This is because the proponent plans for the premises to have a relaxed un-cramped atmosphere in comparison to conventional pubs where each patron often occupies around 1m<sup>2</sup>.

## **2.6 Pedestrian access:**

Primary access to the premises will be gained via the front entrances off Banna Avenue. Secondary access will be gained from the rear carpark via the beer garden.

It is not proposed to provide pedestrian access to the premises off either Wayeela Street or Olympic Street. Given that the rear entrance is only proposed to cater for customers parking in the carpark, it is not proposed to provide a link between this entrance and Wayeela Street.

The secondary entrance via the beer garden will include the provision of at least two (2) ramps as shown on the submitted plan. Depending on the grade of these ramps, tactile indicators and balustrades will be provided. Tactile indicators will be provided adjacent to the gate leading from the beer garden to the carpark.

## **2.7 Vehicular access & parking:**

The proposal includes the construction of a new driveway off Wayeela Street as shown on the submitted plan. This new driveway will serve as a combined entry & egress point. Whilst it is anticipated that passenger cars will travel in an anti-clockwise direction around the carpark, heavy vehicles will enter & leave the site via the portion of the driveway adjacent to the beer garden.

The proposal provides for the provision of 23 on-site parking spaces of which 1 space will be dedicated for use by disabled persons and an unloading area. The carpark & driveway will comprise a hard-stand surface such as concrete, asphalt, bitumen seal or similar.

Using the schedule in DCP 20, the proposal requires the provision of 106 on-site car parking spaces. Taking into consideration a 70% reduction (if indoor eating areas exceed outdoor eating areas in size) the number of on-site parking spaces required to be provided reduces to 32, whereas 0 parking spaces are required if a 100% reduction (because outdoor eating areas exceed indoor eating areas in size) is granted. Provision has been made for 23 on-site parking spaces, which is considered to be a shortfall of only 9 spaces if only a 70% reduction. Given that the proposal includes the provision of outdoor eating areas that exceed indoor eating areas in size, a 100% reduction has been applied for as part of this DA. In saying that, the proponent still intends to provide an on-site carpark as part of this DA.

A detailed discussion relating to parking calculations is provided in Section 3.4.1.3 of this document.

## **2.8 Loading/unloading:**

The proposed business to occupy the premises will require regular deliveries of goods & materials to the site. A dedicated unloading area has been incorporated into the carpark design adjacent to the kitchen at the rear (northern end) of the building. It is proposed to store waste receptacles in the unloading area.

Delivery vehicles will enter and exit the site in a forward direction off Wayeela Street. Delivery vehicles are anticipated to include vans and rigid trucks. All companies undertaking regular deliveries to the site can be instructed by the business operator to use the loading bay at the rear of the site.

## **2.9 Traffic generation:**

The Roads and Traffic Authority of NSW's *Guide to Traffic Generating Developments* policy does not provide an indication of vehicle trips that are likely to be associated with hotels. Whilst Council's DCP20 does not provide an indication of likely vehicles trips for hotels, it does list a parking requirement of 1 space per 5m<sup>2</sup> of GFA.

Given that peak trading hours will generally occur at times outside traditional trading hours for surrounding landuses, on-street parking spaces in Banna Avenue are considered to adequately cater for demand generated by the development. In saying that, the continued trend for patrons visiting hotels not to drive home further reduces the number of vehicle movements likely to be associated with hotels as patrons either car pool or make use of public transport.

## **2.10 Construction:**

The proposed development will require a significant amount of demolition & construction activity. The majority of construction work will be undertaken between the hours of 7am to 6pm (Monday to Friday) and 7am to 4pm on Saturdays. No construction work will be undertaken on Sundays or Public Holidays without prior consent from Council.

Adequate provision exists to erect a temporary security fence around the site. Hoardings will be required for certain elements of the proposal. Provision can be made for pedestrian around these hoardings. It is acknowledged that Council will impose a condition of consent requiring approval for any hoardings and submission of detail relating to pedestrian thoroughfares around hoardings.

Adequate provision exists for builder's vehicles, materials and waste to be stored on site during the construction stage. Submission of a Construction Management Plan is not considered to be necessary in this instance.

The proposed works may require the implementation of soil erosion & sediment control measures. A soil erosion & sediment control plan can be submitted to Council prior to the issue of a Construction Certificate.

## **2.11 Amenities:**

It is proposed to provide amenities on both the ground and first floors, as shown on the submitted plan. Amenities on the ground floor will cater for disabled persons. It is anticipated that the ground floor disabled toilet will also act as a baby change room.

## **2.12 External Design:**

Whilst the proposal will alter the external appearance of the site, the new building has been designed so as to reflect the existing building's appearance. The new balcony over the public footpath on Banna Avenue has been designed to fit in with the overall theme of the building.

The proposed development will provide for a new building that reflects the appearance of existing buildings on the site and is considered to compliment, if not enhance, the surrounding streetscape.

### **2.13 Essential services:**

The site is currently provided with essential services such as reticulated potable water, reticulated sewerage, electricity and telecommunications. The proposed development does not require the provision of any new utility service connections. The proposal may require an increase in the size of utility services such as Council's potable water meter for fire safety reasons.

### **2.14 Drainage:**

The site currently falls towards Olympic Street and to a lesser extent Wayeela Street.

It is proposed to direct stormwater from the new building and hard-stand areas to the surrounding street gutters. Stormwater from the southern portion of the building can be directed towards Banna Avenue, whilst stormwater from the northern portion of the building, the beer garden area and the carpark can be directed to either Olympic street or Wayeela Street.

It is acknowledged that Council may require the on-site detention of stormwater based on new hard-stand areas. It is anticipated that detention can be provided within the carpark or in tanks. Detailed design drawings & calculations relating to stormwater collection & disposal can be submitted to Council prior to the issue of a Construction Certificate for civil works.

### **2.15 Noise:**

The proposal will result in the generation of noise from the site. Noise is anticipated to be generated by: patrons & vehicles entering/leaving the site; patrons using the outdoor beer garden; and music associated with the provision of entertainment. Noise generated inside the building can be mitigated through the use of insulation in wall construction and by installing self-closing doors. Noise generated within the beer garden area is considered to generally comprise voices. Whilst the provision of a high screen wall around the beer garden is hoped to mitigate the extent of noise that is audible from surrounding residences, hours that the beer garden is utilised can be restricted, if required.

Noise from the outdoor child play area is not anticipated to result in the generation of significant offensive noise that could affect surrounding residential receptors. In this regard, it is anticipated that the child play area will generally only be used during daylight hours by children whose parents are sitting in the beer garden. Hours within which the child play area can be used can be restricted so as to compliment hours that the beer garden can be occupied.

To ensure that operation of the development does not unreasonably affect surrounding residents by reason of noise, it is anticipated that Council will restrict the hours of operation. Signage could be erected to ensure that patrons utilising the outdoor beer garden area and leaving the site via the rear carpark are mindful of surrounding residents and don't generate any excessive noise.

Considering that Council approved DA 100/2005 without significant concerns relating to noise being generated from the premises, a noise impact assessment report has not been submitted as part of this DA.

## 2.16 Waste:

Waste to be generated by the proposed development is considered to comprise waste from the demolition & construction processes and waste from future business operations.

Waste to be generated during the demolition & construction period is anticipated to comprise general builder's debris & may include asbestos. It is acknowledged that Council may impose conditions of consent requiring waste to be stored on-site during construction and the disposed of at a licensed facility and for asbestos to be handled & disposed of in accordance with the legislative requirements.

Waste to be generated by the future business operations is anticipated to comprise a mixture of plastics, packaging, paper, cardboard, glass & food scraps. Solid waste can be stored on-site in receptacles stored in the unloading area and disposed of through a waste contractor or Council's kerb-side collection service. Where possible, solid waste can be recycled.

It is acknowledged that Council will require the landowner to enter into a Trade Waste Agreement with Council and require the pre-treatment of any liquid trade waste. An approved grease trap will be installed to collect liquid waste associated with cooking activities. It is anticipated that waste generated by the business will be consistent with that generated by similar hotels in Griffith.

The preparation of a Waste Management Plan is not considered necessary in this instance.

### **3.0 CONSIDERATION OF RELEVANT LEGISLATION:**

#### **3.1 Local Government Act 1993:**

##### **3.1.1 Section 68 Approvals:**

This DA does not include an application to Council for any new connections to Council's reticulated water supply service under the provisions of Section 68 of the Local Government Act 1993 as permitted by Section 78A(3) of the Environmental Planning and Assessment Act 1979. Should the proposal require a new or upgraded water connection (eg: for fire safety reasons), a separate application can be submitted to Council at a later date.

This DA does not include an application to Council for a new connection to Council's reticulated sewerage system under the provisions of Section 68 of the Local Government Act 1993 as permitted by Section 78A(3) of the Environmental Planning and Assessment Act 1979. The proposal will require the provision of new internal sewerage lines to service the new building. Should the proposal require any new or upgraded sewerage connections, a separate application can be submitted to Council at a later date.

This DA does include an application to Council to alter the current arrangements for the disposal of stormwater under the provisions of Section 68 of the Local Government Act 1993 as permitted by Section 78A(3) of the Environmental Planning and Assessment Act 1979. Detailed design drawings and calculations will be submitted to Council in conjunction with an application for the Construction Certificate.

#### **3.2 Roads Act 1993**

The proposal includes the construction of a new driveway of Wyeela Street, as shown on the submitted plan. The proposal does not include the opening of any new public roads.

#### **3.3 Native Vegetation Act 2003**

The proposal does not include the removal of any "native vegetation".

#### **3.4 Environmental Planning & Assessment Act, 1979:**

##### **3.4.1 Section 79C – Evaluation of matters for consideration:**

###### **3.4.1.1 Provisions of any Environmental Planning Instruments:**

State Environmental Planning Policy No.64 – Advertising Signage:

The proposal does not include the erection of any new/additional advertising signage. As such, SEPP64 is not considered to apply to this DA. Whilst the submitted plans identify indicative signage, a separate DA will be submitted to Council for advertising signage.

State Environmental Planning Policy (Infrastructure) 2007:

- cl 101: The subject land fronts a classified road (Banna Avenue). The following discussion is provided in relation Clause 101(2) of SEPP (Infrastructure) 2007:
- (a): Vehicular access to the site can be provided off Wayeela Street.
  - (b): The safety, efficiency and ongoing operation of Banna Avenue is not considered to be adversely affected by the proposal as a result of:
    - (i): the design of the site's access off Wayeela Street. Whilst provision exists for vehicles turning right into the site to back up and affect traffic on Banna Avenue, traffic turning into the site off Wayeela Street is not anticipated to have to wait for extended periods. As such, the potential for traffic travelling along Banna Avenue having to wait for extended period is considered to be minimal.
    - (ii): the emission of smoke or dust from the site.
    - (iii): the nature, volume or frequency of vehicles using Banna Avenue, as access can be gained off Wayeela Street and customers are anticipated to park on-site, in Banna Avenue or to a lesser extent the public carpark to the west of the site off Wayeela Street.
  - (c): The proposal is not sensitive to traffic noise or vehicle emissions.
- cl 104: The proposed development is not considered to be listed in Schedule 3 of SEPP (Infrastructure) 2007. In this regard, the proposal does not comprise a premises licensed under the *Liquor Act 1982* that caters for 50 or more motor vehicles. Likewise, the proposal does not relate to a "refreshment room".

Griffith Local Environmental Plan 2002 (GLEP2002):

- cl 10: The site is currently zoned *3(a) – General Business* under the provisions of the GLEP2002. The demolition of existing buildings and construction of a new building to be occupied by a "hotel" is considered to be permissible with development consent on land zoned *3(a) – General Business*. The proposal is not considered to be inconsistent with the objectives of land zoned *3(a) – General Business*.
- cl 24: The proposal does not require the removal of existing vegetation.
- cl 26: The subject land is not considered to be identified as potentially flood prone land on Council's "100 year flood susceptibility" map.
- cl 37: The subject site is not located within close proximity of a Heritage Item.
- cl 39: The subject site is not located within a Heritage Conservation Area.
- cl 50: This DA seeks consent to open a new driveway off Wayeela Street.
- cl 51: The following discussion is provided in relation to cl 51(4) of the GLEP2002:
- (4)(a): The proposal is not anticipated to constitute a traffic hazard or materially reduce the capability or efficiency of Banna Avenue.
  - (4)(b): The proposal is not considered impede through traffic on Banna Avenue.
  - (4)(c): The proposal is not anticipated to prejudice any future improvements to, or realignment of Banna Avenue.
  - (4)(d): The proposal is not considered to be sensitive to traffic noise.
  - (4)(e): The proposal will not detract from the scenic values of the locality. Whilst the proposal is for the construction of a new building, the design has embraced elements of the sites' previous building (such as neoclassical Georgian style windows and doors, architectural columns) and as such will enhance the streetscape of Banna Avenue.
  - (4)(f): Vehicular access to the site will be provided via Wayeela Street.
  - (4)(g): The new building will have a setback consistent with the existing building and other buildings throughout the central business district.
- cl 57: Adequate arrangements can be made for potable water supply and the disposal of sewerage and stormwater.
- cl 58: The proposal does not include the erection of any new/additional advertising signage.

### 3.4.1.2 **Provisions of any draft Environmental Planning Instruments:**

#### Draft Griffith Local Environmental Plan 2013 (GLEP2013):

The following commentary is provided in relation to clauses of the draft GLEP2013 that are considered to apply to the proposal:

Part 2: The subject site is proposed to be zoned *B2 – Local Centre* under the provisions of the draft GLEP2013. The proposal is considered to be defined as a “pub”, which is a type of “food & drink premises” in the draft GLEP2013 Dictionary. The use of land zoned *B2 – Local Centre* for the purposes of a “pub” or “food & drink premises” is permitted with consent. The proposal is not inconsistent with the objectives of land zoned *B2 – Local Centre*.

Part 3: Not Applicable.

Part 4: cl 4.1: Not Applicable.

cl 4.1AA: Not Applicable.

cl 4.1B: Not Applicable.

cl 4.1C: Not Applicable.

cl 4.2: Not Applicable.

cl 4.2A: Not Applicable.

cl 4.2B: Not Applicable.

cl 4.2C: Not Applicable.

cl 4.2D: Not Applicable.

cl 4.2E: Not Applicable.

cl 4.3: Noted.

cl 4.4: Noted.

cl 4.5: Noted.

cl 4.6: Noted.

Part 5: cl 5.1: Not Applicable.

cl 5.2: Not Applicable.

cl 5.3: Not Applicable.

cl 5.1: Not Applicable.

cl 5.4: Not Applicable.

cl 5.5: Noted.

cl 5.6: Noted.

cl 5.7: Noted.

cl 5.8: Not Applicable.

cl 5.9: Not Applicable.

cl 5.9AA: Not Applicable.

cl 5.10: Not Applicable.

cl 5.11: Not Applicable.

cl 5.12: Not Applicable.

cl 5.13: Not Applicable.

Part 6: cl 6.1: Not Applicable.

cl 6.2: Not Applicable.

cl 6.3: Noted.

cl 6.4: Noted.

Part 7: cl 7.1: Not Applicable.

cl 7.2: Not Applicable.

cl 7.3: Not Applicable.

cl 7.4: Not Applicable.

cl 7.5: Not Applicable.

cl 7.6: Noted.

cl 7.7: Not Applicable.

cl 7.8: Not Applicable.

cl 7.9: Noted.

cl 7.10: Not Applicable.

cl 7.11: Noted.

### 3.4.1.3 **Provisions of any Development Control Plans (DCPs):**

#### Griffith Development Control Plan No. 20 – Off-Street Parking Policy:

The following discussion is provided in relation to the requirements listed in DCP 20:

- 1.7.1 An appropriate parking ratio for the proposed development is considered to be 1.0 space per 5m<sup>2</sup> GFA.  
Based on a total floor area of approximately 528m<sup>2</sup> (excluding the beer garden, child play area, first floor & balcony), the proposal requires 105.6 ≈ 106 spaces. If GFA is considered to include the balcony, which brings the GFA to approximately 585m<sup>2</sup>, the proposal requires 117 spaces.
- 1.7.2 (a): The subject land is located within precinct 1, which provides for a maximum reduction in the number of parking spaces of up to 100%.  
(b): The proposal is considered to be eligible for a reduction of at least 50% because the premises fronts Banna Avenue and entails a restaurant. Depending on the size of indoor & outdoor eating areas, the proposal could also be eligible for a further discount of between 20%-50%. In this regard, the proposal would be eligible for a total discount of 70% if indoor eating areas exceeded the size of outdoor eating areas. By comparison, the proposal would be eligible for a total discount of 100% if outdoor eating areas exceeded the size of indoor eating areas. A 70% reduction means that the premises only requires 31.8 ≈ 32 spaces, which results in a deficiency of 9 spaces. A 100% reduction means that the proposal doesn't actually require any on-site parking spaces and has a surplus of 23 spaces.  
Given that not all of the 309m<sup>2</sup> open bar & lounge areas on the ground & first floors will be used for indoor eating, the portions of the beer garden & balcony to be used for outdoor eating exceed the size of total indoor areas. On this basis, a 100% reduction has been sought as part of this DA. In saying that, the proponent still intends to provide an on-site carpark as part of this DA.  
(c): Not applicable.
- 1.7.3 Noted.
- 1.7.4 Noted.
- 1.7.5 Noted.
- 1.8.1 Given that the proposed is not considered to have a deficiency of on-site parking providing if the outdoor eating areas exceed the size of indoor eating areas, the provision of parking spaces off site is not considered to be required in this instance.
- 1.8.2 Given that the proposed is not considered to have a deficiency of on-site parking providing if the outdoor eating areas exceed the size of indoor eating areas, the payment of a cash contribution for parking is not considered to be required in this instance.
- 1.9.1 Not Applicable.
- 1.9.2 Noted.
- 1.9.3 Noted.
- 1.9.4 Not Applicable.
- 1.9.5 Noted.
- 1.9.6 Noted.
- 1.9.7 Noted.
- 1.9.8 Not Applicable.
- 1.9.9 Concession sought.
- 1.10.1 Noted.
- 1.10.2 Noted.
- 1.10.3 Not Applicable.
- 1.10.4 Concession sought. Whilst the majority of the carpark is proposed to comprise a hard surface with no landscaping to be provided at the front of parking spaces, the north-eastern & north-western pockets of the carpark can be landscaped, if required.
- 1.10.5 Noted.
- 1.10.6 Noted.
- 1.11.1 Noted.
- 1.11.2 Noted.
- 1.11.3 Noted.

Griffith Development Control Plan No. 25 – Advertising & Notification of DAs:

It is acknowledged that Council will notify the proposed development. Should Council receive any objections relating to the proposal, it is requested that **Planning**matters Development Service and the proponent be given the opportunity to comment on issues raised in the submissions.

**3.4.1.4 Any Planning Agreements:**

There are understood to be no Planning Agreements relating to the subject site. Whilst the proponent considered entering a Planning Agreement with Council in relation to DA 100/2005, it is understood that no formal Planning Agreement was entered into.

**3.4.1.5 Any matters prescribed by the Regulations:**

There are not considered to be any matters prescribed by the Regulations that relate to the proposed development.

**3.4.1.6 The likely impact of the proposed development:**

Context and Setting:

The subject site is located within an established commercial precinct comprising other entertainment and refreshment premises. The proposed development is considered to compliment existing commercial type land-uses and not on nearby residential land-uses.

Access, transport and traffic:

Vehicular access to the site will be via Wayeela Street. No access to the site is proposed from Olympic Street or Banna Avenue. The proposal includes the construction of a new on-site carpark at the rear of the site. Adequate arrangements can be made for vehicular access, parking and manoeuvring on the site.

Public Domain:

The proposal is not considered to have a detrimental impact on the public domain.

Utilities:

The proposal does not require the alteration, extension or upgrading of any utilities.

Heritage:

The site is not listed as a Heritage item or within a heritage conservation area.

Other land resources:

The proposal is not considered to have any impact on other land resources.

Water:

The proposal is not considered to have any impact on the conservation of water.

Soils:

The proposal is not considered to have any impact on soil conservation.

Air & Microclimate:

The proposal is not considered to have any impact on air quality.

Flora & Fauna:

The proposal is not considered to have any impact on flora or fauna.

Waste:

Adequate arrangements can be made for the storage, collection & disposal of waste. Preparation of a Waste Management Plan is not considered to be warranted in this instance. It is acknowledged that landowner will be required to enter into a Trade Waste Agreement with Council.

Energy:

The proposal is not considered to significantly inefficient in term of energy demand.

Noise:

The proposal will not result in the generation of excessive offensive noise that is likely to affect surrounding residential receptors.

Natural hazards:

The proposal is not considered to result in any natural hazards.

Technological hazards:

The proposal is not considered to result in any technological hazards.

Safety, security & crime prevention:

The proposal is not considered to generate any significant safety or security issues. It is anticipated that liquor licence conditions will require the provision of security staff. The proposal is not necessarily likely to result in an increase in the incidents of criminal activity within the locality. The building will most likely to fitted with an alarm to deter potential break & enter incidents.

Social impact:

The proposal is not considered to have a detrimental social impact on the locality. It is acknowledged that consideration of the potential social impact of the proposal will be considered by the NSW Office of Gaming & Racing when determining a liquor licence application.

Economic impact:

The proposal is not considered to have a detrimental impact on similar businesses within the city. In this regard, the proposed business to occupy the premises is looking to attract a market that does not currently attend pubs on a regular basis. In any case, the proponent believes that adequate provision exists within the local market to accommodate a boutique pub.

Site Design and Internal Design:

The proposed development provides for the new building to reflect the appearance of the existing building. The proposed building design is considered to fit in with the general appearance of the locality. The building's internal design is considered to be appropriate for its intended purpose.

Construction:

The proposal will require construction activity to take place during daylight hours.

Cumulative impacts:

The proposal is not considered to have a negative cumulative impact on the surrounding locality in terms of the provision of essential services, access, traffic or noise.

**3.4.1.7 The suitability of the site for the development:**

The subject site is located within an established commercial precinct. The proposal is considered to fit in with surrounding land-uses. Adequate provision can be made for on-site parking, vehicular access, drainage and essential services. On this basis, the subject site is considered to be suitable for the proposed development.

**3.4.1.8 Any submissions made in accordance with the Regulations:**

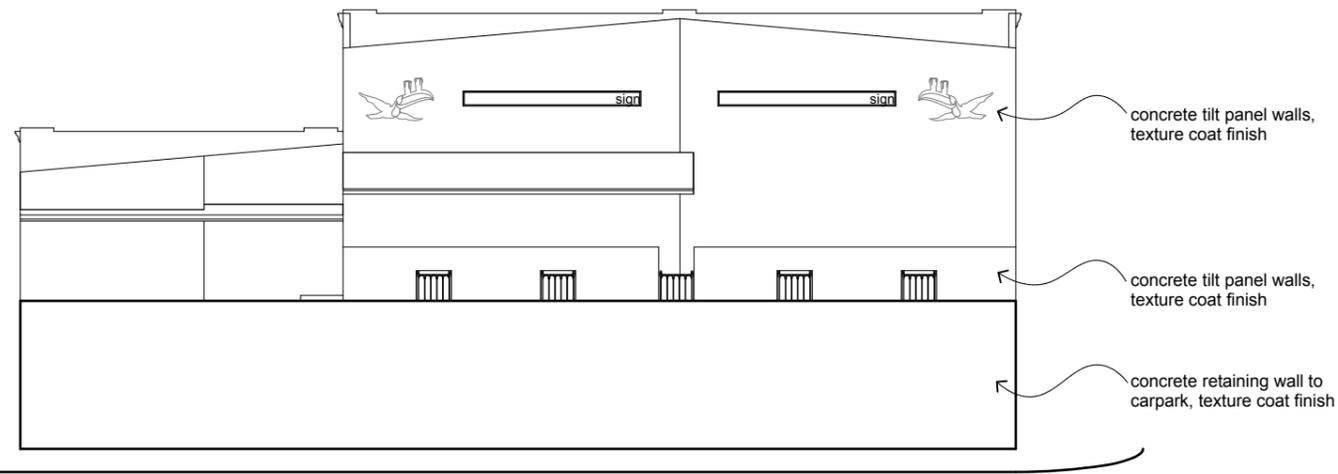
Whilst it is not anticipated that any objections will be received relating to the proposed development, it is requested that **Planningmatters** Development Service be given the opportunity to comment on any submissions received by Council.

**3.4.1.9 The Public interest:**

There are not considered to be any Federal, State or Local Government nor Community interests regarding the proposed development.

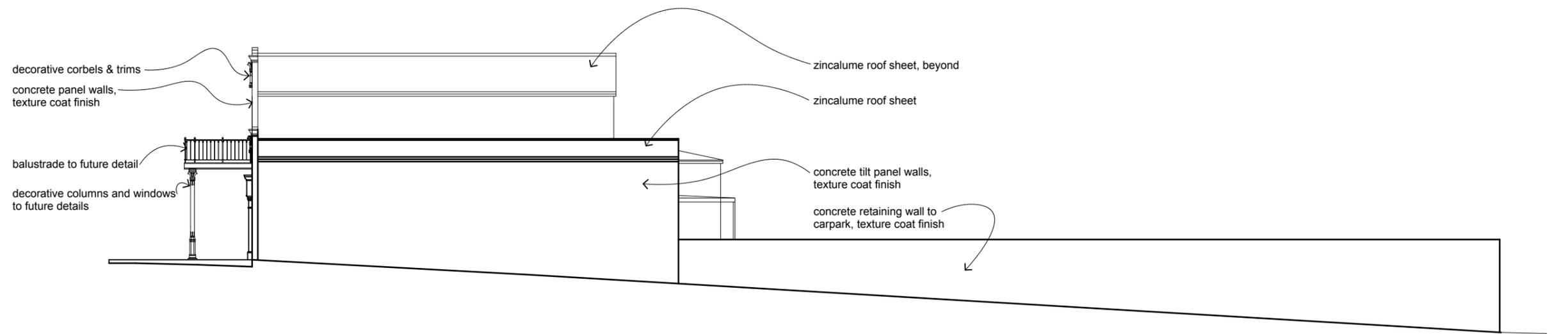
#### **4.0 CONCLUSION:**

The proposed development relates to the demolition of existing buildings and the construction of a hotel on Lots 24 & 25, Section 7, DP 758476, Banna Avenue, Griffith. The proposal is considered to be permissible within the zone and not significantly incompatible with surrounding land-uses. Adequate arrangements can be made for vehicular access, parking, loading/unloading and manoeuvring on the site. On this basis, the subject site is considered to be suitable for the proposed development.



**north elevation**

scale 1:200 @ A3



**east elevation**

scale 1:200 @ A3

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 job number: 2007.239



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drawing:  
 proposed elevation sheet 02

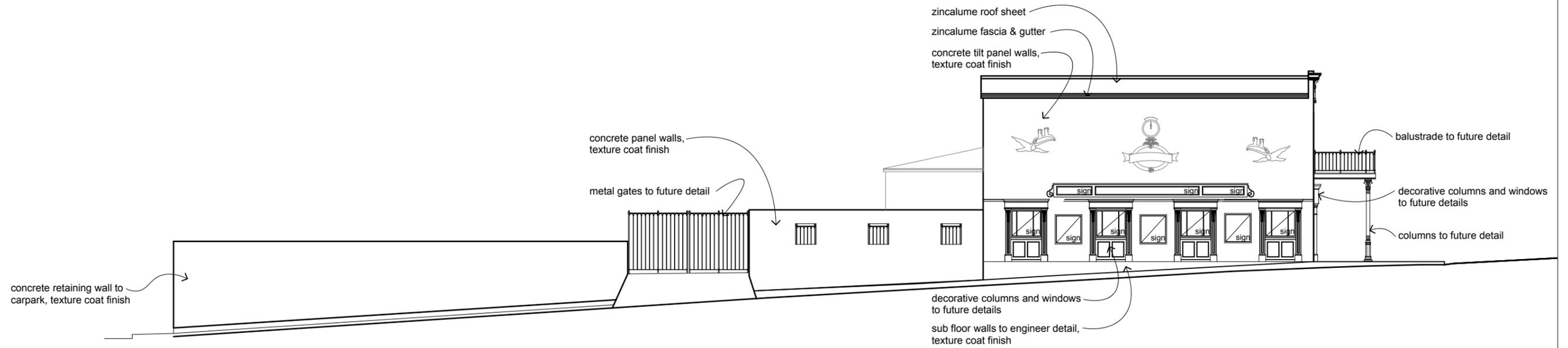
project:  
 lots 24 & 25, sec 7, dp 758476  
 banna avenue, griffith

project no: 212012

date: april 2012

issue: da

drawing no: da 05



**west elevation**

scale 1:200 @ A3



**south elevation**

scale 1:200 @ A3

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drawing:  
 proposed elevation sheet 01

project:  
 lots 24 & 25, sec 7, dp 758476  
 banna avenue, griffith

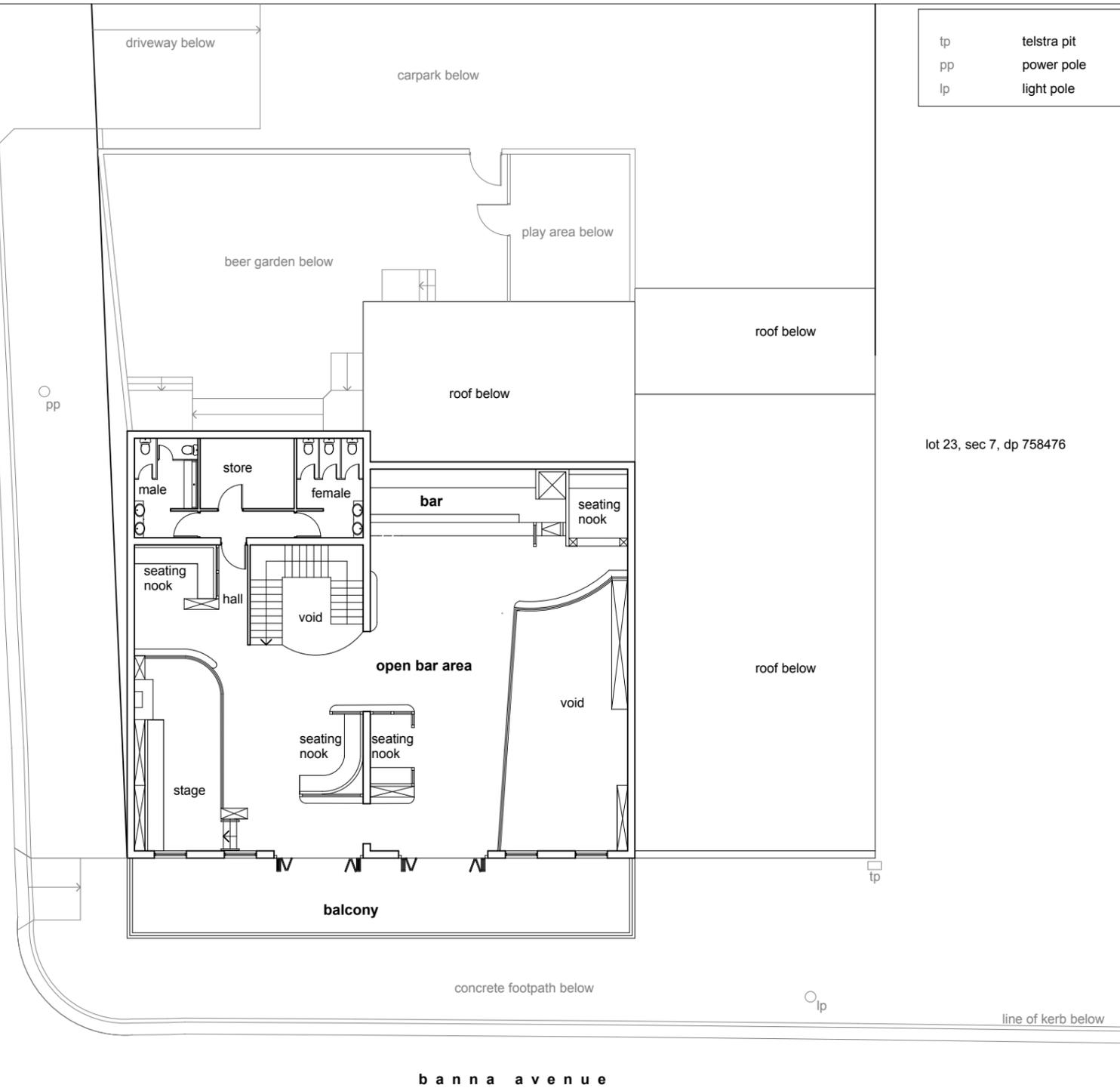
project no: 212012

date: april 2012

issue: da

drawing no: da 04

w a y e e l a s t r e e t

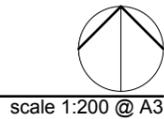


tp	telstra pit
pp	power pole
lp	light pole

area calculations		
dining area (within open bar area)	41.08	square metres
total open bar area	130.50	square metres
dining area (within balcony area)	28.20	square metres
balcony	52.20	square metres
stage	19.20	square metres
bar	18.30	square metres
bathrooms	21.70	square metres
storeroom	9.30	square metres
hall	4.00	square metres

lot 23, sec 7, dp 758476

**first floor plan**



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drawing:  
**first floor plan**

project:  
**lots 24 & 25, sec 7, dp 758476  
 banna avenue, griffith**

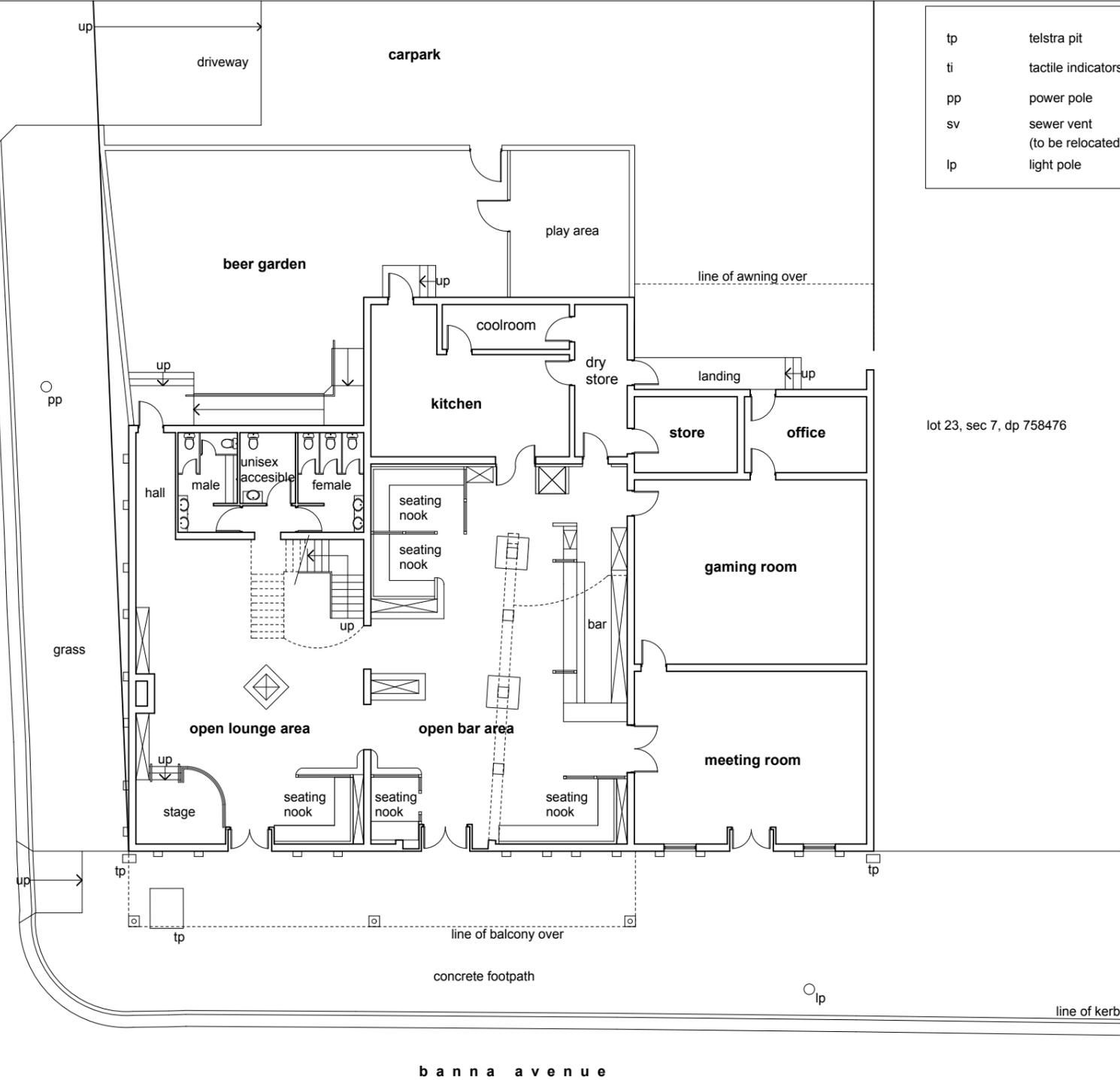
project no: **212012**

date: **nov 2013**

issue: **da-b**

drawing no: **da 03**

wayeela street

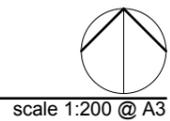


tp	telstra pit
ti	tactile indicators
pp	power pole
sv	sewer vent (to be relocated)
lp	light pole

area calculations		
dining area (within open lounge)	19.15	square metres
total open lounge area	69.90	square metres
dining area (within open bar)	28.93	square metres
total open bar area	108.60	square metres
stage	9.70	square metres
bar	19.60	square metres
kitchen	33.40	square metres
coolroom & dry store	19.40	square metres
meeting room	55.70	square metres
gaming room	60.60	square metres
office	13.20	square metres
dining area (within beer garden)	84.50	square metres
beer garden	100.40	square metres
play area	24.80	square metres
bathrooms	26.20	square metres
hall	6.00	square metres
store	11.10	square metres

lot 23, sec 7, dp 758476

**ground floor plan**



scale 1:200 @ A3



23 noorilla street  
griffth nsw 2680  
ph: 02 6962 2696  
email: info@planningmatters.net.au  
job number:2007.239



shop 6, 130 banna avenue  
griffth nsw 2680  
ph: 0407 06 55 06  
fax: 02 69 64 55 06  
email: miestudio@gmail.com

drawing:  
ground floor plan

project:  
lots 24 & 25, sec 7, dp 758476  
banna avenue, griffith

project no: 212012

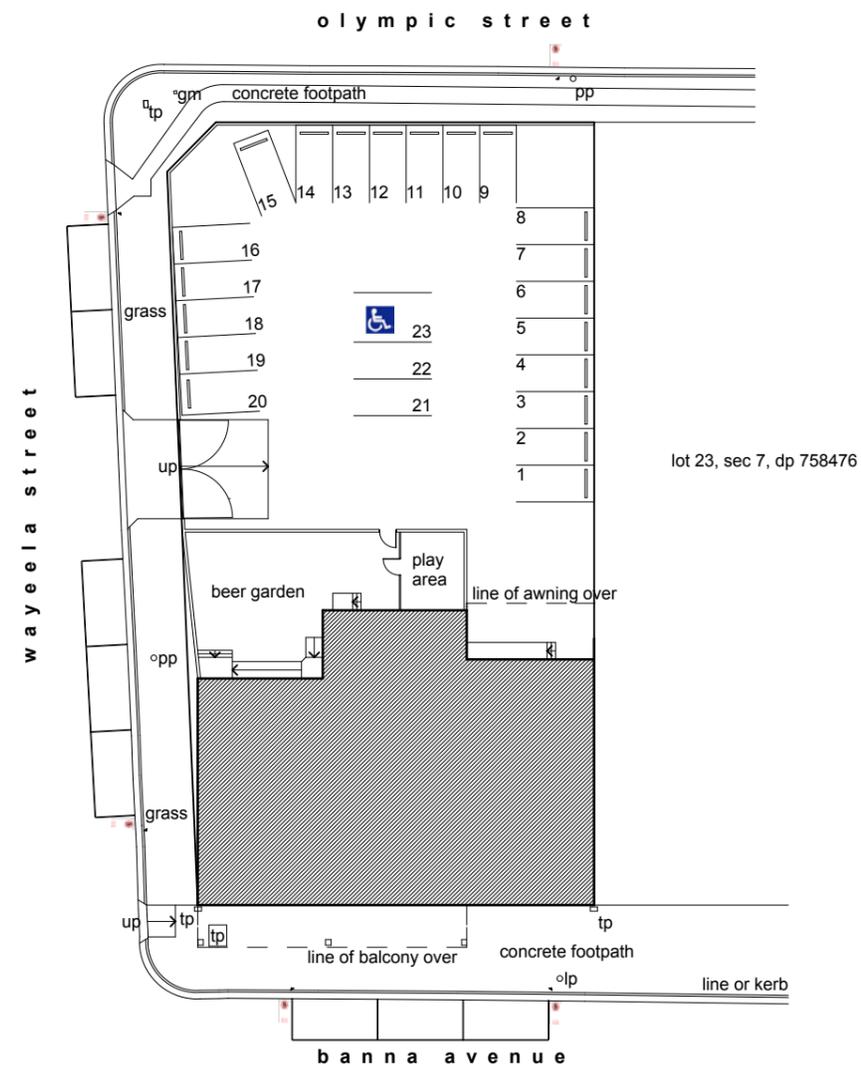
date: nov 2013

issue: da - b

drawing no: da 02

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tp	telstra pit
sio	sewer inspection pit
pp	power pole
gm	gas main
sv	sewer vent (to be relocated)
lp	light pole
	traffic sign 1 - no stopping
	traffic sign 2 - no stopping
	accessible car parking space
	proposed new building



**proposed site plan**

scale 1:500 @ A3

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drawing:  
 proposed site plan  
 project:  
 lots 24 & 25, sec 7, dp 758476  
 banna avenue, griffith

project no: 212012  
 date: nov 2013  
 issue: da-b  
 drawing no: da 01



**Griffith**  
 City Council  
 11 Beneleigh Street  
 GRIFFITH NSW 2680  
 Telephone: 02 6962 8100  
 Fax: 02 6962 7161  
 Email: admin@griffith.nsw.gov.au



**Important Notice!**  
 This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.

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Diagrammatically for the centre of the Griffith Local Government Area. Magnetic North is correct for 2001 moving westerly by 0.04" in about five years.

**Important**

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD84). Heights are referenced to the Australia Height Datum (AHD) heights. For most practical purposes GDA94 coordinates and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84) are the same.

**Photography:**

**Contour Interval:**  
**Projection:** MGA94 Zone 55  
**Cost:**  
**Date:** Wednesday, 23 July 2014  
**Drawn By:** EnvironmentalServices  
**Map Zoom:** 478.5 m

**Attachment C  
 Locality Plan**

**Map Scale: 1:2,519 at A4**  
 Map Zoom: 478.5 m

23 April 2014

CR2014/001418  
SF2014/020441  
MM

The General Manager  
Griffith City Council  
PO Box 485  
GRIFFITH NSW 2680

Attention: Steven Parisotto

**DA43/2014 – PROPOSED COMMERCIAL DEVELOPMENT – HOTEL, LOTS 23, 24 & 25 SEC 7 DP758476, 471 BANNA AVENUE (MR80), GRIFFITH.**

I refer to your correspondence regarding the subject Application which was referred to the Roads and Maritime Services for assessment and comment.

From the information provided it is understood that the proposal is for the demolition of the current buildings on the subject and the construction of a new premises to be used as a hotel. The subject site is located on the corner of the intersection of Banna Avenue which is part of a Classified Road (MR80) and Wayeela Street. The site is located in the Central Business District within a 50 km/h speed zone. The frontage of the site to Banna Avenue is treated with kerb and gutter. Vehicular access to the development is proposed to be from Wayeela Street.

The proposal also includes the construction of a post supported awning with Balcony over the footpath area of the road reserve of Banna Avenue. The plans do not provide any dimension for the setback of the post supported awning from the kerb and gutter. However the plans indicate that the main building structure is to be located on the property boundary and that the post supported awning is to extend from the building for a distance less than half the width of the footpath. It is noted that the submitted application does not include any proposal for footpath dining.

To promote road safety and the efficient operation of the road system it is appropriate to consider the standard of construction and location of access driveways to the development site and to provide for on site manoeuvrability to allow all vehicles to enter and exit the site in a forward direction. Roads and Maritime requires that the driveways be appropriately designed and delineated to accommodate the largest vehicle to access the site and designed so that the egress movement of any vehicle does not restrict the ingress movement of any vehicle. As Wayeela Street is constructed with one travel lane in each direction the placement of a splitter island in the driveway to delineate the ingress and egress lanes is considered appropriate to minimise the potential for vehicles exiting the site to delay vehicles entering the site.

Roads and Maritime Services has assessed the Development Application based on the documentation provided and would raise no objection to the development proposal subject to the Consent Authority ensuring that the development is undertaken in accordance with the information submitted as amended by the inclusion of the following as conditions of consent (if approved):-

1. A minimum clearance of 2.5 metres above the finished footpath on Banna Avenue is to be maintained to the underside of the awning/balcony and any attached structures, such as under awning signage.
2. Liability and indemnity insurance to \$20 million shall be maintained by the land owner for any structures located within the road reserve. The insurance is to be extended to include Roads and Maritime Services being indemnified against any action that could result in litigation following any accident involving the proposed structures with the road reserve.
3. Any damage or disturbance to the road reserve is to be restored to match surrounding landform including kerb & gutter in accordance with Council requirements.
4. A management plan to address demolition and construction activity access and parking is to be prepared to ensure that suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from the road reserve of Banna Avenue. Appropriate signage and fencing is to be installed and maintained to effect this requirement.
5. Stormwater run-off from the subject site onto the adjoining road reserve as a result of the proposed development is not to exceed the existing level of run-off from the subject site. Suitable provision should be made to retard any increased storm water run-off from the site.
6. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents. It should be noted that any works within the road reserve of a Classified Road requires concurrence from Roads and Maritime Services under section 138 of the Roads Act, 1993 prior to commencement of any works.
7. Any works associated with the proposed development shall be at no cost to the Roads and Maritime Services.

It is noted from the submitted information that signage for the premises will be subject to further application however the following is provided for Councils information. Any advertising signage is to be assessed against and comply with the provisions of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage., and the Department of Planning’s Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007). The following is appropriate unless the provisions for advertising structures under SEPP 64 apply.

- 1) Any signage shall be designed and located so as to comply with the following;
  - a) the sign display shall not include:
    - Any flashing lights,
    - Electronically changeable messages,
    - Animated display, moving parts or simulated movements.
    - Complex display that holds motorist’s attention beyond “glance appreciation”,
    - Display resembling traffic signs or signals, or giving instruction to traffic by using words such as ‘halt’ or ‘stop’;
  - b) The method and intensity of any illumination of the sign shall not be directed or transmitted in such concentration or intensity to cause distraction or glare to motorists.
  - c) The permissible level of reflectance of an advertisement is not to exceed the ‘Minimum coefficients of Luminous intensity per unit area for Class 2A’, as set out in Australian Standard AS/NZS 1906.1:2007;
  - d) Any proposed sign and support structure shall be located wholly within the confines of the property boundaries and not protrude over any adjoining road reserve.
  - e) Any proposed sign and support structure to be located within close proximity to a road reserve is required, as a minimum, to comply with the wind loading requirements as specified in AS1170.1 Structural design actions – Permanent, imposed and other actions and AS1170.2 Structural design actions – wind actions.
  - f) Any proposed sign and support structure shall not obstruct any road regulatory, safety or directional signage in the vicinity,
  - g) Any proposed sign and support structure shall not pose any risk to the safety of pedestrians or motorists.

Further to the above the Council in its assessment of the development proposal may give consideration to the following;

1. The off-street car park layout associated with the proposed development including driveway design and location, internal aisle widths, parking bay dimensions and loading bays are to be in accordance with AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities" and the Austroads Guide to Traffic Management Part 11: Parking and be designed in a manner to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve.
2. The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction.
8. The proposed access driveway to Weyeela Street is to have the ingress and egress separated by a raised splitter island. As a minimum the splitter island is to be a raised concrete structure within the site and painted on the driveway within the road reserve. Associated directional marking and signage is to be installed in accordance with Australian Standards.
3. All driveways between the public road network and the subject site shall be constructed so that the formed vehicle path rises to the level of the pedestrian footpath along the frontage of the site and not have the footpath step down onto the roadway.
4. Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose. This is to provide for the ease of circulation of vehicles within the development site.
5. Pedestrian access into the site from a public road is to be provided separate to any vehicle driveways and is to cater for all forms of pedestrian mobility. Landscaping and/or fencing are to be provided along the frontages of the site to the public roads to direct pedestrians to the defined pedestrian access point.
6. Any landscaping, fencing or signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".
7. All activities including loading/unloading of vehicles associated with this development is to be undertaken within the subject site to remove interference with vehicles and pedestrian movement on public roads.
8. Any landscaping, fencing or signage to be provided within the site or along the boundary of the site with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS 2890.1-2004 "Off-street car parking".
9. The number of on-site car parking spaces, including disabled parking, associated with subject development is to be in accordance with Council requirements. All car parking spaces required by the development are to be provided on site and not to be compensated by any on-road parking in the vicinity.
10. Any redundant driveways servicing the subject site are to be removed and the road reserve is to be reinstated to match the surrounding roadside landform including kerb & gutter in accordance with Council requirements.
11. Any access driveway is to be designed and constructed to prevent water from proceeding onto the carriageway of the adjoining road reserve.

Please be advised that under the provisions of the Environmental Planning & Assessment Act it is the responsibility of the Consent Authority to assess the environmental implications, and notify potentially affected persons, of any development including conditions.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 69371611.

**Please forward a copy of the Notice of Determination for this Development Application to the Roads and Maritime Services at the same time as advising the applicant.**

Yours faithfully

Per:  
Mr Lindsay Tanner  
Regional Manager  
South West Region



**NSW Police Force**  
[www.police.nsw.gov.au](http://www.police.nsw.gov.au)

# **New South Wales Police Force**

**Development Application 43 / 2014**

**Constable Marc ROBERTS**

**Crime Prevention Officer**

**Griffith Local Area Command**

**2014**

# NSW Police Force Crime Risk Assessment

**Development Application:**  
43/2014

**Location:**  
Lot 24 & 25 SEC 7 DP 758476  
471 Banna Avenue,  
GRIFFITH NSW 2680

**Business:**  
Hotel  
Attached / Supporting car park



Prepared by:  
Constable Marc ROBERTS, Griffith Local Area Command, 20<sup>th</sup> May 2014.

## Disclaimer

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

- It is not possible to make areas assessed by the NSWP absolutely safe for members of the community or their property.
- It is based upon the information provided to the NSWP at the time the assessment was made.
- This assessment is a confidential document and is for use by the consent authority or organizations referred to on page 3.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority or organization referred to on page 3.

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 their property will be increased. 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.

## Contents

- 1. Executive Summary**
  - 1.1. Key Recommendations.
- 2. Introduction**
  - 2.1. Crime Prevention Through Environmental Design (CPTED).
  - 2.2. Surveillance
  - 2.3. Access Control
  - 2.4. Territorial Re-Enforcement
  - 2.5. Space/Activity Management.
- 3. Area Context**
  - 3.1. Description of proposed development.
  - 3.2. Socio Economic issues
  - 3.3. Local crime overview
- 4. Site Opportunity Assessment**
- 5. References.**

# 1. Executive Summary

In line with the NSW Planning & Assessment Act, 1992, Section 79C, Crime Prevention Guidelines a Crime Risk Assessment (CRA) was conducted by NSW Police Force on this development application. The Crime Risk Assessment process is based upon *International Standard - Risk Management Standard ISO:31000*. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Assessment measures include crime likelihood (statistical probability), consequence (crime outcome), situational hazards and crime opportunity.

The proposed development has the potential to introduce new victims, crime opportunities and offenders to the development site and its surroundings. With this in mind Crime Prevention Through Environmental Design (CPTED) treatment options need to be considered for the proposed development in order to reduce opportunities for crime.

## 1.2. Key Recommendations

A number of recommendations were made to reduce opportunities for criminal and anti-social behaviour.

Police attended the location and surrounding area of the proposed development. The area at the front of the business provides reasonable, street level access for patrons, with no obvious concerns to safety seen by attending police in this area.

1. Development Application (D/A) 43 / 2014, is in relation to a Licensed Premise, the application will remain subject to the approval of the Liquor and Gaming Licence and conditions being sought by the Licensing Sergeant reviewing the application. This information will be specified in the Liquor Licence application response.
2. Police would recommend a Management Plan and Security Management Plan be approved and signed by the licensee in relation to this venue and a copy to remain on premise and available to view by Council and Police.
3. The venue must always be operated / managed in accordance with the Plan of Management and Security Management Plan approved with this consent and dated. Where changes will, in the opinion of Council and Police, result in demonstrable improvement in amenity to the locality or to the management of the premises the plan of management may be amended as agreed to in writing by Council and Police.
4. Police would suggest the kitchen facility within the venue remain open and staffed at all times, in unison with the trading hours of the bar.
5. The application be subject to further review and assessment should any application be made to extend trading areas to include Footway Dining, with potential to extend the sale of liquor to include these premises.

6. Police would suggest the premise trading hours be limited for a period of no less than 12 months, to cease trade no later than 12 midnight. At the completion of this clause, an application is to be made by the licensee to extend trade and will be reviewed by Griffith City council in conjunction with police.

The application be subject to further review and assessment should any application be made to extend trading hours of the premise.

7. An Incident Register and Register of Complaints must be maintained on site and be made available for viewing on the request of Council officers and/or the Police.
8. The application would suggest reasonable lighting at the front entrance to the venue, in accordance with AS/NZS 1158 would need to be considered, with tendency toward 'white' light rather than amber, to allow accurate recognition of any offenders that may have been involved in the commission of offences at the premise, or immediately outside.
9. The application would suggest reasonable lighting at the rear entrance to the venue, in accordance with AS/NZS 1158 would need to be considered, with tendency toward 'white' light rather than amber, to allow accurate recognition of any offenders that may have been involved in the commission of any offences at the premise, or immediately outside the boundary.
10. The installation and use of an appropriate closed circuit Television (CCTV) system that will comply with the requirements as specified by the Alcohol and Licensing Enforcement Command (*see attached copy*), would be considered a requirement within the guidelines of the D/A.
  - a. *CCTV surveillance cameras shall be strategically installed, operated and maintained throughout the premises with particular coverage to:*
    - (i) *principal entrance/s and exits of the premise*
    - (ii) *entry/exit points to the Car Park*
    - (iii) *all areas within the premise occupied by the public (excluding toilets)*
    - (iv) *the area within a 50m radius external to the public entrances to the premise*
    - (v) *reasonable coverage of the Car Parking area*
  - b. *Suitable and clearly visible signage shall be displayed at the principal entrance(s) to the premise, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises".*

- c. *All CCTV recording equipment and cameras shall be of high grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras.*
  - d. *CCTV recording equipment, discs and or hard drive recordings shall be retained for 30 days before being re-used, destroyed or deleted. Time and date shall be auto recorded on the video tape, disc or hard drive. Video tapes and or discs must be handed to Council, Police or Special Inspectors upon request.*
  - e. *The CCTV recording equipment shall be able to immediately reproduce a CD copy of recorded footage on demand of Council or Police Officers, or within 12 hours of the request being made.*
  - f. *All CCTV recording devices and cameras shall be checked daily to ensure the equipment is operating correctly. The Licensee shall record this daily checking activity in the security/incident register book that meets the standards required by the Licensing Police and Council.*
  - g. *All CCTV recording devices and cameras shall be operated 24 hours per day and 7 days per week or all trading hours of the premises if it does not trade 24 hours per day.*
  - h. *The CCTV recording device shall be secured within the premises and only be accessible to senior management personnel so as to maintain the integrity of the recorded footage.*
11. The design, construction and marking of the car park specified in the D/A is to comply with AS/NZS 2890.1:2004, Parking facilities - Off-street car parking.
  12. Wheel stops are recommended, to limit the travel of a vehicle into a parking space. They should meet the requirements as specified in AS/NZS 2890.1:2004.
  13. An entrapment opportunity exists in the proposed car park of the premise, in front of the Loading Bay area. This would need to be monitored by CCTV and well lit to mitigate the potential for offences to occur in this area.
  14. Internal walls surrounding 'Seating Nooks' should not conceal any areas from observation. The potential exists that these areas can become entrapment zones or a haven for intoxicated patrons to take refuge.  
  
The boundary walls surrounding these nooks should not exceed 1.3 meters in height to allow privacy, but mitigate entrapment and intox opportunities.
  15. Development Application (D/A) 43 / 2014, is in relation to a Licensed Premise, the application will remain subject to the approval of the Liquor & Gaming Licence and conditions being sought by the Licensing Sergeant reviewing the application, which will include adequate monitoring and

supervision within the site. This information will be specified in the Liquor Licence application response.

16. The D/A suggests the surrounding perimeter fence of the car parking area is to be of a solid, rendered brick construction. Police would suggest an alternative material be used to allow persons or vehicles entering and exiting the venue, clear view as they transition from the space.

The fence is to commence from the northern side of driveway into the premise on Wayeela Street, and cease at the boundary of the premise on the Olympic Street side of the property.

Police would suggest a 'Palisade' style fence or similar. The fence should be dark in colour to allow clear view through the perimeter fence, to reduce the potential for vehicle –v- pedestrian collisions and to reduce the opportunity for steal from motor vehicle incidents to occur at the location.



17. Where pedestrians must cross circulation roadways, they shall be guided to a safe crossing point which shall have adequate sight distance and shall be provided with appropriate signs and pavement markings (see AS 1742.10).

All paths and car park markings are to be maintained to a reasonable standard by the Venue at all times.

18. Territorial definition of pedestrian space and vehicular thoroughfare within the car park should be clearly defined, with clearly defined pathways to be marked and painted within the car park.



- 19. Police would suggest the developer be responsible for the installation of a Council approved street light, to be located on the corner of Wayeela Street and Olympic Street to improve visibility of the surrounding area, due to safety concerns for patrons attending or departing the venue.

Failing this recommendation, the developer will need to improve the lighting within the car park to allow for adequate visibility within the car park itself, and due to the improved fence design, this lighting will assist to illuminate the surrounding area.

- 20. Adequate warning signage denoting the shared pedestrian / vehicular space is to be clearly visible at all points of entry and exit of pedestrian areas and will comply with AS 1742.10.



- 21. It would be a recommendation by Police that the location of the driveway, currently specified to enter/exit from Wayeela Street, be relocated onto Olympic Street in the vicinity of car parking spaces 9, 10 and 11.

Police believe this will resolve the limited vision issues surrounding the location of the current proposed driveway and the rear entrance of the licensed premise, allowing for a safer access of the car parking area.



- 22. Police would suggest that the development of this premise will increase the pedestrian traffic around the venue. It would be suggested that the developer be held at least partly responsible for the improvements to kerb, guttering and pedestrian pathways in the immediate vicinity of the premise.

During the construction phase of the car park, the developer is to connect the paths between the existing path on Olympic street, and the footpath on Banna Avenue, on the western side of Wayeela Street, allowing pedestrians to pass around the venue with safety, without the requirement to venture onto the carriageway.

23. Police would suggest parking spaces 1 and 2 be reserved spaces for management and/or staff that are required to work late. This will maximise the safety of staff when leaving the premise at night and also improve accessibility for deliveries to the venue.
24. It would be a suggestion by police that the developer enter into negotiations with the neighbouring premise (Lot 23), in relation to the removal of the existing shed that spans both properties, as stipulated in paragraph 2.1 '*Nature of the proposed land-use*'.

The structural integrity of the premise once developed, will be questionable and once disturbed, the site may pose significant hazardous material (HazMat) concerns, due to the use of Asbestos in the construction of older buildings in this area.

Police would suggest the developer negotiate to remove the shed in its entirety. This premise has recorded incidents of persons squatting in the premise and a risk of further similar incidents exists.

25. D/A 43/2014 shows the design for an open air balcony facing Banna Avenue, open to use by attending patrons on the second level. There are significant and well documented risks of this type of construction becoming overloaded and collapsing or an intoxicated person may fall from the premise.

There also exists the potential for projectiles to be thrown from the vantage point into passing traffic or at pedestrians, causing significant injuries or hazards. Engineering load evaluations would be a requirement for this fixture, with regular and documented checks of the structure.

26. Accessibility for patrons to climb onto roof top areas and other areas not designed for pedestrian access exists from the western end of the proposed balcony. On appearance of the site diagrams, the rise is easily achievable and the surrounding balustrade provides a natural ladder to assist this claim.
27. Excluded persons may attempt to re-enter the venue by climbing onto the balcony. What may seem like a challenging idea to an intoxicated person, poses a significant risk to staff and other patrons. Excluded persons attempting to re-enter, risk injuries sustained during the fall and a risk of pulling another patron over with them.
28. The venue will be within 100 meters from established high density accommodation. The block of units facing Wayeela Street have already raised concerns in relation to the amount of noise generated by occupants that reside at the temporary accommodation (Back-Packer) hostel in their immediate vicinity.

Given that people will be accessing this area by foot and by vehicle, Police will expect noise related complaints to increase significantly in the area, particularly in the event of entertainment being permitted as part of the D/A, this is also reflected in paragraph 2.15 of the '**Statement of Environmental Effects**'.

29. The stage area (as displayed on the floor plan), would suggest a small live band, DJ or Karaoke type entertainment within the venue. This will produce a significant amount of noise within the immediate environment. Sound deadening materials used in insulation will mitigate a significant amount of higher frequency noise, but bass levels cannot be contained by the use of this type of material. Low frequency vibrations will penetrate and carry into dwellings within the locality. This can be mitigated by lowering the volume of this type of entertainment at a reasonable time. Police would suggest a sound (dB) level report be presented for review, with restrictions to come into effect no later than 10pm, the level to be established upon completion of the construction, to take into consideration all efforts to minimise sound emissions made by the developer, the report to be reviewed and agreed upon by council and police.
30. Noise generated within the beer garden would be a direct and negative impact on the residents immediately surrounding the venue. It is of concern to police that noise from the beer garden will attract complaints relating to the volume, regularity and offensive nature of the noise being generated from within the beer garden. Police would like to note at this point, it is common for patrons to laugh/talk loudly and use offensive language when consuming intoxicating liquor.
31. The hours of trade are suggested in paragraph 2.4 '**Hours of Trade**', however police would suggest to mitigate the amount of noise emanating from the beer garden, the beer garden be used for purposes attracting a more placid and subdued crowd, such as outdoor dining and support the suggested idea of closing access to the facility at a suitable time, the time suggested by police would be no later than 8:30pm to accommodate for families with children that reside in the vicinity.

Police support the suggested use of automatic sliding doors within the venue to control the amount of noise escaping through entry and exits. It would be suggested the developer extend the use of sound deadening materials during the construction to include these doors. Materials such as high density polymers or double glazing to further reduce the sound escaping should be considered. Noise containment should extend to include external windows of the venue during construction.

32. Police would suggest a noise impact statement be required to properly ascertain the impact of this venue on the local environment as part of this D/A.

33. Entry and exit to the premise onto Wayeela Street is of concern to police, (as stipulated in paragraph 21) and is suggested from Olympic Street. In either case, the developer would need to assess the impact upon local traffic, caused by traffic entering and leaving the venue. Any impact would need to be addressed with local council and an agreed plan of traffic/pedestrian control and mitigating signage be agreed upon.
34. Pedestrian access is stipulated as being primarily from Banna Avenue in paragraph 2.6 '**Pedestrian Access**' however, police believe pedestrians will access the venue by the nearest possible means. The foot traffic in and around the venue will determine the main entry point. Police believe the secondary entry point at the rear of the premise via the beer garden may cause concern to vehicles entering and leaving the premise, due to an increased risk of collision.
35. This venue has immediate access to residential streets and due to the nature of the premise, the likelihood of vehicle driver's leaving the venue post the consumption of alcohol exists. Police would suggest the venue liaise with local council to provide an alternate transport system within reasonable locality to the venue.

Griffith already has a Taxi rank that is monitored and manned during night time operating hours. A second rank with similar facilities may be a consideration, or alternatively, a local area courtesy bus may be of consideration. The courtesy bus may be in consultation with other venues to share the costs and operation of the facility.

36. There is no current proposal to include (or remove) any 'Native Vegetation' in the D/A. Police would suggest the implementation of a beautification strategy be implemented to raise the image of the immediate surroundings of the premise.

This type of strategy will assist to reduce other street level crimes by making the locality more aesthetically pleasing and presenting an ownership to the local community. These theories suggest a lighter, brighter and less threatening environment will deter the element focused on criminal activities from loitering in the locality.

37. The venue is immediately opposite the Skate Park at the rear of the venue. This area is specifically designed for younger members of the Griffith community and has adequate lighting and seating around the location. Police are concerned that the secondary supply of alcohol may impact upon the local community and encourage minors to loiter in and around the skate park, for the purpose of obtaining and consuming alcohol.

Police believe this may attract anti-social behaviour surrounding intoxicated persons (including under-age consumption of alcohol) that may cause damage to the area, hazards associated with broken glass from discarded alcohol bottles and an increase in assaults and other street related offences.

38. Police are concerned that intoxicated patrons may attend the Griffith Swimming pool, which is situated immediately opposite the venue on the corner of Wayeela and Olympic Street. Access to the pool by intoxicated persons, provides potential for alcohol related incidents to occur at the pool.

These incidents can be mitigated by refusing patrons that appear to be under the influence of intoxicating liquor, entry into the pool during business hours. Patrons that have been consuming intoxicating liquor may become confrontational to pool staff upon refusal.

39. Intoxicated patrons leaving the venue after close may attempt to or gain entry into the Swimming pool grounds after pool hours, for the purpose of a late night swim (primarily during the summer months). This will result in intoxicated persons swimming, unsupervised at night. This situation also facilitates the occurrence of sexual offences such as indecent exposure and/or sexual assaults occurring at the site.

## 2. Introduction

In line with the NSW Planning & Assessment Act, 1992, Section 79C, Crime Prevention Guidelines a Crime Risk Assessment (CRA) was conducted by NSW Police Force on this development application. The Crime Risk Assessment process is based upon *International Standard - Risk Management Standard ISO:31000*. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Assessment measures include crime likelihood (statistical probability), consequence (crime outcome), situational hazards and crime opportunity.

This development has the potential to introduce new victims, crime opportunities and offenders to the development site and its surroundings. Under these guidelines, before a decision can be made on the development application, a consent authority (usually a council) must consider the application under the Environmental Planning and Assessment Act 1979, Section 79C. Included in section 79C guidelines are subsections requiring the consent authority to consider;

- the likely impacts of that development, including the environmental impacts on the natural and built environments, and social and economic impacts on the locality
- the public interest.

Crime prevention falls under these subsections of 79C. Consent authorities have an obligation to ensure that a development provides safety and security to users and the community. If a development presents a crime risk, these guidelines can be used to justify:

- modification of the development to minimise the risk of crime, or
- refusal of the development on the grounds that crime risk cannot be appropriately minimised.

With this in mind natural, technical and organised Crime Prevention Through Environmental Design (CPTED) treatment options need to be considered for this development in order to reduce opportunities for crime.

### 2.1. Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception)

that the costs of committing crime are greater than the likely benefits. This is achieved by creating social and environmental conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension)
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards), and
- Minimise excuse-making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

CPTED employs four key strategies, surveillance, access control, territorial re-enforcement, space & activity management to reduce opportunities for criminal and anti-social behaviour.

## 2.2. Surveillance

*Surveillance* is achieved when normal space users can see and be seen by others. It highlights the importance of building layout, orientation and location; the strategic use of street design; landscaping and lighting. Surveillance should be a by-product of well-planned, well-designed and well-used space.

*Formal, or Organised Surveillance (FS)*, is achieved through the tactical positioning of on-site guardians. An example would be the placement of an estate supervisor's office next to a communal area. *Technical Surveillance (TS)* is achieved through mechanical/electronic measures such as CCTV, help-phones and mirrored building panels. Technical surveillance is commonly used as a "patch" to supervise isolated, higher-risk locations.

There is a proven correlation between poor street lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). With this in mind the *Australia and New Zealand Lighting Standards* now requires lighting engineers and designers to factor-in crime risk and fear when choosing luminaires/lighting levels. The lighting levels within the development should be commensurate with the crime risk identified within the Assessment.

## 2.3. Access Control

Access control measures should restrict, channel and encourage people and motor vehicles into, out of and around targeted sites. Way finding, desire-lines and formal/informal routes are important crime prevention considerations.

Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. *Natural Access Control (NAC)* measures include the tactical use of landform and waterways, design measures including building configuration, formal and informal pathways, landscaping, fencing and gardens.

*Mechanical/Electronic Access Control (MEAC)* measures include security hardware and *Formal or Organised Access Control (FAC)* measures include on-site guardians such as employed security personnel.

Barriers help to restrict, channel and encourage the movement of people, vehicles and materials into, out of and within designated areas. Physical barriers increase the effort required to commit crime. Symbolic (or psychological) barriers are spatial cues that help to define borders and transitions between public and private space. Symbols might include queue or direction markings on a floor or path, archways, overhead lighting (which defines routes), low border gardens and changes in land elevation.

There is greater risk of specific crimes occurring in certain types of locations. Risk of burglary for example, is said to be lowest in well-supervised, single-entry areas with high likelihood of being seen and highest within busy, anonymous locations that provide good cover to hide and remain anonymous. Assaults, muggings and street crimes are more common within, high-volume thoroughfares that provide locations to hide behind and shorten reaction times of potential victims.

Entry points for burglary are most often located at the side and rear of buildings. Studies among active burglars also show that access to the side or rear of buildings is an important consideration in target choice. Side gates and fences increase the effort required by criminals to access *favoured* areas.

In some areas, solid walls and screens are used to restrict access and provide acoustic and visual privacy. These barriers also provide privacy for opportunistic burglars. Sexual assaults are often committed in secluded, accessible areas. Optically permeable gates and fences can restrict access to potential entrapment sites such as building garbage bays and **loading docks**.

Areas with ambiguous land use cues are susceptible to trespassing. Designs (layout) that facilitate shortcuts increase familiarity and opportunities for crime. Offenders will often commit crimes in places that they become familiar with (their 'awareness space'). Risk is heightened if areas are poorly controlled. Care should be taken not to enclose the space, or to create public places that are user 'unfriendly' or dangerous to children.

Opportunistic thieves frequently target garden storage areas, pool sheds, apartment lockups and open garages or car spaces. Burgled sheds and rooms are often visible from the street and/or unlocked. Ensuring they are well illuminated and fitted with appropriate locking mechanisms can increase the effort required to commit crime.

Clear definition of Way Finding within the intended car park by painting or clearly marking out pathways, will assist to reduce the potential for collisions between pedestrians and vehicles. This will also assist to highlight persons not transiting on those pathways as potential Steal from Motor Vehicle offenders within the car park.

## 2.4. Territorial Reinforcement

Criminals are more likely to be deterred by the presence of people who are connected with and protective of a place than by people who are just passing through it.

*Territorial Reinforcement (TR)* employs actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should and should not be, and what activities are appropriate.

The *hierarchy of space* is comprised of three space types: private, public and semi-public space. An objective of CPTED is to develop transitional (semi-public) areas between public and private property to let people know that they are moving from one area type into another. Distinct painting, paving, lawn strips, tactile surfaces, ramps, stairs and gardens can be used in transition areas. Confusion resulting from vague entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals. Entries should be legible and inviting.

Space design is a better communicator of area purpose (designation) than signage. Signs, however, can effectively supplement and reinforce important requirements and advice. When used, advisory signs should exist in adequate number. Signs should be clear, legible and useful. International symbols help to reduce confusion. Signs and barriers providing directional information are best located at (or prior to) junctions requiring people to make decisions. Some offenders search for and prey upon people that appear lost or confused. Creative markings in car parks can aid way finding and help owners to locate their vehicles. Colourful motifs and designs are easier to remember than numbers.

## 2.5. Space and Activity Management

Space management involves the formal supervision, control and care of the public domain. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. Space and activity management strategies are an important means of developing and maintaining *natural* community control.

The aesthetic nature of an area is supported by community involvement with the intended use of space. Residents viewing a steel boundary fence are more inclined to accept the development if they see the row of trees being planted to screen the area. Local residents are more inclined to accept issues resulting from the space being developed, if the overall outcome is beneficial to their environment.

The Management and control of the venue and how it will impact upon the local environment will be a direct result of the planning process and conditions implemented at the development stage of this proposal.

### 3. Area Context

#### 3.1. Description of Proposed Development.

Licensed Premise (with Gaming) that will provide up to 290 patrons with alcohol and entertainment.

The locality is bordering on a residential street, but is zoned accordingly. The area is at the Western end of the main street of Griffith and will attract a similar clientele to other licensed premise in Griffith.

#### 3.2. Socio Economic Issues

There is a recognized correlation between high levels of social disadvantage and crime (National Crime Prevention, 1999, NSW BOSCAR, 2001). Information from the Australian Bureau of Statistics indicates that the proposed development area has (*low or high*) level of disadvantage. (*Information sourced from 2006 Census data*).

Police do not perceive the establishment of this venue will impact significantly on any disadvantaged or minority group in the Griffith community.

#### 3.3. Local Crime Overview

This assessment process is based upon *International Standard - Risk Management Standard ISO: 31000*. The assessment measures include crime likelihood (statistical probability), consequence (crime outcome), distributions of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage), situational hazards and crime opportunity. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk.

In 2013 the recorded rate of Reported Criminal Incidents in GRIFFITH Local Government Area was ranked out of 140 Local Government Areas that have populations greater than 3000\*.

Table 1. Recorded criminal incidents of **Liquor offences**; number, rate and rank in Local Government Areas within the **Murrumbidgee** Statistical Subdivision.

	2009	2010	2011	2012	2013
GRIFFITH Local Government Area					
Rate per 100,000 population	447.9	317.4	196.1	203.8	126.9
Number of Incidents	115	82	51	53	33
Population	25677	25834	26001	26001	26001
Rank	<b>43</b>	<b>50</b>	<b>76</b>	<b>59</b>	<b>81</b>

**Table 1. Recorded criminal incidents of *Offensive conduct*; number, rate and rank in Local Government Areas within the *Murrumbidgee* Statistical Subdivision.**

	2009	2010	2011	2012	2013
GRIFFITH Local Government Area					
Rate per 100,000 population	451.8	356.1	207.7	246.1	173.1
Number of Incidents	116	92	54	64	45
Population	25677	25834	26001	26001	26001
Rank	<b>8</b>	<b>13</b>	<b>33</b>	<b>23</b>	<b>38</b>

**Table 1. Recorded criminal incidents of *Assault - non-domestic violence related*; number, rate and rank in Local Government Areas within the *Murrumbidgee* Statistical Subdivision.**

	2009	2010	2011	2012	2013
GRIFFITH Local Government Area					
Rate per 100,000 population	895.7	929.0	846.1	757.7	588.4
Number of Incidents	230	240	220	197	153
Population	25677	25834	26001	26001	26001
Rank	<b>17</b>	<b>15</b>	<b>13</b>	<b>19</b>	<b>38</b>

**Table 1. Recorded criminal incidents of *Harassment, threatening behaviour and private nuisance*; number, rate and rank in Local Government Areas within the *Murrumbidgee* Statistical Subdivision.**

	2009	2010	2011	2012	2013
GRIFFITH Local Government Area					
Rate per 100,000 population	771.1	1025.8	957.7	857.7	403.8
Number of Incidents	198	265	249	223	105
Population	25677	25834	26001	26001	26001
Rank	<b>15</b>	<b>4</b>	<b>4</b>	<b>9</b>	<b>70</b>

**Table 1. Recorded criminal incidents of *Steal from motor vehicle*; number, rate and rank in Local Government Areas within the *Murrumbidgee* Statistical Subdivision.**

	2009	2010	2011	2012	2013
GRIFFITH Local Government Area					
Rate per 100,000 population	514.1	847.7	869.2	684.6	911.5
Number of Incidents	132	219	226	178	237
Population	25677	25834	26001	26001	26001
Rank	76	22	18	52	14

**NSW Bureau of Crime Statistics and Research (BOSCAR)**

<http://www.bocsar.nsw.gov.au/>

## 4. Site Opportunity Assessment

Police have assessed the area surrounding the premise and have noticed a significant lack of alternate means of transport. This suggests the premise may increase the potential for drive while over the prescribed concentration of alcohol (PCA), offences in the immediate area.

The proximity of the premise causes concern as it borders onto residential streets, which suggests the potential for an increased risk to other road users and persons accessing the streets around their homes for recreational use.

Noise directly attributable to the venue, as well as increased pedestrian and vehicular traffic will impact upon the local area. There are residential units within 100 meters of this venue and little potential for sound reduction between the premises. This may be mitigated to an extent with a beautification process that involves greening of the area with larger trees to assist with noise blocking of the surrounding areas.

Police would expect an increase in pedestrian and vehicular traffic surrounding the locality. Adequate and permanent lighting will need to be established to accommodate for the increased traffic for safety purposes. Particularly surrounding the Council Skate Park, as police believe this may become a haven for underage drinking and anti-social behaviour.

## 5. References

1. International Standard - Risk Management Standard - ISO: 31000.
2. NSW Department of Planning – Environmental Planning & Assessment Act – Crime Prevention Guidelines, **Section 79C**.
3. Australian & New Zealand Standard – Pedestrian Lighting – **AS:1158**.
4. Australian & New Zealand Standard - Parking facilities - Off-street car parking - **AS/NZS 2890.1:2004**,
5. Australian & New Zealand Standard - Traffic Control Devices- **AS 1742.10**.
6. Alcohol & Licensing Enforcement Command
7. Closed Circuit Television in Public Places - Basic Considerations for Local Government
8. Bureau of Crime Statistics and Reporting – accessed 23rd May 2014.

## Conclusion:

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

1. It is not possible to make areas evaluated by the NSW Police absolutely safe for members of the community or their property
2. It is based upon the information provided to the NSW Police at the time the evaluation was made,
3. The evaluation is a confidential document and is for use by the consent authority or organizations referred to on page 1 only,
4. The contents of this evaluation are not to be copied or circulated otherwise than for the purposes of the consent authority or organization referred to on page 1.

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

We would like to thank you for the opportunity of inspecting the plans for this development (D/A 43/2014). Should you require further information on the subjects mentioned within this report, please feel free to contact me on the details below.

Yours sincerely,



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 Griffith LAC  
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 Fax: 6969 4334  
[robe3mar@police.nsw.gov.au](mailto:robe3mar@police.nsw.gov.au)

*i. Crime Manager:*  
 CPO ROBERTS has conducted a thorough review of this DA & made various recommendations to assist with crime minimization & support for rehab.

*03/06/2014*  
 PAUL SMITH  
 DET/INSP. 24081  
 GRIFFITH LAC

Location

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## Licensed Premise CCTV Minimum Standards

In the course of your licensing duties you may be called upon to assess Closed Circuit Television (CCTV) systems at new or existing licensed premises – see *annexure 1*. These Guidelines specify the recommended minimum standards for CCTV systems in licensed premises.

Effective CCTV systems are a valuable resource which deters anti-social behaviour and crime, assists venue management to monitor staff and patron behaviour, and facilitates the investigation and resolution of incidents.

The standards indicated should be measured against the playback of recorded images, and not that of live images as significant differences can occur.

### **1. Cameras and display**

#### **1.1. Location**

Sufficient cameras should be in place to cover the external perimeter of the premises, all entrances and exits regularly used by patrons, all publicly accessible areas whether indoors or outdoors, excluding toilets. Particular attention should be made to all high risk areas where violence more commonly occurs such as entrances, exits, stairs and dance floor.

#### **1.2. Recording**

Each camera is to record at a minimum rate of 10 frames per second at a storage aspect ratio of 720 x 480 pixels being medium resolution.

Camera recordings should meet the standards set in 1.3 and 1.5 at all times, either by way of camera technology and settings, and/or by maintenance of lighting, camera positioning, camera shades and other environmental factors – see *figure 2* for common problems that would result in recordings not meeting the standards.

#### **1.3. Internal View**

A minimum of one camera with a field of view covering each patron entrance and exit. Each camera shall be positioned to identify any person entering the premises from the recording – see *figure 1*.

#### **1.4. External View**

A minimum of one camera with a field of view covering the external vicinity of each entrance/exit to the venue to a radius of 10 metres. This is to allow security to deal with refused patrons without being required to leave camera range.

#### **1.5. Other Cameras**

All other cameras should be positioned and record to a standard so that any person is recognisable on the recording - see *figure 1*.

#### **1.6. Colour Monitor**

A colour monitor, at least 50cm is to be situated at the main entrance to the venue, so that patrons entering are able to clearly view live images of that entrance. This is to act as a deterrent for entering patrons.

## Licensed Premise CCTV Minimum Standards

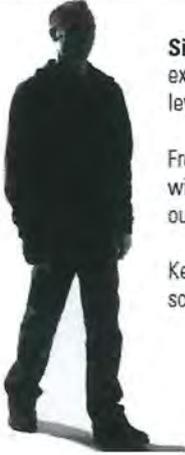
### 1.7. Camera Views

Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.

*Figure 1 – Identity and recognition standards*

	
<b>Recognise 50%</b>	<b>Identify 100%</b>
When the figure occupies at least 50% of screen height viewers can say with a high degree of certainty whether or not an individual shown is the same as someone they have seen before.	With the figure now occupying at least 100% of the screen height, picture quality and detail should be sufficient to enable the identity of an individual to be established beyond reasonable doubt.

*Figure 2 – Recordings that would fail the standard*

	<p><b>Flare</b> on a camera occurs when bright light falls directly on the camera and causes colours to lack saturation, appear washed out, and lose of detail</p> <p>Change the camera position or add a camera lens hood.</p>		<p><b>Silhouette</b> occurs when extremely high and low light levels are within the scene.</p> <p>Frequently occurs at entrances with indoor cameras facing outdoors</p> <p>Keep light levels even across the scene ensures good contrast.</p>
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## 2. Recording

### 2.1. Format

Recordings must be in digital format.

### 2.2. Recorded Times

Recordings should commence 1 hour prior to opening, and operate continuously until at least one 1 hour after closure of the licensed premise.

### 2.3. Display

The correct time, date and camera identification should be automatically embedded on all recordings and be able to be read when the image is played back on a different system without interfering with the view of the target area.

## Licensed Premise CCTV Minimum Standards

### **2.4. Storage**

Recordings should be retained for a period of 30 days before being reused or destroyed.

### **2.5. Power Failure**

In the event of a power failure, the CCTV system should be capable of continuing for at least 15 minutes.

### **2.6. Deletion**

The licensee should ensure that no person is able to delete or alter any recordings within the 30 day period.

### **2.7. Archive**

The CCTV system should be capable of archiving a recording on the hard drive so that it will not be subject to auto deletion.

If directed by NSW Police, the licensee should ensure that recordings are archived until such time as they are no longer required.

Prior to any archived recording being deleted, the licensee should obtain express written approval from the officer who in the first instance requested the recording to be archived.

## **3. Playback**

### **3.1. Copies**

The CCTV system should be able to immediately reproduce a copy of the recordings on compact disk, DVD, or memory stick.

The licensee should ensure that any requested recording, if it exists and regardless of whether it falls within the 30 day period, is supplied to NSW Police, immediately upon request, and not deleted.

### **3.2. Software**

All recordings should be able to be played natively by Windows Media player or shall come with 'viewing software' to allow immediate viewing on any computer using the Microsoft Windows Operating System.

### **3.3. Access**

When the venue is open and trading, at least one authorised person should be at the venue who is capable of accessing the secured CCTV system and is able to immediately download recordings to a compact disk, DVD, or memory stick.

Access to, and copies of, recordings from the CCTV system are to be immediately made available upon request to NSW Police.

### **3.4. Recording**

Recordings should be able to be selected by any camera, or selection of cameras and for any time period required.

## Licensed Premise CCTV Minimum Standards

### 4. Maintenance & Reporting

#### 4.1. **Security**

The CCTV system should be maintained by a registered security surveillance company, so as to maintain the visual quality of the recordings for the life of the equipment.

The CCTV system shall be secured within the venue and be accessible only to authorised personnel by way of a password, so as to maintain the integrity of the recordings.

#### 4.2. **Check**

Prior to the commencement of trade each day, the CCTV system should be checked to ensure the equipment is in full operating order. The licensee and/or Manager should note in the Incident Register:

- the date and time of the check,
- their name and signature,
- the result of the check, and
- in the event of a malfunction, further action taken.

#### 4.3. **Malfunctions**

If during the daily check or at any other time, it is discovered that the equipment is not in full operating order, the licensee should notify the Local Area Commander within 2 hours. A record of the notification, along with remedial action taken is to be immediately recorded in the Incident Register.

#### 4.4. **Copies**

The licensee should keep a log or note in the Incident Register, all recordings copied, setting out:

- details of the recording copied: date, times, cameras, and the copy format,
- the reason for the recording to be copied,
- name and signature of the person making the copy,
- date and time the copy was made,
- recipient of the recording, and
- date and time of receipt.

#### 4.5. **Deletions**

The licensee should keep a log or note in the Incident Register, all recordings manually deleted, setting out:

- date and time of deletion,
- person deleting the recording,
- date and time frame of the recording, and
- reason for the deletion.

## Licensed Premise CCTV Minimum Standards

### CCTV Audit Checklist

1.	Cameras & Display	Standard	Compliant
1.1	Location	Sufficient cameras to cover external perimeter, entrances, exits & publicly accessible areas	
1.2	Recording	10 frames per second @ medium resolution	
1.3	Internal view	Identify persons entering	
1.4	External view	Radius of 10m of all entrance/exits	
1.5	Other cameras	Recognise persons on recordings	
1.6	Colour monitor	Minimum of 50cm situated at main entrance	
1.7	Camera views	Not obstructed by any permanent or temporary impediments	
<b>2.</b>	<b>Recording</b>		
2.1	Format	Digital	
2.2	Recorded times	1hr before open to 1hr after close	
2.3	Display	Correct time/date and camera ID embedded	
2.4	Storage	30 days	
2.5	Power Failure	Record for 15 minutes	
2.6	Deletion	Disable for recordings within 30 day period	
2.7	Archive	Archive on request and protected from deletion	
<b>3.</b>	<b>Playback</b>		
3.1	Copies	CD, DVD, USB memory stick	
3.2	Software	Windows media player or own viewing software	
3.3	Access	Trained manager available at all times	
3.4	Recording	Select by camera/s and time	
<b>4.</b>	<b>Maintenance</b>		
4.1	Security	Accessible only by password	
4.2	Check	Daily prior to trade and noted in Incident Register	
4.3	Malfunctions	Report to Local Area Commander within two hours	
4.4	Copies	Log of all recordings copied	
4.5	Deletions	Log of all recordings manually deleted	

## **Closed Circuit Television in Public Places - Basic Considerations for Local Government**

**Developed by Garner Clancey October 2007**

Many local governments have or are considering installing closed circuit television (CCTV) cameras in public areas as a crime prevention initiative. There are many issues that should be considered in great detail before embarking on such a course of action. A small number are considered here.

### **Effectiveness of CCTV Public Places in Preventing Crime**

There continues to be considerable debate regarding the effectiveness of CCTV in preventing crime in public places. The authors of a comprehensive Australian study stated that:

“The effectiveness of CCTV as a crime prevention tool is questionable. From this research it appears CCTV is effective at *detecting* violent crime and/or may result in increased reporting as opposed to *preventing* any type of crime”.<sup>1</sup>

Welsh and Farrington, in contrast, found some positive benefits of CCTV systems. They undertook a meta-analysis of 19 CCTV evaluations and 13 improved street lighting evaluations conducted in both the UK and the US. The settings varied covering city centres, residential / public housing, car parks and public transportation. In relation to the impact of CCTV and street lighting in these locations, they were able to conclude that:

“with the exception of CCTV in residential / public housing (only one study), all of the settings in which either CCTV or improved street-lighting schemes could be evaluated showed desirable effects on crime... In city centres, improved street lighting was more effective than CCTV”.<sup>2</sup>

Clearly, these two studies alone do not reflect a detailed literature review and cannot be taken to represent existing research findings. However, they do reflect the potential diversity of findings emanating from the empirical literature. Deciphering this research is important to determining whether CCTV is effective in preventing crime in public places.

### **Cost**

Other than effectiveness, a central consideration associated with installing CCTV relates to cost. Wilson and Sutton collated information on the annual operating costs of public CCTV systems in different parts of Australia. These costs are somewhat dated, but they do provide some insight into the potential ongoing expenses of running, maintaining and monitoring a CCTV network.

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<sup>1</sup> Wells, H.; Allard, T. and Wilson, P. (2006) **Crime and CCTV in Australia: Understanding the Relationship**, Bond University, Queensland.

<sup>2</sup> Welsh, B. and Farrington, D. (2006) 'CCTV and Street Lighting: Comparative Effects on Crime', in Perry, A.; Macdougall, C. and Farrington, D. (eds) **Reducing Crime: The Effectiveness of Criminal Justice Interventions**, John Wileys and Sons.

Location	Annual Cost
Ipswich	\$444 000
Sydney	\$900 000
Fairfield	\$340 000
Melbourne	\$400 000
Adelaide	\$310 000
Toowoomba	\$85 000
Brisbane	\$270 000

Operating costs clearly differ across locations. This is in part due to monitoring arrangements. Some CCTV systems involve limited monitoring of footage. The monitoring of footage will be directly associated with the timeliness of the response by police or other security personnel. It has been suggested that the way in which the "cameras are operated, monitored and controlled by human operatives on a day-to-day basis, is fundamental to any claims regarding the overall effectiveness, sustainability and usefulness of such technological systems of surveillance".<sup>3</sup> Careful consideration of monitoring arrangements (and costs) is therefore critical to any deliberations regarding CCTV systems in public places.

Further to these ongoing annual costs, Klepczarek highlights some of the hidden costs associated with installing a CCTV network in a public place. These include:

- lighting upgrades
- removal of obstructions
- signage
- vandal resistance
- auditing and evaluation of the system
- training of staff
- ongoing maintenance<sup>4</sup>

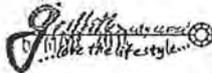
Given the significant costs and potential hidden costs associated with establishing and maintaining a CCTV network, it is important that all relevant issues are canvassed in some detail prior to embarking on such a course of action. The following questions have been developed to help ensure that all major issues linked to each feature of a CCTV network are properly explored.

<sup>3</sup> Smith, G. (2004) 'Behind the Screens: Examining Constructions of Deviance and Informal Practices among CCTV Control Room Operators in the UK', *Surveillance and Society*, 2 (2/3), p. 377.

<sup>4</sup> Sergeant J. Klepczarek, 'To CCTV or not to CCTV-that is the question: but is it the answer? A practitioner's point of view', *Paper presented at the Graffiti and Disorder Conference*, Brisbane, 18-19 August 2003.

CCTV Network Component	Considerations
<b>Cameras</b>	<ul style="list-style-type: none"> <li>• What cameras should be used (including considerations regarding fixed or pan, tilt and zoom and day/night operation cameras)?</li> <li>• Where should cameras be positioned to ensure greatest field of vision?</li> <li>• In what direction should cameras be pointed so that the sun, bright lights or other variable lighting has only a minimal impact?</li> <li>• How to protect the cameras from damage (including excessive heat and cold)?</li> <li>• How many cameras are needed to cover an area, bearing in mind that this will be critical to performance of the system?</li> <li>• Will the cameras be wireless or operate on an optic fibre platform?</li> <li>• How often will they be cleaned and require maintenance?</li> <li>• What signage is required to inform the public of their operation and how many signs will need to be erected?</li> <li>• What requirements are there for installation (including excavation)?</li> <li>• What fixtures, trees and lighting will need to be altered / improved to enable the cameras to work effectively?</li> </ul>
<b>Monitoring</b>	<ul style="list-style-type: none"> <li>• Will the cameras be monitored?</li> <li>• If so on what basis?</li> <li>• Who will monitor the cameras?</li> <li>• How will these staff be trained and what ongoing training will they receive?</li> <li>• What type of control room is required?</li> <li>• Where will it be located?</li> <li>• Who will have access to the control room?</li> <li>• Will there be a supervisor / supervisors?</li> <li>• What type and size monitors will be utilised?</li> <li>• What will the staff to monitor ratio be?</li> <li>• What communication systems will operate in conjunction with the CCTV network?</li> <li>• What relationship will exist between police and the control room?</li> <li>• What instructions will be provided to guide the work of control room staff?</li> </ul>
<b>Footage</b>	<ul style="list-style-type: none"> <li>• How many frames per second will be captured by the cameras?</li> <li>• What system will be used to store the footage?</li> <li>• How long will footage be stored for?</li> <li>• How will police and external agencies access footage?</li> <li>• Who will process requests for footage?</li> </ul>
<b>Governance</b>	<ul style="list-style-type: none"> <li>• Who will develop the Code of Practice and Standard Operating Procedures guiding the operation of the network?</li> <li>• What will be the central focus of the system (i.e. what crimes will be targeted)?</li> <li>• What auditing and evaluation procedures will be adopted?</li> </ul>

These are just some of the critical questions and issues that need to be considered prior to forming a position on the merits of CCTV in a particular location. Comprehensive analysis will be required to adequately address each of these issues. Through this comprehensive analysis, the real installation and ongoing costs will emerge and only then will informed decisions be possible regarding the relative merits of CCTV in public places.



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FORM

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- 5 MAR 2014

RECEIVED

(CS-FO-303) APPLICATION FOR DEVELOPMENT

Section 78A, Environmental Planning & Assessment Act, 1979  
Section 109C(1) and 109H, Environmental Planning and Assessment Act, 1979

Development Application No: 43/2014(1) Final Occupation Certificate: \_\_\_\_\_  
Construction Certificate: \_\_\_\_\_

Faxed copies not accepted

PPIA DISCLAIMER - The personal information provided on this form is collected by Griffith City Council for the purposes of processing this application by Council employees and other authorized persons. This form will be stored within Council's record management system and may be available for public access and/or disclosure under various NSW Government legislation.

Please tick the appropriate box

- Combined Development Application / Construction Certificate  
 Development Application Only  
 Construction Certificate  Building Works  Civil Works  
 Final Occupation Certificate
- Type of development  Deferred  Local  Designated  
 Commencement  State  Integrated (see #12)  
 Staged Development

Part 1 : Applicant and Site Details

Your name, address etc

Title Mr  Mrs  Miss  Ms  Other \_\_\_\_\_

We will post reply to this address.

Family name (or company) Planning & Development Service  
 Given names (or ACN) For & on behalf of: Tailway Pty Ltd  
 Postal address 27 Noolba St, Griffith NSW Postcode 2680

Phone No for daytime contact

Phone 02 6622696 Fax \_\_\_\_\_ Mobile 0427844374  
 Contact person \_\_\_\_\_ E-mail admin@planning.matters.net.au

Location and title description of the property

Unit No \_\_\_\_\_ House No \_\_\_\_\_ Street Bama Ave  
 Locality / Town Griffith  
 Lot(s) 24 & 25 Section 7 DPI/SP 758476  
 Other \_\_\_\_\_

We need this to correctly identify the land where the development is proposed

Get these details from rate notices, property deeds, or from Council property maps. If unsure, ask us for assistance. A map may be attached which contains lot, DP, voll/ol etc.

Part 2: Owner/s of the Land and Owner/s Consent

Owners of Land

Give the name of every owner

Name(s) Tailway Pty Ltd  
 Address 135 Yambill St, Griffith NSW Postcode 2680

Owner's consent

Must be completed by the owner of the land, not the owner of the business. If more than one owner, every owner must sign.

If the owner is a company or owners' association, must be signed by a director and secretary.

All owners must sign, attach separate sheet if required.

As owner/s of the land to which this application relates, I/we consent to this application. I/we also give consent for authorised Council officers to enter the land/premises to carry out inspections.

Signature	Date	Capacity*	Phone
<u>1 see attached letter /</u>	<u>/ /</u>		
<u>2</u>	<u>/ /</u>		

\*If signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee, company director).

Description of proposal

Demolition of buildings  
Construction of a hotel & carpark

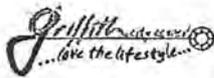
Proposed floor area of building/s

Proposed floor area \_\_\_\_\_ square metres  
 If additions or alterations, only give the additional floor area.

Estimated Cost of the development

If more than one proposal (a) \$3,000,000 (b) \$970,000.00 (c) \$ \_\_\_\_\_  
 Total estimated Cost \$1,000,000.00 (Inclusive of GST)

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**(CS-FO-303) APPLICATION FOR DEVELOPMENT**

Section 78A, Environmental Planning & Assessment Act, 1979  
Section 109C(1) and 109H, Environmental Planning and Assessment Act, 1979

**Part 3: Development Details**

**Proposed development**

*If E complete question 10*

- |                                                              |                                                          |
|--------------------------------------------------------------|----------------------------------------------------------|
| A <input checked="" type="checkbox"/> Erection of a Building | E <input type="checkbox"/> Subdivision of Land/Building  |
| B <input type="checkbox"/> Alterations/Additions             | F <input type="checkbox"/> Swimming Pool                 |
| C <input checked="" type="checkbox"/> Demolition             | G <input type="checkbox"/> Use of Land/Building          |
| D <input type="checkbox"/> Advertisement or Sign             | H <input type="checkbox"/> Place of Public Entertainment |
| I <input type="checkbox"/> Other (please state) _____        |                                                          |

**Proposed Shops, Offices, Commercial & Industrial Development**

No of employees	At Present _____	Proposed _____
No of off street parking spaces	At Present _____	Proposed _____
	Mon - Fri _____ am _____ pm	
	Sat _____ am _____ pm	
	Sun _____ am _____ pm	

	Previous use (if known)	Proposed use
Main Use	<u>Commercial</u>	<u>Hotel</u>
Other uses		

**Proposed subdivision**

*Complete only if relevant*

Yes  No

Type of subdivision  Torrens Title  Strata Title  Community Title

No of existing lots: \_\_\_\_\_ Total number of new lots: \_\_\_\_\_

**Approvals under S 68 Local Government Act 1993**

- Installing:-**
- manufactured house
  - temporary structure
  - a sewage management facility (septic tanks etc.)
  - swinging goods over a road with a device (crane/lift) over the footpath
  - carrying out water supply, sewerage or stormwater drainage work
  - transporting waste
  - moveable dwelling
  - domestic oil/solid fuel heater
  - waste in a public place
  - amusement device
  - waste in a sewer
- Operating:-**
- public carpark
  - amusement device
  - undertakers business
  - caravan park
  - manufactured home estate
  - mortuary
  - camping ground
- Carry out any other prescribed activity

**Integrated development**

*Do you require an approval under any of the following Acts?*

Any proposed work involving surface water, ground water or control works. For instance, pumps, levee banks, excavations, bores or flood mitigation works where an approval from a Ministerial Corporation like DLWC is required.

Note: Works to channels etc. for which the approval of a Private Company like Murrumbidgee Irrigation is required is *not* integrated development.

*The water Act 1912 (ss13A, 18F, 20B, 20CA, 20L, 116 or Part 8)*

Any item subject to an Interim or Permanent Conservation Order.

*Heritage Act (s58)*

Any activity requiring an Environmental Protection Licence.

*Protection of the Environment Operations Act (ss43A, 47, 55)*

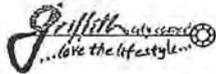
When you will damage or destroy an aboriginal relic or place.

*National Parks and Wildlife Act 1974 (s90)*

When you will remove a tree, erect a structure, carry out work, connect to a classified road or pump water into a public road. This includes creating an access.

Note: 1) The Pipelines Act 1967 expressly allows certain work to be done anyway.  
2) Not integrated when development consent and approval of only Griffith City Council is required.  
3) For these things on Roads and Traffic Authority classified roads - their concurrence is required (Not integrated).

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**Integrated development (cont)**

**Roads Act 1993 (s138)**

When you excavate or take material from protected waters – the Murrumbidgee River or Lakes, including the bed and shore and within 40m of the bank.

**Rivers and Foreshores Improvement Act 1948 (Part 3A)**

When you want an aquaculture permit or carry out reclamation or dredging in any waters.

**Fisheries Management Act 1994 (ss144, 201, 205)**

**Permission to advertise and notify the development**

Required under the Privacy & Personal Information Protection Act 1998

Permission is given to advertise and notify

the proposal to meet statutory requirements Yes  No

If No has an application for suppression been successful Yes  No

Statutory processes will be followed unless there is a successful suppression application

**Part 4: Construction Certificate**

**Who will be doing the construction work?**

**Owner-builder**

*You need an Owner-Builder Permit from the Dept of Fair Trading if the Building Work exceeds \$5,000*

**Licensed builder**

*Please tick the appropriate box below*

Family Name (or company) \_\_\_\_\_

Given names (or ACN) \_\_\_\_\_

Postal address \_\_\_\_\_

Town \_\_\_\_\_ Postcode \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Builder's Licence No \_\_\_\_\_

**Building work**

**Subdivision work**

**To be advised**

*You must notify us of the name, address and licence number (or Owner/Builder permit number) of the builder before Construction commences.*

**Part 5: Appointment of Principal Certifying Authority (PCA)**

**Do you wish to appoint Griffith City Council as 'principal certifying authority'?**

Yes

*I wish to appoint Griffith City Council undertaking the role of Principal Certifying Authority for this development. (Griffith City Council officers will inspect the building work)*

No

*I will appoint a PCA at a later date. I will not commence any building work until I have appointed a PCA.*

**Part 6: Building Details – Occupation Certificate**

**Whole of Building**

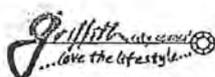
**Part of Building**

Proposed Use: \_\_\_\_\_

New BCA Class: \_\_\_\_\_

Existing BCA Class: \_\_\_\_\_

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**PART 7 RELATES TO THE CONSTRUCTION CERTIFICATE ONLY**

**Part 7: Statistical Return** required for Australian Bureau of Statistics Purposes

What is the area of the land? Area \_\_\_\_\_ square metres

---

Does the site contain a dual occupancy? Yes   
No

---

Gross floor area of existing building? Existing floor area \_\_\_\_\_ square metres

---

Gross floor area of proposed building? Proposed floor area \_\_\_\_\_ square metres  
*If additions or alterations, only give the additional floor area.*

---

Number of dwellings (a) are presently at this address? \_\_\_\_\_ dwellings  
(b) are proposed to be demolished? \_\_\_\_\_ dwellings  
(c) are proposed to be constructed? \_\_\_\_\_ dwellings

---

Number of storeys in the building? \_\_\_\_\_ storeys

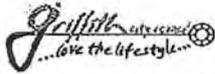
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What are the main building materials? *Tick one box for each of walls, floor, roof and frame*

<p><b>Floor</b></p> <input type="checkbox"/> Timber <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____  <input type="checkbox"/> Wall <input type="checkbox"/> Full Brick <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Concrete, Masonry <input type="checkbox"/> Fibrous Cement, Hardiplank <input type="checkbox"/> Timber, Weatherboard <input type="checkbox"/> Curtain Glass <input type="checkbox"/> Steel <input type="checkbox"/> Aluminium Cladding <input type="checkbox"/> Other _____	<p><b>Roof</b></p> <input type="checkbox"/> Tile <input type="checkbox"/> Concrete or Slate <input type="checkbox"/> Fibrous Cement <input type="checkbox"/> Steel <input type="checkbox"/> Aluminium <input type="checkbox"/> Other _____  <p><b>Frame</b></p> <input type="checkbox"/> Timber <input type="checkbox"/> Steel <input type="checkbox"/> Other _____
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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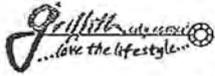
**(CS-FO-303) APPLICATION FOR DEVELOPMENT**

Section 78A, Environmental Planning & Assessment Act, 1979  
Section 109C(1) and 109H, Environmental Planning and Assessment Act, 1979

**PARTS 8 AND 9 RELATE TO PLACE OF PUBLIC ENTERTAINMENT ONLY**

<b>Part 8: Operator of the Building</b>	
Who operates the facility	Name(s) _____ Address _____ Postcode _____ Phone _____
<b>Part 9: Building Use</b>	
Total Capacity (No of Persons)	1 - 250 <input type="checkbox"/> 251 - 500 <input type="checkbox"/> 501 - 750 <input type="checkbox"/>
	751 - 1000 <input type="checkbox"/> Over 1000 <input type="checkbox"/>
Capacity is based on floor area or seating ie	
Auditorium -	m <sup>2</sup> /person standing      0.5
	Loose seats      1
	Fixed seats      Count seats
	Bench seats      450mm/person
Dining Room	1.2
Swimming Pool	1.5
Gymnasium	3.0
Dance Floors	0.5
Bars	1.0
Total Floor Area	_____ m <sup>2</sup>
No of Rooms	_____
Are Films Shown	Yes <input type="checkbox"/> No <input type="checkbox"/>
Type of Entertainment	_____ _____ _____

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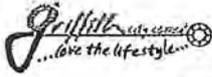
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Name of Room	Curtains	Floor Area	Entertainment Area	Stage Area	Capacity (No of Persons)
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
Room _____	YES/NO	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	_____
<b>Services</b>	<b>Place a tick (✓) in the box provided – <i>submit inspection certificates</i></b>				
	Sprinklers	<input type="checkbox"/>	Emergency Lightings	<input type="checkbox"/>	
	Panic Doors	<input type="checkbox"/>	Smoke Detectors	<input type="checkbox"/>	
	Exit Sign	<input type="checkbox"/>	Communication	<input type="checkbox"/>	
	Power	<input type="checkbox"/>	Fire/Smoke Alarm	<input type="checkbox"/>	
	Hydrants	<input type="checkbox"/>	Fire Extinguishers	<input type="checkbox"/>	
	Fire Doors	<input type="checkbox"/>	Smoke/Heat Vents	<input type="checkbox"/>	
	Exit Doors	<input type="checkbox"/>	Smoke Control	<input type="checkbox"/>	
	Hose Reel/s	<input type="checkbox"/>	Wall Drenchers	<input type="checkbox"/>	
	Booster Pump	<input type="checkbox"/>	Solid Core Door	<input type="checkbox"/>	

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**Notes to Applicants**

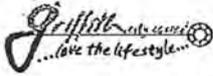
*Places of Public Entertainment* require the annual certification of *"Essential Services"*.

The following services where nominated by the Council, and installed will require inspection and certification by a Consultant

<i><b>WHAT</b></i>	<i><b>WHO</b></i>
Sprinklers	Plumber, Engineer or Fire Safety Consultant
Emergency Lighting	Electrician/Fire Safety Consultant
Exit Signs	Electrician/Fire Safety Consultant
Wall Opening Drenchers	Plumber/Fire Safety Consultant
Fire & Smoke Alarm	Electrician, Engineer or Fire Safety Consultant
Fire 7 Smoke Detectors	Electrician, Engineer or Fire Safety Consultant
Fire Dampers	Engineer/Fire Safety Consultant
Smoke/Heat Vents	Engineer/Fire Safety Consultant
Fire Hydrants	Plumbers/Fire Safety Consultant
Fire Hose Reels	Plumbers/Fire Safety Consultant
Booster Pump	Plumbers/Fire Safety Consultant
Fire Extinguishers	Servicing Company
Fire Doors	Owner/Fire Safety Consultant
Panic Release Doors	Owner/Fire Safety Consultant
Solid Core Self-Closing Doors	Owner/Fire Safety Consultant
Standby Power	Electrician/Fire Safety Consultant
Curtains	Fire Retardant Applier

**A Final / Interim Fire Safety Certificate Form can be obtained from  
[www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au) or Council's Customer Service Centre**

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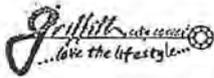
Section 78A, Environmental Planning & Assessment Act, 1979  
Section 109C(1) and 109H, Environmental Planning and Assessment Act, 1979

**Development Application Matrix**

	Residential dwellings	Dual Occupancy	Multi unit housing	Alteration & additions to residential dwellings	Garage, Outbuilding, Awning, Carport, etc	Commercial/Industrial building	Alteration & additions to Commercial/Industrial	Demolition	Subdivision of land	Advertising sign	Home business	Septic tank / AWTS	Farm shed	Swimming pool	Applicant check list	Council check list
Site plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Statement of Environmental Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓			
Floor plan	✓	✓	✓	✓	✓	✓	✓	*			✓		✓			
Elevation plan(s)	✓	✓	✓	✓	✓	✓	✓	*		✓			✓	✓		
Section plan(s)	○	○	○	○	○	○	○						■	○		
Engineers/footing details	○	○	○	○	○	○	○			■			○	○		
Specification of works	○	○	○	○	■	○	○									
Structural plans	■	■	■	■	■	■	■			■			■	■		
Shadow diagrams	*	*	*	*	*	*	*									
Landscaping plan	*	✓	✓	*	*	✓	✓	*	*		*	*	*			
Stormwater Drainage plan	○	✓	✓	✓	✓	✓	✓		*				✓			
Waste Management plan						*	*	✓			*		*			
Traffic Impact Statement / Study			*			*	*		*							
Traffic Control Plan	■	■	■	■	■	■	■	■	■		■		■			
Fire Safety Schedule						■	■				■		■			
Soil Classification Report	○	○	○	■	■	○	■			■			■			
Land Capability Study									*			*				
Land Contamination Report									*							
Site survey	*	*	*	*	*	*	*	*	*				*	*		
Heritage Impact Assessment	*	*	*	*	*	*	*	*	*	*	*		*	*		
Flora and fauna assessment	*	*	*	*	*	*	*	*	*				*			
Noise and vibration study	*	*	*	*		*	*	*	*							
Odour study	*	*	*	*		*	*		*							
Schedule of finishes	*	*	*	*	*	✓	✓			✓			*			
Erosion Control Plan	*	*	*	*	*	*	*	*	*							

- ✓ Indicates this information is required.
- Indicates this information is required if you are applying for a Construction Certificate or Complying Development Certificate.
- \* Indicates this information may be required.
- Indicates this information may be required if you are applying for a Construction Certificate.

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Section 109C(1) and 109H, Environmental Planning and Assessment Act, 1979

**Part 10: Checklist and Signature**

**Need help?** Refer to the Checklist, phone our Customer Service on  
(02) 6962 8100, or come in and see us.

**Information Checklist** Have you submitted all relevant information as required by Council's checklist?  
Yes  No

**Political Donations & Gift Disclosure Statement** Have you made a political donation or gift in the two years prior to this application. Yes  No   
If yes please complete the Political Donations & Gift Disclosure Statement form available at [www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au) or phone 02 6962 8100

**Section 94A Contributions** Please be advised that Section 94A Contributions may be applicable to development in the Griffith Local Government Area. For more information regarding Section 94A Contributions, please refer to Council's Section 94a Contributions Plan 2010 available at [www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au)

**Your declaration** I apply for development consent and/or construction certificate and/or occupation certificate for the development described in this application. I declare that all the information given is true and correct. I also understand that if the application is incomplete or does not comply with statutory requirements the application may be rejected/refused.

Signature N. Zappay Date 25 / 02 / 2014

**How to Lodge Your Application**

Address the application to:  
The General Manager  
Griffith City Council  
and send it to us by any of the following methods:

**Mail:** PO Box 485  
GRIFFITH NSW 2680

**Courier or personal delivery:**  
Ground Floor  
1 Benerembah Street, GRIFFITH

**How to contact us:**  
Phone: (02) 6962 8100  
Fax: (02) 6962 7161  
E-mail: [admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

**Web:** [www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au)

**Hours of Lodgement:** Monday – Friday 8.15 am – 4.00 pm or by appointment.

**Fees**  
Fees are payable on lodgement as per Council's Revenue Policy. Quotations are available by contacting Council's Customer Service Officers on 6962 8100.

**Payment methods**  
You can pay by cash, cheque, or EFTPOS (Cheque, Savings or Credit Card). Make cheques payable to 'Griffith City Council'.

**Acknowledgement**  
We will acknowledge that we have received your application. You will receive a receipt specifying the amount of fees paid, and the registered number of the application.

**Coming in to see us?**  
Our Customer Service Centre is located on the ground floor of the Griffith City Council Administration Centre, 1 Benerembah Street, Griffith.

**IF YOU WISH TO DISCUSS A PROPOSAL WITH ONE OF OUR PROFESSIONAL OFFICERS, IT IS ESSENTIAL THAT YOU ARRANGE AN APPOINTMENT. WE RECOMMEND THAT YOU CONSULT WITH A COUNCIL ASSESSMENT OFFICER BEFORE SUBMITTING THIS APPLICATION.**

Approved: Prindpal Planner	Group / System: City Strategy & Development	Document ID: CS-FO-303	Version: 3
Relevant To:	Date Issued: 17 Mar 2011	Revised: 27 Feb 2012	Status: Approved Page: 9 of 9

# Statement of Environmental Effects

Proposed development on  
Lots 24 & 25, Sec 7, DP 758476, Banna Avenue, Griffith



2007.239

February 2014

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The client has authorised **Planningmatters** Development Service to liaise with Griffith City Council on their behalf regarding this proposal.

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## 1.0 DESCRIPTION OF THE SITE & LOCALITY:

The subject land comprises Lots 24 & 25, Section 7, DP 758476, Banna Avenue, Griffith. References in this document to the 'subject land', 'subject site' or 'site' comprise both of these allotments.

The site fronts Banna Avenue, Wayeela Street and Olympic Street. The site is currently occupied by a single and double storey buildings fronting Banna Avenue, an awning in the centre of the site and a detached shed fronting Olympic Street. Adjoining land to the east of the site was previously used for the purposes of a service station and is currently occupied by an automotive window repairer and a car washing facility.

Recent land-uses on the site have included a sign-writing business, curtain & fabric business and an office premises fronting Banna Avenue, a sign writing business from Olympic Street and a residential unit upstairs fronting Banna Avenue.

Development Consent was issued in September 2005 (DA 100/2005) for alterations & additions to existing buildings, use of premises for the purpose of a hotel and demolition of an existing shed. This Development Consent has not been acted upon and lapsed in September 2010.

Development Consent was issued in October 2008 (DA 297/2008) for demolition of the existing buildings. To date, this development consent has not been acted upon and lapsed in October 2013.

Vehicular access to the site can be gained via existing driveways off Wayeela Street and Olympic Street.

The subject land and adjoining allotment fall to the north towards Olympic Street.

The subject land is currently serviced with essential services such as reticulated potable water, reticulated sewerage, electricity and telecommunications.

The immediate surrounding locality is a commercial precinct forming part of the Griffith CBD. Whilst surrounding premises generally comprise shops. Some surrounding premises have upstairs residences.

The surrounding locality comprises relatively little vegetation. The majority of vegetation within the locality comprises plantings within the centre median of Banna Avenue.

Banna Avenue adjoins the site's southern boundary and is considered to be the major road within the locality. Banna Avenue is classified as an 'arterial' road under the control of the Roads & Traffic Authority of NSW (RTA) and has a speed limit of 50km/hr. Banna Avenue provides for the two-way movement of vehicles and has a landscaped central median. Parallel parking adjoins the street gutter and 90° angle parking is provided within the centre median.

Olympic & Wayeela Streets also adjoin the site's northern and western boundaries. Both Olympic & Wayeela Streets are local roads under the control of Griffith City Council with a speed limit of 50km/h.

## **2.0 DESCRIPTION OF THE PROPOSAL:**

### **2.1 Nature of the proposed land-use:**

The proposed development relates to the demolition of existing buildings and construction of a new building to be used for the purposes of a hotel, an associated carpark & beer garden on Lots 24 & 25, Section 7, DP 758476, Banna Avenue, Griffith.

Demolition works comprise the removal of all existing buildings, retaining walls, driveways, hard-stand surfaces, vegetation, etc but only include the partial demolition of the building that straddles Lots 23, 24 & 25, Section 7, DP 758476. The remaining portion of this building on Lot 23, Section 7, DP 758476 will either be demolished at least 3m past the common boundary line or include the construction of a fire wall on the boundary to protect this building from the fire source feature (ie: the common boundary).

The new building will comprise two (2) storeys, have a balcony over a portion of the Banna Avenue footpath and is proposed to be initially occupied by an Irish Pub that will provide meals, liquid refreshments, light entertainment, gaming and on occasions cater for small functions/meetings.

The proposed development has been designed to embrace elements of the existing buildings design and reflect the development that was approved by Council as part of DA 100/2005.

The ground level of the building will comprise a lounge area, bar area, limited seated areas for eating, a kitchen, cool room, store rooms, office, gaming room, meeting room, a stage and amenities. A beer garden, child play area, unloading dock and carpark will be located outside at the rear (northern end) of the building on a lower level.

The first floor level of the building will only occupy approximately two-thirds of the ground floor building and will comprise a bar area, limited seated areas for eating, a stage, void that looks down to the ground floor bar and amenities. A balcony will be located over a portion of the Banna Avenue footpath and have access off the first floor bar area.

Whilst amenities will be provided on both levels of the building only the amenities on the ground floor are proposed to cater for disabled persons.

### **2.2 Subdivision:**

The subject land currently comprises two (2) Torrens title allotments. The proposal does not include the subdivision or adjustment of boundaries but will require the consolidation of Lots 24 & 25, Section 7, DP 758476. Evidence of lodgement of a Plan of Consolidation with the NSW Land & Property Information office (LPI) can be submitted to Council prior to the issue of a Construction Certificate, if required.

The proposal does not include the creation of any easements on either the existing allotments, the new consolidated allotment or adjoining allotments.

### **2.3 Advertising signage & outdoor lighting:**

The proposal development does not include the erection of any new/additional advertising signage. Whilst the submitted plans identify the potential location of indicative signage on the building's facade, the exact location, size, wording & colours of signage has to date not been confirmed. A separate DA relating to signage can be submitted to Council at a later date, if required.

The proposed development will require the provision of outdoor security lighting at various points throughout the site. Whilst the exact location and type of lighting have to date not been confirmed, details of proposed lighting can be submitted to Council, prior to the issue of a Construction Certificate, if required. It is acknowledged that Council may impose a condition of consent requiring lighting to be screened so that it does not distract passing traffic or surrounding properties.

### **2.4 Hours of operation & days of trade:**

The proposed business to occupy the premises will trade seven (7) days a week between the hours of: 10.00am–11.00pm Monday to Thursday; 10.00am–1.00am on Fridays; 7.30am–1.00am on Saturdays; and 7.30am–11.00pm on Sundays.

The variation in the commencing trading hours on Saturday & Sunday mornings will cater for potential breakfast trade. The variation of closing trading hours on Friday and Saturday nights will cater for expected peak evening trade on weekends. Given the opportunity to cater for champagne breakfasts, etc on weekends, consent is sought to serve alcohol between the abovementioned trading hours.

Given the relatively close proximity of residential dwellings, it is acknowledged that Council may restrict use of the beer garden to no later than 10:00pm.

Staff associated with the business to occupy the premises will be present on the site outside the abovementioned trading hours.

### **2.5 Employees & Customers:**

The number of staff employed by the business will vary depending on peak trading periods. Peak trading periods are anticipated to take place on Friday, Saturday & Sunday evenings. The maximum number of staff anticipated to be employed during peak trading periods will be approximately 9 staff. These staff comprise 1 manager, 4 bar staff/waiters, 1 chef, 1 kitchen hand and 2 security personnel. Additional staff will be employed on an 'as required' basis.

Whilst it is difficult to anticipate the number of patrons that are likely to visit the premises, it is estimated that the maximum number of patrons (ie: at peak trading periods on Friday & Saturday evenings) that would ever be on the site at any one period of time could be approximately 250-290. This estimate is based on up to approximately: 100-120 people in the ground floor bar & lounge area; 80-100 people in the first floor bar area & on the balcony; and 50 people in the beer garden area. This estimate includes approximately 20 people in the gaming room but doesn't take into consideration anybody in the meeting room. In saying that, the nature of the proposed hotel as an Irish pub is unlikely to have 290 people on the site at any one point in time. This is because the proponent plans for the premises to have a relaxed un-cramped atmosphere in comparison to conventional pubs where each patron often occupies around 1m<sup>2</sup>.

## **2.6 Pedestrian access:**

Primary access to the premises will be gained via the front entrances off Banna Avenue. Secondary access will be gained from the rear carpark via the beer garden.

It is not proposed to provide pedestrian access to the premises off either Wayeela Street or Olympic Street. Given that the rear entrance is only proposed to cater for customers parking in the carpark, it is not proposed to provide a link between this entrance and Wayeela Street.

The secondary entrance via the beer garden will include the provision of at least two (2) ramps as shown on the submitted plan. Depending on the grade of these ramps, tactile indicators and balustrades will be provided. Tactile indicators will be provided adjacent to the gate leading from the beer garden to the carpark.

## **2.7 Vehicular access & parking:**

The proposal includes the construction of a new driveway off Wayeela Street as shown on the submitted plan. This new driveway will serve as a combined entry & egress point. Whilst it is anticipated that passenger cars will travel in an anti-clockwise direction around the carpark, heavy vehicles will enter & leave the site via the portion of the driveway adjacent to the beer garden.

The proposal provides for the provision of 23 on-site parking spaces of which 1 space will be dedicated for use by disabled persons and an unloading area. The carpark & driveway will comprise a hard-stand surface such as concrete, asphalt, bitumen seal or similar.

Using the schedule in DCP 20, the proposal requires the provision of 106 on-site car parking spaces. Taking into consideration a 70% reduction (if indoor eating areas exceed outdoor eating areas in size) the number of on-site parking spaces required to be provided reduces to 32, whereas 0 parking spaces are required if a 100% reduction (because outdoor eating areas exceed indoor eating areas in size) is granted. Provision has been made for 23 on-site parking spaces, which is considered to be a shortfall of only 9 spaces if only a 70% reduction. Given that the proposal includes the provision of outdoor eating areas that exceed indoor eating areas in size, a 100% reduction has been applied for as part of this DA. In saying that, the proponent still intends to provide an on-site carpark as part of this DA.

A detailed discussion relating to parking calculations is provided in Section 3.4.1.3 of this document.

## **2.8 Loading/unloading:**

The proposed business to occupy the premises will require regular deliveries of goods & materials to the site. A dedicated unloading area has been incorporated into the carpark design adjacent to the kitchen at the rear (northern end) of the building. It is proposed to store waste receptacles in the unloading area.

Delivery vehicles will enter and exit the site in a forward direction off Wayeela Street. Delivery vehicles are anticipated to include vans and rigid trucks. All companies undertaking regular deliveries to the site can be instructed by the business operator to use the loading bay at the rear of the site.

## **2.9 Traffic generation:**

The Roads and Traffic Authority of NSW's *Guide to Traffic Generating Developments* policy does not provide an indication of vehicle trips that are likely to be associated with hotels. Whilst Council's DCP20 does not provide an indication of likely vehicles trips for hotels, it does list a parking requirement of 1 space per 5m<sup>2</sup> of GFA.

Given that peak trading hours will generally occur at times outside traditional trading hours for surrounding landuses, on-street parking spaces in Banna Avenue are considered to adequately cater for demand generated by the development. In saying that, the continued trend for patrons visiting hotels not to drive home further reduces the number of vehicle movements likely to be associated with hotels as patrons either car pool or make use of public transport.

## **2.10 Construction:**

The proposed development will require a significant amount of demolition & construction activity. The majority of construction work will be undertaken between the hours of 7am to 6pm (Monday to Friday) and 7am to 4pm on Saturdays. No construction work will be undertaken on Sundays or Public Holidays without prior consent from Council.

Adequate provision exists to erect a temporary security fence around the site. Hoardings will be required for certain elements of the proposal. Provision can be made for pedestrian around these hoardings. It is acknowledged that Council will impose a condition of consent requiring approval for any hoardings and submission of detail relating to pedestrian thoroughfares around hoardings.

Adequate provision exists for builder's vehicles, materials and waste to be stored on site during the construction stage. Submission of a Construction Management Plan is not considered to be necessary in this instance.

The proposed works may require the implementation of soil erosion & sediment control measures. A soil erosion & sediment control plan can be submitted to Council prior to the issue of a Construction Certificate.

## **2.11 Amenities:**

It is proposed to provide amenities on both the ground and first floors, as shown on the submitted plan. Amenities on the ground floor will cater for disabled persons. It is anticipated that the ground floor disabled toilet will also act as a baby change room.

## **2.12 External Design:**

Whilst the proposal will alter the external appearance of the site, the new building has been designed so as to reflect the existing building's appearance. The new balcony over the public footpath on Banna Avenue has been designed to fit in with the overall theme of the building.

The proposed development will provide for a new building that reflects the appearance of existing buildings on the site and is considered to compliment, if not enhance, the surrounding streetscape.

### **2.13 Essential services:**

The site is currently provided with essential services such as reticulated potable water, reticulated sewerage, electricity and telecommunications. The proposed development does not require the provision of any new utility service connections. The proposal may require an increase in the size of utility services such as Council's potable water meter for fire safety reasons.

### **2.14 Drainage:**

The site currently falls towards Olympic Street and to a lesser extent Wayeela Street.

It is proposed to direct stormwater from the new building and hard-stand areas to the surrounding street gutters. Stormwater from the southern portion of the building can be directed towards Banna Avenue, whilst stormwater from the northern portion of the building, the beer garden area and the carpark can be directed to either Olympic street or Wayeela Street.

It is acknowledged that Council may require the on-site detention of stormwater based on new hard-stand areas. It is anticipated that detention can be provided within the carpark or in tanks. Detailed design drawings & calculations relating to stormwater collection & disposal can be submitted to Council prior to the issue of a Construction Certificate for civil works.

### **2.15 Noise:**

The proposal will result in the generation of noise from the site. Noise is anticipated to be generated by: patrons & vehicles entering/leaving the site; patrons using the outdoor beer garden; and music associated with the provision of entertainment. Noise generated inside the building can be mitigated through the use of insulation in wall construction and by installing self-closing doors. Noise generated within the beer garden area is considered to generally comprise voices. Whilst the provision of a high screen wall around the beer garden is hoped to mitigate the extent of noise that is audible from surrounding residences, hours that the beer garden is utilised can be restricted, if required.

Noise from the outdoor child play area is not anticipated to result in the generation of significant offensive noise that could affect surrounding residential receptors. In this regard, it is anticipated that the child play area will generally only be used during daylight hours by children whose parents are sitting in the beer garden. Hours within which the child play area can be used can be restricted so as to compliment hours that the beer garden can be occupied.

To ensure that operation of the development does not unreasonably affect surrounding residents by reason of noise, it is anticipated that Council will restrict the hours of operation. Signage could be erected to ensure that patrons utilising the outdoor beer garden area and leaving the site via the rear carpark are mindful of surrounding residents and don't generate any excessive noise.

Considering that Council approved DA 100/2005 without significant concerns relating to noise being generated from the premises, a noise impact assessment report has not been submitted as part of this DA.

## 2.16 Waste:

Waste to be generated by the proposed development is considered to comprise waste from the demolition & construction processes and waste from future business operations.

Waste to be generated during the demolition & construction period is anticipated to comprise general builder's debris & may include asbestos. It is acknowledged that Council may impose conditions of consent requiring waste to be stored on-site during construction and the disposed of at a licensed facility and for asbestos to be handled & disposed of in accordance with the legislative requirements.

Waste to be generated by the future business operations is anticipated to comprise a mixture of plastics, packaging, paper, cardboard, glass & food scraps. Solid waste can be stored on-site in receptacles stored in the unloading area and disposed of through a waste contractor or Council's kerb-side collection service. Where possible, solid waste can be recycled.

It is acknowledged that Council will require the landowner to enter into a Trade Waste Agreement with Council and require the pre-treatment of any liquid trade waste. An approved grease trap will be installed to collect liquid waste associated with cooking activities. It is anticipated that waste generated by the business will be consistent with that generated by similar hotels in Griffith.

The preparation of a Waste Management Plan is not considered necessary in this instance.

### **3.0 CONSIDERATION OF RELEVANT LEGISLATION:**

#### **3.1 Local Government Act 1993:**

##### **3.1.1 Section 68 Approvals:**

This DA does not include an application to Council for any new connections to Council's reticulated water supply service under the provisions of Section 68 of the Local Government Act 1993 as permitted by Section 78A(3) of the Environmental Planning and Assessment Act 1979. Should the proposal require a new or upgraded water connection (eg: for fire safety reasons), a separate application can be submitted to Council at a later date.

This DA does not include an application to Council for a new connection to Council's reticulated sewerage system under the provisions of Section 68 of the Local Government Act 1993 as permitted by Section 78A(3) of the Environmental Planning and Assessment Act 1979. The proposal will require the provision of new internal sewerage lines to service the new building. Should the proposal require any new or upgraded sewerage connections, a separate application can be submitted to Council at a later date.

This DA does include an application to Council to alter the current arrangements for the disposal of stormwater under the provisions of Section 68 of the Local Government Act 1993 as permitted by Section 78A(3) of the Environmental Planning and Assessment Act 1979. Detailed design drawings and calculations will be submitted to Council in conjunction with an application for the Construction Certificate.

#### **3.2 Roads Act 1993**

The proposal includes the construction of a new driveway of Wayeela Street, as shown on the submitted plan. The proposal does not include the opening of any new public roads.

#### **3.3 Native Vegetation Act 2003**

The proposal does not include the removal of any "native vegetation".

#### **3.4 Environmental Planning & Assessment Act, 1979:**

##### **3.4.1 Section 79C – Evaluation of matters for consideration:**

###### **3.4.1.1 Provisions of any Environmental Planning Instruments:**

State Environmental Planning Policy No.64 – Advertising Signage:

The proposal does not include the erection of any new/additional advertising signage. As such, SEPP64 is not considered to apply to this DA. Whilst the submitted plans identify indicative signage, a separate DA will be submitted to Council for advertising signage.

State Environmental Planning Policy (Infrastructure) 2007:

- cl 101: The subject land fronts a classified road (Banna Avenue). The following discussion is provided in relation Clause 101(2) of SEPP (Infrastructure) 2007:
- (a): Vehicular access to the site can be provided off Wayeela Street.
  - (b): The safety, efficiency and ongoing operation of Banna Avenue is not considered to be adversely affected by the proposal as a result of:
    - (i): the design of the site's access off Wayeela Street. Whilst provision exists for vehicles turning right into the site to back up and affect traffic on Banna Avenue, traffic turning into the site off Wayeela Street is not anticipated to have to wait for extended periods. As such, the potential for traffic travelling along Banna Avenue having to wait for extended period is considered to be minimal.
    - (ii): the emission of smoke or dust from the site.
    - (iii): the nature, volume or frequency of vehicles using Banna Avenue, as access can be gained off Wayeela Street and customers are anticipated to park on-site, in Banna Avenue or to a lesser extent the public carpark to the west of the site off Wayeela Street.
  - (c): The proposal is not sensitive to traffic noise or vehicle emissions.
- cl 104: The proposed development is not considered to be listed in Schedule 3 of SEPP (Infrastructure) 2007. In this regard, the proposal does not comprise a premises licensed under the *Liquor Act 1982* that caters for 50 or more motor vehicles. Likewise, the proposal does not relate to a "refreshment room".

Griffith Local Environmental Plan 2002 (GLEP2002):

- cl 10: The site is currently zoned *3(a) – General Business* under the provisions of the GLEP2002. The demolition of existing buildings and construction of a new building to be occupied by a "hotel" is considered to be permissible with development consent on land zoned *3(a) – General Business*. The proposal is not considered to be inconsistent with the objectives of land zoned *3(a) – General Business*.
- cl 24: The proposal does not require the removal of existing vegetation.
- cl 26: The subject land is not considered to be identified as potentially flood prone land on Council's "100 year flood susceptibility" map.
- cl 37: The subject site is not located within close proximity of a Heritage Item.
- cl 39: The subject site is not located within a Heritage Conservation Area.
- cl 50: This DA seeks consent to open a new driveway off Wayeela Street.
- cl 51: The following discussion is provided in relation to cl 51(4) of the GLEP2002:
- (4)(a): The proposal is not anticipated to constitute a traffic hazard or materially reduce the capability or efficiency of Banna Avenue.
  - (4)(b): The proposal is not considered impede through traffic on Banna Avenue.
  - (4)(c): The proposal is not anticipated to prejudice any future improvements to, or realignment of Banna Avenue.
  - (4)(d): The proposal is not considered to be sensitive to traffic noise.
  - (4)(e): The proposal will not detract from the scenic values of the locality. Whilst the proposal is for the construction of a new building, the design has embraced elements of the sites' previous building (such as neoclassical Georgian style windows and doors, architectural columns) and as such will enhance the streetscape of Banna Avenue.
  - (4)(f): Vehicular access to the site will be provided via Wayeela Street.
  - (4)(g): The new building will have a setback consistent with the existing building and other buildings throughout the central business district.
- cl 57: Adequate arrangements can be made for potable water supply and the disposal of sewerage and stormwater.
- cl 58: The proposal does not include the erection of any new/additional advertising signage.

**3.4.1.2 Provisions of any draft Environmental Planning Instruments:**

Draft Griffith Local Environmental Plan 2013 (GLEP2013):

The following commentary is provided in relation to clauses of the draft GLEP2013 that are considered to apply to the proposal:

Part 2: The subject site is proposed to be zoned *B2 – Local Centre* under the provisions of the draft GLEP2013. The proposal is considered to be defined as a “pub”, which is a type of “food & drink premises” in the draft GLEP2013 Dictionary. The use of land zoned *B2 – Local Centre* for the purposes of a “pub” or “food & drink premises” is permitted with consent. The proposal is not inconsistent with the objectives of land zoned *B2 – Local Centre*.

Part 3: Not Applicable.

Part 4: cl 4.1: Not Applicable.  
cl 4.1AA: Not Applicable.  
cl 4.1B: Not Applicable.  
cl 4.1C: Not Applicable.  
cl 4.2: Not Applicable.  
cl 4.2A: Not Applicable.  
cl 4.2B: Not Applicable.  
cl 4.2C: Not Applicable.  
cl 4.2D: Not Applicable.  
cl 4.2E: Not Applicable.  
cl 4.3: Noted.  
cl 4.4: Noted.  
cl 4.5: Noted.  
cl 4.6: Noted.

Part 5: cl 5.1: Not Applicable.  
cl 5.2: Not Applicable.  
cl 5.3: Not Applicable.  
cl 5.1: Not Applicable.  
cl 5.4: Not Applicable.  
cl 5.5: Noted.  
cl 5.6: Noted.  
cl 5.7: Noted.  
cl 5.8: Not Applicable.  
cl 5.9: Not Applicable.  
cl 5.9AA: Not Applicable.  
cl 5.10: Not Applicable.  
cl 5.11: Not Applicable.  
cl 5.12: Not Applicable.  
cl 5.13: Not Applicable.

Part 6: cl 6.1: Not Applicable.  
cl 6.2: Not Applicable.  
cl 6.3: Noted.  
cl 6.4: Noted.

Part 7: cl 7.1: Not Applicable.  
cl 7.2: Not Applicable.  
cl 7.3: Not Applicable.  
cl 7.4: Not Applicable.  
cl 7.5: Not Applicable.  
cl 7.6: Noted.  
cl 7.7: Not Applicable.  
cl 7.8: Not Applicable.  
cl 7.9: Noted.  
cl 7.10: Not Applicable.  
cl 7.11: Noted.

### 3.4.1.3 Provisions of any Development Control Plans (DCPs):

#### Griffith Development Control Plan No. 20 – Off-Street Parking Policy:

The following discussion is provided in relation to the requirements listed in DCP 20:

- 1.7.1 An appropriate parking ratio for the proposed development is considered to be 1.0 space per 5m<sup>2</sup> GFA.  
Based on a total floor area of approximately 528m<sup>2</sup> (excluding the beer garden, child play area, first floor & balcony), the proposal requires 105.6  $\approx$  106 spaces. If GFA is considered to include the balcony, which brings the GFA to approximately 585m<sup>2</sup>, the proposal requires 117 spaces.
- 1.7.2 (a): The subject land is located within precinct 1, which provides for a maximum reduction in the number of parking spaces of up to 100%.  
(b): The proposal is considered to be eligible for a reduction of at least 50% because the premises fronts Banna Avenue and entails a restaurant. Depending on the size of indoor & outdoor eating areas, the proposal could also be eligible for a further discount of between 20%-50%. In this regard, the proposal would be eligible for a total discount of 70% if indoor eating areas exceeded the size of outdoor eating areas. By comparison, the proposal would be eligible for a total discount of 100% if outdoor eating areas exceeded the size of indoor eating areas. A 70% reduction means that the premises only requires 31.8  $\approx$  32 spaces, which results in a deficiency of 9 spaces. A 100% reduction means that the proposal doesn't actually require any on-site parking spaces and has a surplus of 23 spaces.  
Given that not all of the 309m<sup>2</sup> open bar & lounge areas on the ground & first floors will be used for indoor eating, the portions of the beer garden & balcony to be used for outdoor eating exceed the size of total indoor areas. On this basis a 100% reduction has been sought as part of this DA. In saying that, the proponent still intends to provide an on-site carpark as part of this DA.  
(c): Not applicable.
- 1.7.3 Noted.
- 1.7.4 Noted.
- 1.7.5 Noted.
- 1.8.1 Given that the proposed is not considered to have a deficiency of on-site parking providing if the outdoor eating areas exceed the size of indoor eating areas, the provision of parking spaces off site is not considered to be required in this instance.
- 1.8.2 Given that the proposed is not considered to have a deficiency of on-site parking providing if the outdoor eating areas exceed the size of indoor eating areas, the payment of a cash contribution for parking is not considered to be required in this instance.
- 1.9.1 Not Applicable.
- 1.9.2 Noted.
- 1.9.3 Noted.
- 1.9.4 Not Applicable.
- 1.9.5 Noted.
- 1.9.6 Noted.
- 1.9.7 Noted.
- 1.9.8 Not Applicable.
- 1.9.9 Concession sought.
- 1.10.1 Noted.
- 1.10.2 Noted.
- 1.10.3 Not Applicable.
- 1.10.4 Concession sought. Whilst the majority of the carpark is proposed to comprise a hard surface with no landscaping to be provided at the front of parking spaces, the north-eastern & north-western pockets of the carpark can be landscaped, if required.
- 1.10.5 Noted.
- 1.10.6 Noted.
- 1.11.1 Noted.
- 1.11.2 Noted.
- 1.11.3 Noted.

Griffith Development Control Plan No. 25 – Advertising & Notification of DAs:

It is acknowledged that Council will notify the proposed development. Should Council receive any objections relating to the proposal, it is requested that **Planningmatters** Development Service and the proponent be given the opportunity to comment on issues raised in the submissions.

**3.4.1.4 Any Planning Agreements:**

There are understood to be no Planning Agreements relating to the subject site. Whilst the proponent considered entering a Planning Agreement with Council in relation to DA 100/2005, it is understood that no formal Planning Agreement was entered into.

**3.4.1.5 Any matters prescribed by the Regulations:**

There are not considered to be any matters prescribed by the Regulations that relate to the proposed development.

**3.4.1.6 The likely impact of the proposed development:**

Context and Setting:

The subject site is located within an established commercial precinct comprising other entertainment and refreshment premises. The proposed development is considered to compliment existing commercial type land-uses and not on nearby residential land-uses.

Access, transport and traffic:

Vehicular access to the site will be via Wayeela Street. No access to the site is proposed from Olympic Street or Banna Avenue. The proposal includes the construction of a new on-site carpark at the rear of the site. Adequate arrangements can be made for vehicular access, parking and manoeuvring on the site.

Public Domain:

The proposal is not considered to have a detrimental impact on the public domain.

Utilities:

The proposal does not require the alteration, extension or upgrading of any utilities.

Heritage:

The site is not listed as a Heritage item or within a heritage conservation area.

Other land resources:

The proposal is not considered to have any impact on other land resources.

Water:

The proposal is not considered to have any impact on the conservation of water.

Soils:

The proposal is not considered to have any impact on soil conservation.

Air & Microclimate:

The proposal is not considered to have any impact on air quality.

Flora & Fauna:

The proposal is not considered to have any impact on flora or fauna.

Waste:

Adequate arrangements can be made for the storage, collection & disposal of waste. Preparation of a Waste Management Plan is not considered to be warranted in this instance. It is acknowledged that landowner will be required to enter into a Trade Waste Agreement with Council.

Energy:

The proposal is not considered to significantly inefficient in term of energy demand.

Noise:

The proposal will not result in the generation of excessive offensive noise that is likely to affect surrounding residential receptors.

Natural hazards:

The proposal is not considered to result in any natural hazards.

Technological hazards:

The proposal is not considered to result in any technological hazards.

Safety, security & crime prevention:

The proposal is not considered to generate any significant safety or security issues. It is anticipated that liquor licence conditions will require the provision of security staff. The proposal is not necessarily likely to result in an increase in the incidents of criminal activity within the locality. The building will most likely to fitted with an alarm to deter potential break & enter incidents.

Social impact:

The proposal is not considered to have a detrimental social impact on the locality. It is acknowledged that consideration of the potential social impact of the proposal will be considered by the NSW Office of Gaming & Racing when determining a liquor licence application.

Economic impact:

The proposal is not considered to have a detrimental impact on similar businesses within the city. In this regard, the proposed business to occupy the premises is looking to attract a market that does not currently attend pubs on a regular basis. In any case, the proponent believes that adequate provision exists within the local market to accommodate a boutique pub.

Site Design and Internal Design:

The proposed development provides for the new building to reflect the appearance of the existing building. The proposed building design is considered to fit in with the general appearance of the locality. The building's internal design is considered to be appropriate for its intended purpose.

Construction:

The proposal will require construction activity to take place during daylight hours.

Cumulative impacts:

The proposal is not considered to have a negative cumulative impact on the surrounding locality in terms of the provision of essential services, access, traffic or noise.

**3.4.1.7 The suitability of the site for the development:**

The subject site is located within an established commercial precinct. The proposal is considered to fit in with surrounding land-uses. Adequate provision can be made for on-site parking, vehicular access, drainage and essential services. On this basis, the subject site is considered to be suitable for the proposed development.

**3.4.1.8 Any submissions made in accordance with the Regulations:**

Whilst it is not anticipated that any objections will be received relating to the proposed development, it is requested that **Planningmatters** Development Service be given the opportunity to comment on any submissions received by Council.

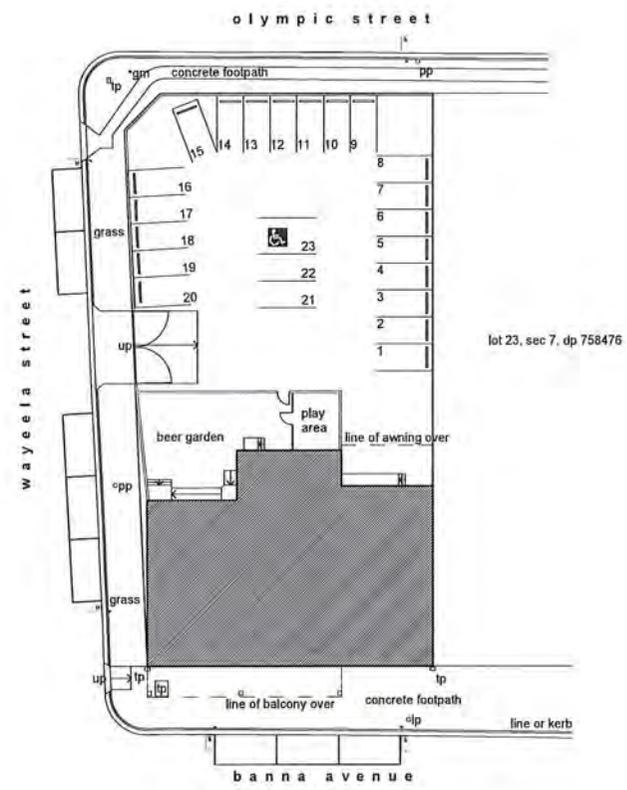
**3.4.1.9 The Public interest:**

There are not considered to be any Federal, State or Local Government nor Community interests regarding the proposed development.

#### **4.0 CONCLUSION:**

The proposed development relates to the demolition of existing buildings and the construction of a hotel on Lots 24 & 25, Section 7, DP 758476, Banna Avenue, Griffith. The proposal is considered to be permissible within the zone and not significantly incompatible with surrounding land-uses. Adequate arrangements can be made for vehicular access, parking, loading/unloading and manoeuvring on the site. On this basis, the subject site is considered to be suitable for the proposed development.

- lp telstra pit
- sio sewer inspection pit
- pp power pole
- gm gas main
- sv sewer vent (to be relocated)
- lp light pole
- \* traffic sign 1 - no stopping
- traffic sign 2 - no stopping
- ♿ accessible car parking space
- proposed new building



**proposed site plan**



scale 1:500 @ A3

**Planningmatters**  
DEVELOPMENT SERVICE

23 noonilla street  
griffith nsw 2680  
ph: 02 6962 2696  
email: info@planningmatters.net.au  
job number: 2007.239

**miestudio**

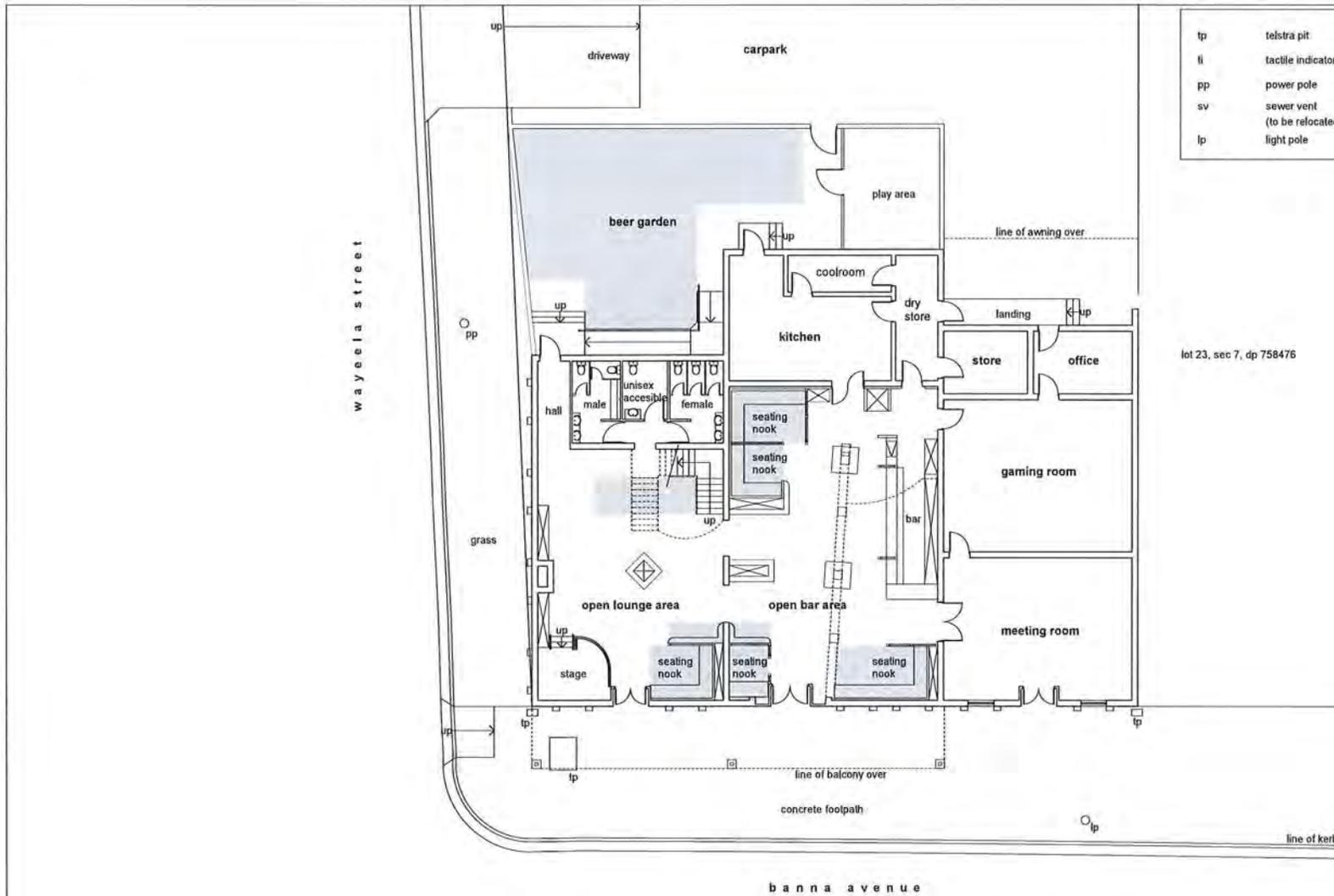
shop 6, 130 banna avenue  
griffith nsw 2680  
ph: 0407 06 55 06  
fax: 02 69 64 55 06  
email: miestudio@gmail.com

drawing:  
proposed site plan

project:  
lots 24 & 25, sec 7, dp 758476  
banna avenue, griffith

project no: 212012  
date: nov 2013  
issue: da-b  
drawing no: da 01

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tp	telstra pit
li	tactile indicators
pp	power pole
sv	sewer vent (to be relocated)
lp	light pole

area calculations		
dining area (within open lounge)	19.15	square metres
total open lounge area	69.90	square metres
dining area (within open bar)	28.93	square metres
total open bar area	108.60	square metres
stage	9.70	square metres
bar	19.60	square metres
kitchen	33.40	square metres
coolroom & dry store	19.40	square metres
meeting room	55.70	square metres
gaming room	60.60	square metres
office	13.20	square metres
dining area (within beer garden)	84.50	square metres
beer garden	100.40	square metres
play area	24.80	square metres
bathrooms	26.20	square metres
hall	6.00	square metres
store	11.10	square metres

lot 23, sec 7, dp 758476

**ground floor plan**



scale 1:200 @ A3

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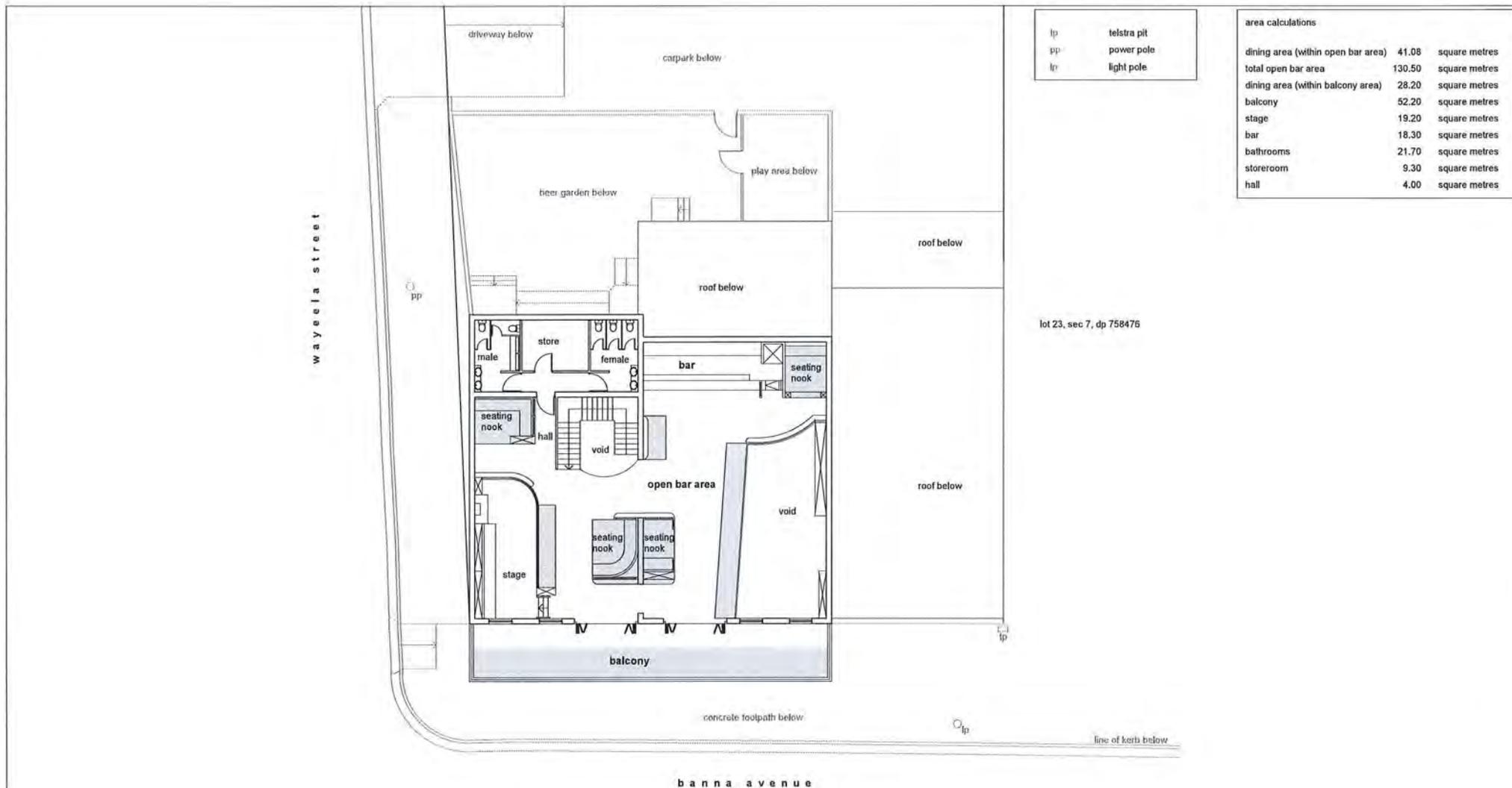
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email: miestudio@gmail.com

drawing:  
**ground floor plan  
- showing dining area**  
project:  
**lots 24 & 25, sec 7, dp 758476  
banna avenue, griffith**

project no: 212012  
date: nov 2013  
issue: da - b  
drawing no: da 02a



**first floor plan**



scale 1:200 @ A3

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griffith nsw 2680  
ph: 0407 06 55 06  
fax: 02 69 64 55 06  
email: miestudio@gmail.com

drawing:  
**first floor plan**  
**- showing dining areas**

project:  
**lots 24 & 25, sec 7, dp 758476**  
**banna avenue, griffith**

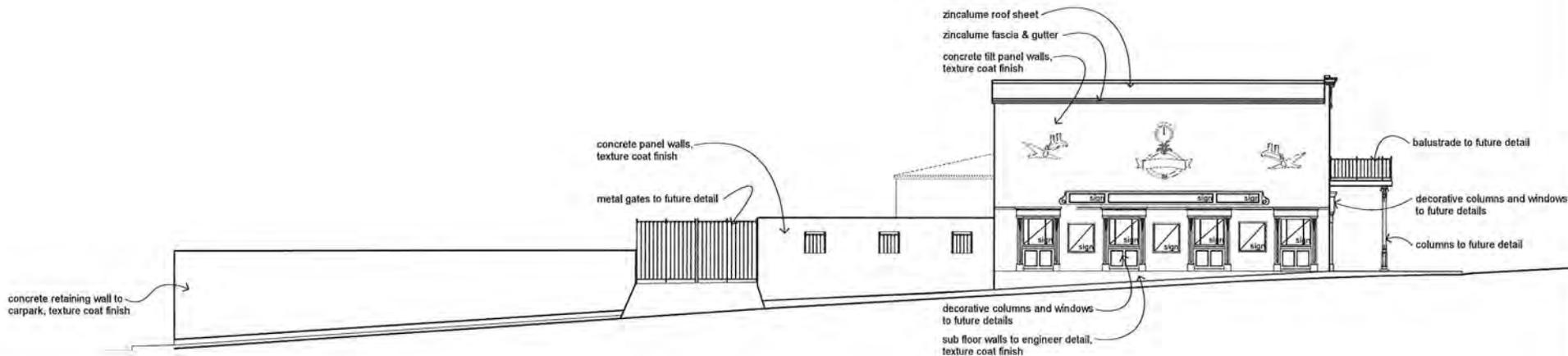
project no: 212012

date: nov 2013

issue: da-b

drawing no: da 03a

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**west elevation**

scale 1:200 @ A3



**south elevation**

scale 1:200 @ A3

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 griffith nsw 2680  
 ph: 0407 06 55 06  
 fax: 02 69 64 55 06  
 email: miestudio@gmail.com

drawing:  
 proposed elevation sheet 01

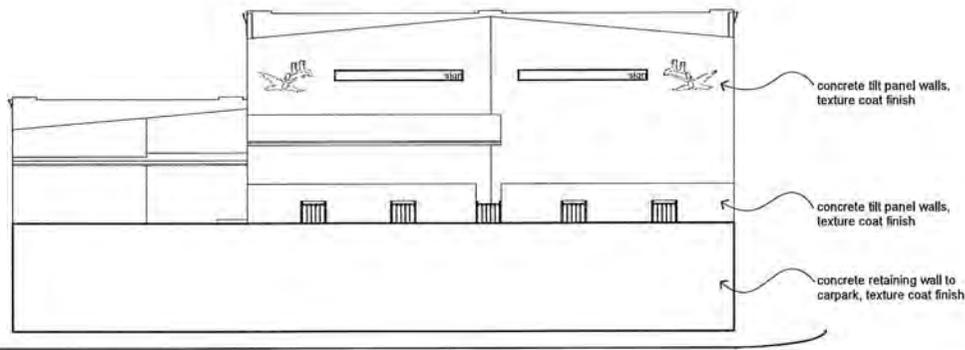
project:  
 lots 24 & 25, sec 7, dp 758476  
 banna avenue, griffith

project no: 212012

date: april 2012

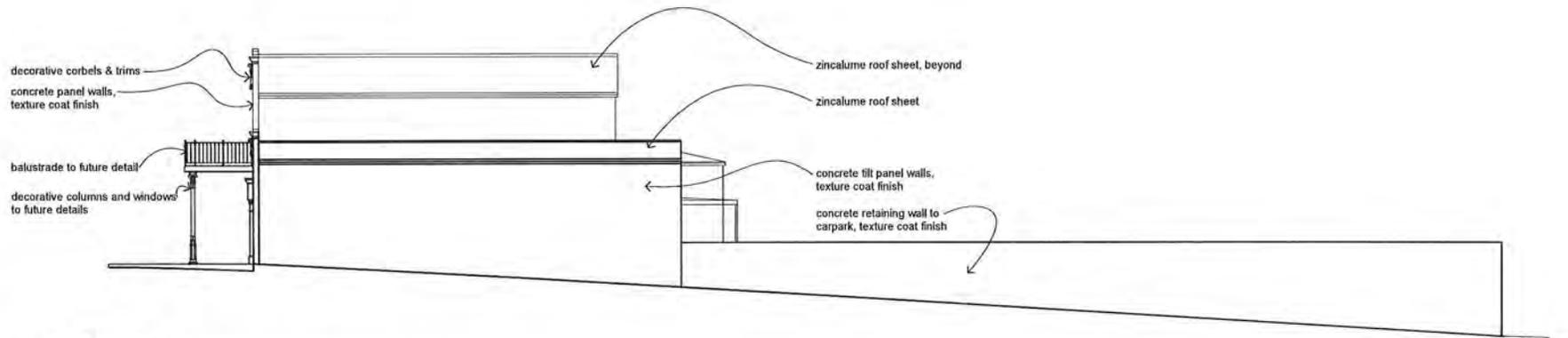
issue: da

drawing no: da 04



**north elevation**

scale 1:200 @ A3



**east elevation**

scale 1:200 @ A3

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 DEVELOPMENT SERVICE

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**miestudio**

shop 6, 130 banna avenue  
 griffth nsw 2680  
 ph: 0407 06 55 06  
 fax: 02 69 64 55 06  
 email: miestudio@gmail.com

drawing:  
 proposed elevation sheet 02

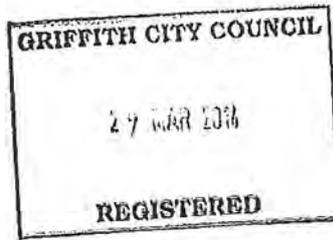
project:  
 lots 24 & 25, sec 7, dp 758476  
 banna avenue, griffith

project no: 212012

date: april 2012

issue: da

drawing no: da 05



11 Kookora St  
GRIFFITH

25/3/14

S. Parisotto  
Senior Development Assessment Planner.

Re Development Application No 43/2014(1)  
for 475 Bawa Ave, Griffith.

There are already 3 hotels in Bawa Ave  
& another in Yambil St, plus Exces Club  
& Ten 2 Griffith Leagues Club & the  
Coro Club on the western side of Griffith.

Why do we need another pub/hotel  
in the main street or even in the  
whole of Griffith?

There's clubs at Yenda, Yooagali &  
Harwood & Darlington Park (plus a hotel)

Does Council really think we need  
more? We don't.

Yours sincerely

Peter & Novella van Hees



21 March 2014

Mr P & Mrs M Van Hees  
2 Stock Street  
DARLINGTON POINT NSW 2706

Dear Sir/Madam

**Development Application No. 43/2014 (1) proposed development on Lot 24 Section 7 DP 758476 & Lot 25 Section 7 DP 758476 471 – 475 Banna Avenue GRIFFITH**

Council has received a development application for the demolition of existing buildings and the erection of a new building and the use as a pub and associated car parking on the subject land (refer to the locality plan enclosed).

Copies of the submitted plans and supporting documentation relating to the proposed development are available for inspection at Council's Customer Service located on the ground floor of Griffith City Council's Administration Building, 1 Benerambah Street, Griffith. This documentation may be viewed between the hours of 8.15 am - 4.00 pm, Monday to Friday up until 4 April 2014.

**PLEASE NOTE: Section 147(5) of the Environmental Planning & Assessment Act, 1979 requires the disclosure of any Political Donations & Gifts made in the two years prior to the application date.** A form is available from Council's Customer Service Centre or Council's website – [www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au)

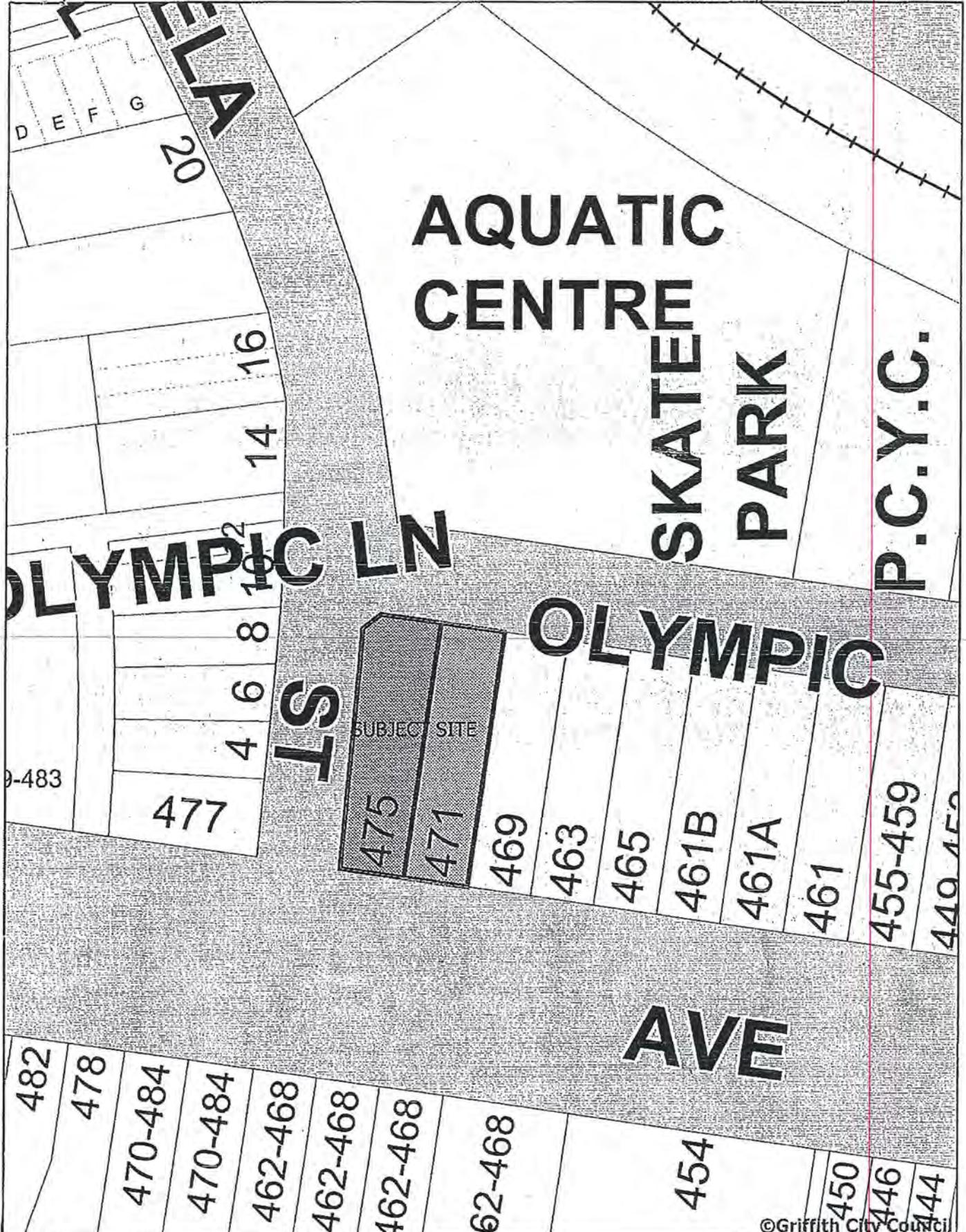
Written submissions regarding the proposed development will be received by Council up until **4.00 pm on 4 April 2014**. Submissions should include a contact name, address and telephone number. Submissions made on behalf of a company should also include the names and addresses of all company directors. Should you wish to lodge an objection to the proposed development and the matter is referred to the Ordinary Meeting of Council for determination, your submission will form part of Council's Business Paper. As such, a copy of your letter including your name and address (unless you specifically request that these details be withheld) will be publicly distributed and available to the public.

For further information regarding this matter please contact Council's Senior Development Assessment Planner, Steven Parisotto on 6969 4840.

Yours sincerely

**S PARISOTTO**  
**SENIOR DEVELOPMENT ASSESSMENT PLANNER**

Enc



**Griffith City Council**  
 PO Box 443  
 11 Eremiah Road  
 GRIFFITH NSW 2880  
 Telephone: 02 8622 3100  
 Fax: 02 8622 3111  
 Email: info@griffith.nsw.gov.au

**Important Notice!**  
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**GDA**  
 Responsibility for the terms of the Griffith Local Government Area Magnetic North is shared by 2001 being usually by 6.04° in 2004 to years.

**Important!**  
 This map was produced on the GEODESIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the AUSTRALIAN GEODESIC DATUM OF 1984 (AGD84). Heights are referenced to the Australian Height Datum (AHD) heights. For most practical purposes GDA84 coordinates and heights derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84) are the same.

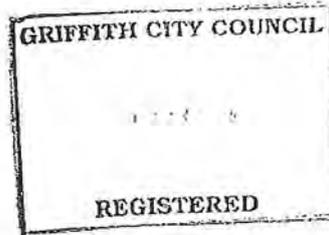
**Photography:**  
 Operator: Interlink  
 Project/Date: HGA31 Zone 55  
 Date: Tuesday, 18 March 2014  
 Drawn By: Environmental Services  
 Map Scale: 203.8 m

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**NEIGHBOUR NOTIFICATION**

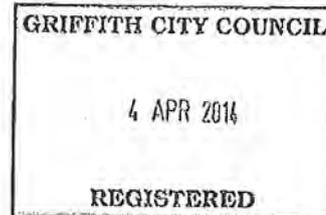
DA 43/2014

Map Scale: 1:1,073 at A4  
 Map Zoom: 203.8 m



2<sup>nd</sup> April 2014

S. Parisotto  
Senior Development Assessment Planner  
Griffith City Council  
PO Box 485  
Griffith NSW 2680



Dear Mr. Parisotto,

**RE: DEVELOPMENT APPLICATION NO: 43/2014 (1)**

Thank you for your letter of 21 March 2014 re: the above mentioned Development Application.

Please note that we are in favour of the development in the city, but we also have some concerns regarding an additional licensed establishment in the Top Block of Town. Our concerns are only centred around the increased possibility for anti social behavior and/or damage to property.

As part of the development consent, we request that consideration be given to:

- a) The installation of CCTV cameras in the Top Block to assist in identifying any person(s) responsible for anti social behavior and/or damage to property.
- b) A review of the proposed closing time of 1.00am after a 6 or 12 month period with the view of reducing the operating hours if there is a quantifiable increase in anti social behavior and/or damage to property in the main street.
- c) The possibility of a small Taxi rank outside or near the licensed premises.

Yours Faithfully,

Peter Bonaventura  
Director

**RSC 'yes' OPTUS GRIFFITH**  
443-445 Banna Avenue, Griffith NSW 2680  
Tel 02 6964 2111 | Fax 02 69624388

## E-mail Message

---

**From:** [Maree Best \[NOTES:Maree.Best@griffith.nsw.gov.au\]](mailto:Maree.Best@griffith.nsw.gov.au)  
**To:** [Melanie Hebrok \[NOTES:CN=Melanie Hebrok/O=Griffith City Council@Griffith City Council\]](mailto:Melanie.Hebrok@GriffithCityCouncil)  
**Cc:**  
**Sent:** 8/04/2014 at 11:53  
**Received:** 8/04/2014 at 11:53  
**Subject:** Fw: Development Application No.43/2014

---

----- Forwarded by Maree Best/Griffith City Council on 08/04/2014 11:53 AM -----

From: franca virgara  
 To: "admin@griffith.nsw.gov.au" , franca virgara ,  
 Date: 08/04/2014 11:23 AM  
 Subject: Development Application No.43/2014

Attention- Steven Parisotto

I have no objection to pub development re application no.43/2014.  
 Demolition to shed which is attached to our shed in olympic St may impact on structural integrity. If so could council make sure that the applicant be aware of this so any damage done they will fix our shed.

Regards Francesca Virgara-0404595630  
 On behalf of Rosa Calabria PO Box 2106 Griffith

Sent from my iPad  
 Please consider the environment before printing this email notice.

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# SBD Crime Risk Assessment



**PLACE:** Development

**ADDRESS:** Lot 24 & 25 SEC 7 DP 758476  
471 Banna Avenue,  
GRIFFITH NSW 2680

**COUNCIL:** Griffith Local Council

**REF NO:** D/A 43 / 2014

**ASSESSOR/S:** Cst Marc ROBERTS

**TIME: 14:30hrs DATE: 23/05/2014**

## Disclaimer

NSW Police Force (NSWPF) has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained in this document, any person who does so acknowledges that it is not possible to make areas absolutely safe for the community or their property

NSW Police Force hopes that by using recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that the area evaluated will be free from criminal activity if its recommendations are followed.

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All enquiries should be directed to the Commander, Field Support Command. Phone 02 9375 8125

Reviewed October 2009  
Reviewed January 2012  
Reviewed January 2013

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# SBD Crime Risk Assessment

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# SBD Crime Risk Assessment

## Introduction

*Crime Prevention through Environmental Design (CPTED)* is a situational crime prevention strategy that focuses on the design, planning and structure of cities and neighbourhoods. It aims to reduce opportunities for crime by employing design and place management principles that minimise the likelihood of essential crime ingredients from intersecting in time and space.

CPTED is widely recognised as an important crime prevention tool. But like any tool, it must suit the job and be used in the right way to be effective.

The NSW Police Force Safer by Design Crime Risk Assessment (CRA) will help planners, architects, crime prevention practitioners and design consultants to determine when, where and how to use Crime Prevention through Environmental Design. Based upon the International Standard AS/NZ ISO 31000:2009, the assessment uses qualitative and quantitative measures of the physical environment to create a contextually adjustable approach to the analysis and treatment of crime opportunity.

Risk assessment under ISO 31000:2009 comprises the three steps of:

1. Risk identification,
2. Risk analysis, and
3. Risk evaluation

**Risk identification** requires the application of a systematic process to understand what could happen, how, when, and why.

**Risk analysis** is concerned with developing an understanding of each risk, its consequences, and the likelihood of those consequences.

**Risk evaluation** then involves making a decision about the level of risk and the priority for attention through the application of the criteria developed when the context was established.

ISO 31000:2009 gives a set of general options to be considered when treating risk. The options are:

- a. Avoiding the risk by deciding not to start or continue with the activity that gives rise to the risk;
- b. Taking or increasing the risk in order to pursue an opportunity;
- c. Removing the risk source;
- d. Changing the likelihood;
- e. Changing the consequences;
- f. Sharing the risk with another party or parties; and
- g. Retaining the risk by informed decision.

# SBD Crime Risk Assessment

SBD Crime Risk Assessment is an assessment instrument. It contains five parts. Part one establishes the area context, part two identifies situational crime opportunities, part three establishes site or project risk, part four explores treatment options and part five is for your notes.

## Part One (Area Context)

Part One determines the scale of the project and what crime data is required to complete the assessment. Part One also assesses the likelihood and consequences of crime at or near the site, and from this information, allows you to determine a crime risk rating. This rating is carried forward to Part Three.

## Part Two (Site Opportunity Assessment)

Part Two is a multi-part checklist of 100 questions divided into seven sections:

- 1 Surveillance
- 2 Lighting
- 3 Territorial Reinforcement
- 4 Environmental Maintenance
- 5 Activity and Space Management
- 6 Access Control
- 7 Design, Definition and Designation

These are features of CPTED and Situational Crime Prevention strategies. Project features are assessed to determine whether the features are either '+' (Good) or '-' (Needs Attention) or 'N/A' (Not Applicable). These scores are carried forward to Part Three.

## Part Three (Site Opportunity and Crime Risk Rating)

Part Three brings the two scores together to provide a CPTED rating and also indicates those areas that need to be actioned within a defined timeframe.

## Part Four (Treatments)

Part Four provides direction on the appropriate level of treatment options. When considering strategies to minimise crime, the cost and likely benefits of treatments should be weighed against identified risk. On the right hand edge of diagram 3, you will see 5 treatment levels, natural strategies, organised strategies (low), technical/mechanical measures (low), technical/mechanical measures (high) and organised measures (high).

Strategy	Description
Natural	Clear site design, territorial definition and designation (purpose). Natural surveillance, strategically located windows, doors and other vantage points; open building and landscaping sightlines etc; natural access control measures including symbolic and real barriers; clearly defined vehicle/pedestrian routes and channelling systems.

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# SBD Crime Risk Assessment

Organised (low)	Low level organised guardianship – e.g. the strategic placement of employee workstations and the location, timing and use of managed activity (community and/or private); active place management and routine environmental maintenance. <i>Organised strategies build upon natural measures.</i>
Technical/Mechanical (low)	Basic target hardening. Good quality access control hardware. Corridor mirrors, public address systems, help-phones, motion detectors etc. <i>Low level technical strategies build upon low level organised and natural measures.</i>
Technical/Mechanical (high)	High-level target hardening. Boomgates, CCTV etc. <i>High level technical measures build upon low level technical measures.</i>
Organised (high)	High level organised (manned) guardianship. Strategic use of 'tasked' employees in high-risk situations.

## Part 5 (Field Notes)

Field notes can be recorded on these pages

## Evaluation of Treatments

An evaluation of outcomes is encouraged 12 months after recommendations are implemented, and thereafter at your discretion.

### Questions to consider:

1. What recommendations were made/implemented?
2. What crime type/s did your recommendations target?
3. Did recommended actions:
  - Increase risk to criminals?
  - Increase the effort required to commit crime?
  - Reduce rewards?
4. What are current crime rates in the area? In order to determine this, you will need to revisit crime trends for the area.
5. Have crime rates changed since recommendations were implemented?

### What other factors could be influencing changes in local crime rates?

1. Have any community programs been implemented that would affect the site/development (i.e. employment, housing, and education services)?
2. Has the economy risen or fallen appreciably? This can affect crime opportunity and markets for legal and illegal property.
3. Has the availability of crime facilitators or situational ingredients changed (i.e. parking patterns, transport routes, access to alcohol, drugs or firearms, illicit property markets)?
4. Have activity patterns (including space users and temporal patterns) or place management policies changed?
5. Have policing methodologies or judicial practices (sentencing patterns) changed?

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# SBD Crime Risk Assessment

## CPTED Evaluation & Treatments

### 1. Establish the Context

1. Briefly describe the site & its surroundings.
2. Identify the risks (crime types) that may impact upon the project.
3. Identify how the crimes are committed.
4. Identify the likelihood & consequences of crime risks.
5. Identify from who & where you obtained your information.

### 2. Site Opportunity

Use the site opportunity survey to identify, assess and score site hazards. (100 questions)

### 3. Site Opportunity Assessment Rating

1. Determine the site opportunity assessment rating for each section
2. Determine the areas that will need to be improved/fixed.

### 4. Treatments

From the crime risk rating and site opportunity assessment rating, determine and recommend CPTED treatment options to reduce opportunities for crime.

### 5. Monitor and Review

1. Monitor and review treatments
2. Make appropriate changes to reduce opportunities for crime.

*Based on the International Standards Organisation Standard AS/NZ ISO 31000:2009*

# SBD Crime Risk Assessment

## Part 1 – Establish the Context

### 1.1 Collecting and Assessing CPTED Data

The nature and scale of your project will help you to determine the *types* of data and data collection methods that could be used during the evaluation.

**Firstly**, determine the reason for the evaluation. If it is an assessment of a proposed construction or reconstruction of an existing site, then it will be a **pre-development** evaluation. If it is an assessment of an established location or facility then it will be a **post-development** evaluation.

**Secondly**, determine the size or scale of the project (The legend below outlines typical project types); determine the statistical data needed; and, the likelihood and consequence of crime.

#### 1.1.1 Project Scale Legend

Scale	Description
Small scale	Pedestrian routes, playgrounds, ATMs, amenity blocks, small street level car parks (<100 spaces), medium density housing <20 residences, etc
Medium scale	Urban parkland, pedestrian malls, multi storey car parks, medium density housing >20 residences, non regional transportation nodes etc.
Large scale	City and town centres, shopping complexes, high density housing, major transportation interchanges, entertainment precincts, greenfield (undeveloped land) estate development etc.

After you have determined the *scale* of the project and whether it is pre or post development, you can then determine the evaluation category.

#### 1.1.2 Category Development type and scale

Category	Development Type	Scale
One	Pre development	Small
Two	Post development	Small
Three	Pre development	Medium
Four	Post development	Medium
Five	Pre development	Large
Six	Post development	Large

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# SBD Crime Risk Assessment

Category = **3**

Lastly, determine what types of information and analysis can help you when conducting your evaluation.

## 1.1.3 Data collection and analysis

Category	Data Collection and Analysis Needed
One	Review architect's drawings; assess current crime trends; consider doing interviews of designer and likely users of the space; identify current problems (if any); review similar sites in your area and/or similar areas.
Two	Conduct a crime analysis and CPTED evaluation; speak with users of the space; identify problems (if any); consider Community Safety Audits.
Three	Conduct a comprehensive crime analysis and CPTED evaluation; review architects plans; assess and map adjacent land uses; review lighting/landscaping plans; interview residents, other land users and designers.
Four	Conduct a comprehensive crime analysis and CPTED evaluation; Community Safety Audits (day and night); assess adjacent land uses; review lighting/landscaping plans. Partnerships with local planners, developers and designers are essential.
Five	Conduct a comprehensive crime analysis and CPTED evaluation; assess adjacent land uses; review architect's plans, lighting/landscaping plans; interview land users; partnerships with local planners, developers and designers are essential; consultation with stakeholders.
Six	Conduct a formal Crime analysis and CPTED analysis; Day and night Community Safety Audits; access environmental scanning data (demographic/socio economic predictions for area); photo surveys; on-site interviews; collaborative planning meetings; partnerships with local planners, developers and designers essential; community focus groups and workshops.

# SBD Crime Risk Assessment

## 1.2 Brief description of the site/project & surrounding area

Provide a simple word description of the site/project and surrounding area

**Licensed Premise (with Gaming) that will provide up to 290 patrons with alcohol and entertainment.**

**The locality is bordering on a residential street, but is primarily zoned accordingly.**

**The area is at the Western end of the main street of Griffith and will attract a similar clientele to other licensed premise in Griffith.**

## 1.3 Identify the types of crime that may impact on the site

Provide a description of the type/s of crime typically experienced at or near the assessment site. Information can be obtained on-line from the NSW Bureau of Crime Statistics and Research (BOCSAR) who are the official source of NSW crime data.

[http://www.bocsar.nsw.gov.au/lawlink/bocsar/ll\\_bocsar.nsf/pages/bocsar\\_crime\\_stats](http://www.bocsar.nsw.gov.au/lawlink/bocsar/ll_bocsar.nsf/pages/bocsar_crime_stats)

The NSWPF Local Area Command (LAC) will also have the crime statistics. However, under legislative requirements there are restrictions on when data can be released. **Please note:** The decision to release NSWPF crime statistics for the Local Area rests with the LAC Commander.

Select the organisation you have used to gather your data (Tick the appropriate box):

Local Government Area (LGA)

NSWPF LAC Statistical Area

Depending on the organisation that you use to obtain your crime statistics, relevant reports are available from BOCSAR ('On-line queries/LGA Ranking' and 'On-line queries/Crime Trends) or EIM (Police only). These reports should be printed and saved with your risk assessment as you are relying on this information to form your Crime Risk Assessment rating.

To determine the types of crime that may impact on your site, use the BOCSAR report available on-line under 'On-line queries/Crime Trends', tick all offence types shown under step 2. The resulting report will show you crime trends for your LGA. To see where these crimes may be concentrated in your LGA, select the BOCSAR option 'Crime Maps' These individual offence type reports will identify crime hotspots (areas of high crime density based on criminal incidents reported to the NSWPF). This will assist you to complete section 1.5.

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# SBD Crime Risk Assessment



**Harm to person (e.g. robbery, assault, sexual assault, alcohol & drug related activity).** The human icon refers to crime that *primarily* results in harm to others and/or self. This would include fear but not include attempted suicide.

---

**Alcohol related Assault**

**Alcohol related DV assaults**

**Robbery**

**Indecent Assault**

**Sexual Assault**

---



**Theft of property/assets (break & enter, stealing, motor vehicle theft, etc).** The house icon refers to crime that *primarily* results in theft of property and/or assets. This would theft of property from either a home or a commercial/retail premises.

---

**Stealing**

**Steal from Person**

**Steal from Motor Vehicle**

---



**Damage to property/assets (malicious damage, inc vandalism, graffiti, etc)** The star icon refers to crime that *primarily* results in damage to property and/or assets.

---

**Graffiti**

**Malicious Damage to Property**

**Litter (Broken Glass and Discarded Alcohol containers)**

---

# SBD Crime Risk Assessment

## 1.4 Identify how the crimes are committed (Method of operation), e.g. threat of violence, use of weapon, smashed window

Document *how* criminals commit their crimes, e.g. one criminal diverts a shopkeeper's attention while a second criminal steals money from the cash register. This information will be taken into consideration when determining the risk treatments in section 4.



Harm to others/self

---

### Intox Fights (Dv and non-DV related)

**Opportunity to commit robbery – Intox victims**

**Opportunity to take advantage – Sexual offences – Intox victims**

---



Theft of property/assets

---

### Unattended property

**Poor observations of personal property – opportunity crime**

**Intox related issues – dropping / poor judgement**

---



Damage to property/assets

---

### Physical force

**Thrown projectile**

**Discarded alcohol containers and other rubbish**

---

# SBD Crime Risk Assessment

## 1.5 Crime Risk

### 1.5.1 Quantitative measures of recorded crime (likelihood).

- I. Use the BOCSAR 'LGA Ranking' report to record the ranking in table 1.5.4 for each type of crime recorded in table 1.2. There are currently 140 LGAs and 80 LACs which have been ranked for each of the types of crimes recorded in the BOCSAR 'Crime Trends' Report. The ranking categories are based on a 20% allowance for each risk category quintile.
- II. If 'Steal from motor vehicle' was recorded as a crime type occurring in your area and the state ranking was 68<sup>th</sup> out of 140 LGAs, 'Steal from motor vehicle' would have a 'C - Possible' risk.
- III. Record 'likelihood' rating in table 1.5.4 from each crime type listed from using the data recorded in tables 1.2 and 1.3.

#### 1.5.1.1 Likelihood of the type of crime happening (LGA)

Risk	State LGA Ranking	Likelihood	Description
A	01 – 28	Almost certain	Is expected to occur in most circumstances
B	28 – 56	Likely	Will probably occur in most circumstances
C	57 – 84	Possible	Might occur at some time
D	85 – 112	Unlikely	Could occur at some time
E	113 – 140	Rare	May occur only in exceptional circumstances

#### 1.5.1.2 Likelihood of the type of crime happening (LAC)

Risk	State LAC Ranking	Likelihood	Description
A	01 – 16	Almost certain	Is expected to occur in most circumstances
B	17 – 32	Likely	Will probably occur in most circumstances
C	33 – 48	Possible	Might occur at some time
D	49 – 60	Unlikely	Could occur at some time
E	61 – 80	Rare	May occur only in exceptional circumstances

# SBD Crime Risk Assessment

## 1.5.2 Qualitative measures of recorded crime (consequence).

- I. Based on your comments in table 1.3 for each type of crime recorded in table 1.2 you have to qualify the level of harm that can be caused.
- II. If 'Robbery' was recorded as a crime type occurring in your area, there is an associated level of violence involved in that crime type. Your comments/investigation may indicate a '3 - Moderate' risk would be appropriate. However, if it is known from your investigation that many robbery victims are hospitalized you may classify the risk as '4 - Major'. Or, if items were being stolen from motor vehicles by accessing the vehicles via unlocked doors, you may classify the risk as '1 - Insignificant' or '2 - Minor' as there is no damage to property (car) but some loss of property (the thing stolen).
- III. To determine the consequence of a crime you will need to speak with others, e.g. victim surveys, insurance loss assessors, medical personnel, public transport, Emergency Services, etc. You need to have more than a 'gut-feeling' when working out 'consequence'. Record who you communicated with and summarise their comments in table 1.5.
- IV. Record 'consequence' rating in table 1.5.4 for each crime type listed in tables 1.2 and 1.3.

1.5.2 What could result (Consequence)?		
Risk	Consequence	Description
1	Insignificant	-Negligible physical injuries to people; no apparent adverse effect to community (fear). -Negligible (petty) theft of property and/or assets. -Negligible damage to property, assets or reputation. Inconsequential disruption to programs & services
2	Minor	- Minor injuries to people; some effect on community fear. - Minor theft/damage of property and/or assets - Minor disruption to programs and services; negligible effect on reputation
3	Moderate	- Moderate injuries requiring medical treatment; community fear is evident. - Moderate theft/damage of property and/or assets. - Moderate disruption to programs and services; some effect on reputation
4	Major	- Major injuries resulting in hospitalisation or death; incident/s extends off-site requiring assistance from emergency services; fear suppresses community activity. - Major theft/damage of property/assets. - Major damage to local reputation and real estate values; significant disruption to localised programs and functions
5	Catastrophic	- Multiple grievous injuries/deaths; perception of 'crime wave'; fear significantly curtails community activity; long lasting effects to community health and wellbeing. - Critical theft of property/assets. - Acute damage to property/assets and reputation; programs and functions severely diminished or terminated. Long term effect on economic prosperity.

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# SBD Crime Risk Assessment

## 1.5.3 Estimate the level of crime risk opportunity.

You need to estimate the level of crime risk opportunity for each type of crime recorded on table 1.5.4.

- I. Identify the 'Likelihood' rating from table 1.5.4 and place a ruler under that row.
- II. Identify the 'Consequence' rating from table 1.5.4 and note where the 'Consequence' rating intersects with where the ruler is held.
- III. Record the level of crime risk opportunity in the last column of table 1.5.4 for each type of crime.

### 1.5.3.a Estimate the level of crime risk opportunity.

1.5.3 Estimate the level of crime risk opportunity					
Risk	Consequence				
Likelihood	Insignificant (1)	Minor (2)	Moderate (3)	Major (4)	Catastrophic (5)
Almost Certain (A)	High	High	Extreme	Extreme	Extreme
Likely (B)	Moderate	High	High	Extreme	Extreme
Possible (C)	Low	Moderate	High	Extreme	Extreme
Unlikely (D)	Low	Low	Moderate	High	Extreme
Rare (E)	Low	Low	Moderate	High	High

### 1.5.3.b Action Required Definitions

RISK	DEFINITION	SUGGESTED TIME FRAME
<b>EXTREME</b>	<b>Situation is critical; action needs to be urgently taken; Site/Premises may need to be closed or work ceased until remedial action is taken.</b>	<b>NOW</b>
<b>HIGH</b>	<b>Actions need to be prioritised in planning; must be fixed as soon as possible.</b>	<b>WEEK/ FORTNIGHT</b>
<b>MODERATE</b>	<b>Actions need to be incorporated in planning; still important but can be scheduled to occur; may require short and long term solutions.</b>	<b>1 to 3 MONTHS</b>
<b>LOW</b>	<b>Actions can be managed by routine procedures/scheduled maintenance; if the solution is quick and easy then consider fixing today.</b>	<b>&gt; 3 MONTHS or AS PER MAINTENANCE SCHEDULE</b>

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# SBD Crime Risk Assessment

1.5.4 Likelihood & Consequence Chart				
Type of Crime (From 1.2)	Method of operation (From 1.3)	Likelihood (From 1.5.1.1 or 1.5.1.2)	Consequence (From 1.5.2)	Rating (From 1.5.3)
e.g. Robbery	Theft of property using violence	C	3	High
Assault	Alcohol related	A	3	Ext
Assault – DV	Alcohol related	A	3	Ext
Steal	Unattended property	C	1	Low
- Person	Distracted patron – Intox	C	1	Low
- Motor Vehicle	Locality	C	3	High
Robbery	Intox Victim – opportunity	D	3	Mod
Mal Dam	Physical Force Thrown projectile	C	3	High
Graffiti	Implement	D	1	Low
Indecent Assault	Intox victim	D	2	Low
Sexual Assault	Intox victim	E	4	High

For every type of crime recorded in table 1.5.4, place a tick for the crime risk rating in the appropriate box below.

Risk	Low	Moderate	High	Extreme
	4	1	3	2

The overall crime risk rating is determined by counting up the number of ticks for each rating category above. The rating category with the highest number of ticks will be the overall crime risk rating. Where there is a tie, the highest crime risk rating will apply.

**Overall Crime Risk Rating = Low**

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# SBD Crime Risk Assessment

## Part 2 – Site Opportunity Assessment

- Tick the appropriate box, “+ (Good)”, “- (Need Attention)” or “N/A (Not Applicable)”
- Detailed information on rating the site features within this section of the assessment tool can be found in the “Companion to Safer by Design Assessment”.

### 2.1 Surveillance

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
1	Buildings -orientation			X
2	- frontages / set backs			X
3	- doors, windows, balconies		X	
4	- foyers, lobbies, lifts			X
5	- internal visibility	X		
6	- delivery / loading areas	X		
7	- communal areas	X		
8	Grade separated space		X	
9	Spatial gaps – vacant land	X		
10	Public telephones			X
11	Automatic teller machines			X
12	Transport stands – shelters			X
13	Off street parking		X	
14	Underpasses – Tunnels			X
15	Overpasses – footbridges			X
<b>Add ticks in each column - carry forward to next page</b>		<b>4</b>	<b>3</b>	<b>8</b>

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# SBD Crime Risk Assessment

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
<b>Sub totals carried forward from previous page</b>		4	3	8
16	Car park – internal obstructions	X		
17	Car park – configuration of bays		X	
18	Car park – ceiling height			X
19	Fencing – perimeter visibility		X	
20	Public toilets & change rooms	X		
21	Parks			X
22	Playgrounds	X		
23	Pedestrian – cycle pathways / routes			X
24	Way finding		X	
25	Vegetation – type / quality			X
26	Vegetation – coverage / quantity			X
27	Street furniture			X
28	Cycle parking			X
29	Concealment – entrapment opportunities		X	
<b>Add ticks in each column - carry “Surveillance” totals forward to page 24</b>		<b>7</b>	<b>7</b>	<b>15</b>



Detailed information on rating ‘Surveillance’ site features 01 to 29 can be found in the ‘Companion to Safer by Design Assessment’

# SBD Crime Risk Assessment

## 2.2 Lighting

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
30	Lighting - type			X
31	- brightness		X	
32	- distribution / reflection		X	
33	- reproduction of colour		X	
34	- vandal resistance			X
35	- obstructions		X	
36	- of signs & important structures			X
37	Mirrors – corridors / tunnels / fire exit stairs			X
38	Mirrors – ATMs / night safes			X
39	CCTV – type / use		X	
40	CCTV - coverage		X	
41	CCTV – vandal resistance		X	
42	Help phones / intercoms / public address			X
<b>Add ticks in each column - carry</b>			<b>7</b>	<b>6</b>
<b>“Lighting” totals forward to page 24</b>				



Detailed information on rating ‘Lighting’ site features 30 to 42 can be found in the ‘Companion to Safer by Design Assessment’

# SBD Crime Risk Assessment

## 2.3 Territorial Reinforcement

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
43	Community guardians			X
44	Formal guardians			X
45	Clarity of ownership	X		
46	Place making / street art / animation			X
47	Space transition		X	
48	Celebrated entries			X
49	Signage / location markers		X	
50	Vulnerability – night workers / customers		X	
51	Street vendors / buskers			X
52	Proximity to high risk groups / locations	X		
53	Area reputation		X	
<b>Add ticks in each column - carry "Territorial Reinforcement" totals forward to page 24</b>		<b>2</b>	<b>4</b>	<b>5</b>



Detailed information on rating 'Territorial Re-enforcement' site features 43 to 53 can be found in the '*Companion to Safer by Design Assessment*'

# SBD Crime Risk Assessment

## 2.4 Environmental Maintenance

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
54	Area image		X	
55	Vandalism – malicious damage (includes graffiti)		X	
56	Rubbish		X	
57	Urban decay		X	
58	Lighting – maintenance	X		
59	Landscaping – maintenance	X		
60	Other – maintenance			X
61	Robustness of structures – materials	X		
62	Rubbish bins		X	
<b>Add ticks in each column - carry “Environmental Maintenance” totals forward to page 24</b>		<b>3</b>	<b>5</b>	<b>1</b>



Detailed information on rating ‘Environmental Maintenance’ site features 54 to 62 can be found in the ‘*Companion to Safer by Design Assessment*’

# SBD Crime Risk Assessment

## 2.5 Activity & Space Management

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
63	Clarity of land use	X		
64	Conflicting activity		X	
65	Safe activities are located in unsafe areas			X
66	Unsafe activities are located in safe areas			X
67	Proximity to licensed premises			X
68	Night activity – transport		X	
69	Street activity during the night		X	
70	Street activity during the day	X		
71	Functional vulnerability – mixed zoning		X	
72	Crime displacement	X		
73	Neighbourhood edges			X
<b>Add ticks in each column - carry “Activity &amp; Space Management” totals forward to page 24</b>		<b>3</b>	<b>4</b>	<b>4</b>



Detailed information on rating ‘Activity & Space Management’ site features 63 to 73 can be found in the ‘*Companion to Safer by Design Assessment*’

# SBD Crime Risk Assessment

## 2.6 Access Control

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
74	Street – type	X		
75	Linking pathways		X	
76	Building – number of entry/egress points	X		
77	Building – ease of access to side / rear	X		
78	Building – fire exits & stairs	X		
79	Building – dumpster bays / loading docks	X		
80	Building – natural ladders		X	
81	Gardens – storage sheds			X
82	Doors – security / entry control systems	X		
83	Windows – glazing protection	X		
84	Windows – skylights / security hardware	X		
85	Car park – pedestrian access	X		
86	Car park – vehicle access	X		
87	Car park – actual / symbolic barriers		X	
88	Car park – management of space		X	
89	Car park – recreational use			X
90	Safe routes		X	
<b>Add ticks in each column - carry forward to next page</b>		10	5	2

# SBD Crime Risk Assessment

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
	<b>Sub totals carried forward from previous page</b>	10	5	2
91	Child play areas	X		
92	Shortcuts – trespassing opportunities		X	
93	Defensive vegetation			X
94	Cash carry routes		X	
95	Reception – cashier / mail rooms	X		
	<b>Add ticks in each column - carry “Access Control” totals forward to page 24</b>	<b>12</b>	<b>5</b>	<b>3</b>



Detailed information on rating ‘Access Control’ site features 74 to 95 can be found in the ‘*Companion to Safer by Design Assessment*’

# SBD Crime Risk Assessment

## 2.7 Design, Definition, Designation of site

No	Feature being assessed	+	-	N/A
		(GOOD)	(NEEDS ATTENTION)	
96	The design, purpose and definition of space are in harmony	X		
97	It is clear who is responsible for the space	X		
98	Spatial boundaries / borders reinforce intended function		X	
99	Social – cultural norms accord with intended function	X		
100	Legal & administrative requirements are reinforced	X		
<b>Add ticks in each column - carry “Design, Definition, Designation” totals forward to page 24</b>		<b>4</b>	<b>1</b>	<b>0</b>



Detailed information on rating ‘Design, Definition, Designation’ site features 96 to 100 can be found in the ‘*Companion to Safer by Design Assessment*’

# SBD Crime Risk Assessment

## Part 3 – Site Opportunity Assessment Rating

**Table 3.1 Site Opportunity Scores**

- 1 Record '- (Needs Attention)' column scores from the site opportunity assessment in column 'A' in the table below. Total up the scores in column 'A' and record the number in the box marked *Totals*
- 2 Record 'N/A' column scores from the site opportunity assessment in column 'C' in the table below. Total up the scores in column 'C' and record the number in the box marked *Totals*
- 3 Deduct each score recorded in column 'C' from the total recorded in column 'B' to obtain the total number of questions you assessed this site on.
- 4 Calculate a percentage (%) for each section as per the formula shown below. The higher the percentage the more issues you have identified from completing your site opportunity assessment.

Site Opportunity CPTED Sections	A TOTAL NEEDS ATTENTION	B TOTAL QUESTIONS	C TOTAL N/A QUESTIONS	D B - C TOTAL QUESTIONS ASSESSED	E $\frac{A \times 100}{D}$ %
3.1 Surveillance	7	29	15	14	50%
3.2 Lighting	7	13	6	7	100%
3.3 Territorial Reinforcement	4	11	5	6	67%
3.4 Environmental Maintenance	5	9	1	8	63%
3.5 Activity & Space Management	4	11	4	7	57%
3.6 Access Control	5	22	3	19	26%
3.7 Design/ Definition/ Designation	1	5	0	5	20%
<b>TOTALS</b>	<b>33</b>	<b>100</b>	<b>34</b>	<b>66</b>	<b>50%</b>

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# SBD Crime Risk Assessment

## Tables 3.2 Site Opportunity Assessment Rating

1. Compare the '- Needs Attention' percentage rating in table 3.1 column E for each section (Including 'Totals') to table 3.2 below.

Total number of '- (Needs Attention)' features/conditions	Site Opportunity Assessment Rating
0 – 25%	Low
26 – 50%	Moderate
51 – 75%	High
76 – 100%	Extreme

2. Record your individual Site Opportunity Assessment Rating for each CPTED section in Table 3.3.

**Table 3.3 Individual and Total Site Opportunity Assessment Ratings**

Surveillance	Moderate	Activity & Space Management	High
Lighting	Extreme	Access Control	Moderate
Territorial Reinforcement	High	Design/Definition/Designation	Low
Environmental Maintenance	High	TOTALS	Moderate

# SBD Crime Risk Assessment

Table 3.4

## CPTED Rating

You need 2 scores to use the matrix below.

- The first is the Overall Crime Risk rating from Table 1.4.4 (page 9).
- The second is the Site Opportunity Risk 'Totals' rating from Table 3.3 (page 21)
- Tick the applicable horizontal box for the Crime Risk rating from Table 1.4.4
- Tick the applicable vertical box for the Site Opportunity Risk rating from Table 3.3
- Then using the Risk Rating matrix, determine the overall CPTED rating by circling the appropriate box.

		Crime Risk rating			
		Low ( x )	Moderate ( )	High ( )	Extreme ( )
Site Opportunity Risk rating	Extreme ( )	HIGH	HIGH	EXTREME	EXTREME
	High ( )	MODERATE	HIGH	HIGH	EXTREME
	Moderate ( x )	LOW	MODERATE	HIGH	EXTREME
	Low ( )	LOW	LOW	MODERATE	HIGH

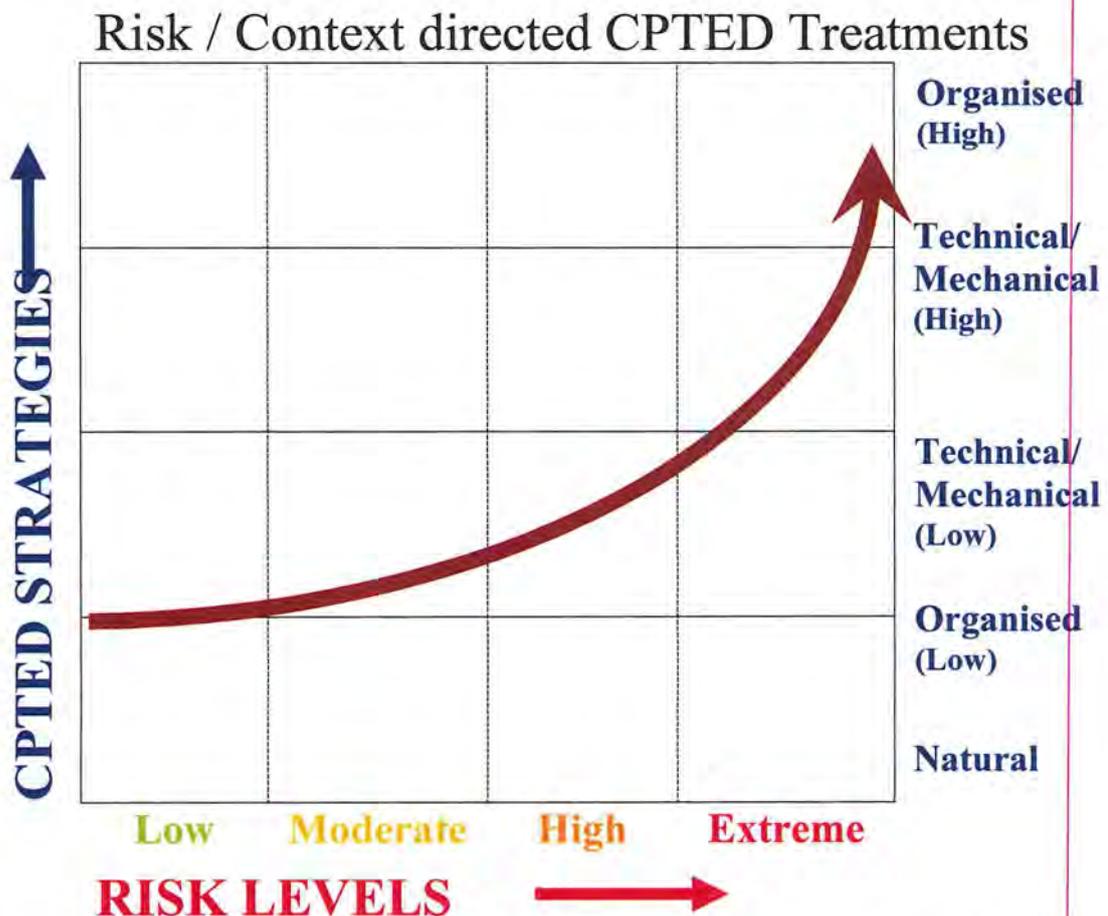
# SBD Crime Risk Assessment

## Part 4 – Treatments

### Risk/Context directed CPTED treatments

- Using the risk rating descriptor from Part III, locate the appropriate risk level for your project along the baseline of this chart.
- Your CPTED strategies need to be relevant as your Risk Level increases. Using diagram 1 below, identify the appropriate treatment level in the right hand column. Treatment levels are outlined in the *Companion to Safer by Design*.
- As a minimum, it is recommended that you consider treatment levels/strategies at and below this level. If for example, your project risk rating is *medium*, then you should examine natural, organised (low) and technical/mechanical (low) treatment option. Features and conditions from the site evaluation that fall within these treatment levels require close consideration.
- After identifying features and/or conditions that deserve further attention, refer to Diagram 2 on page 28.

Diagram 1



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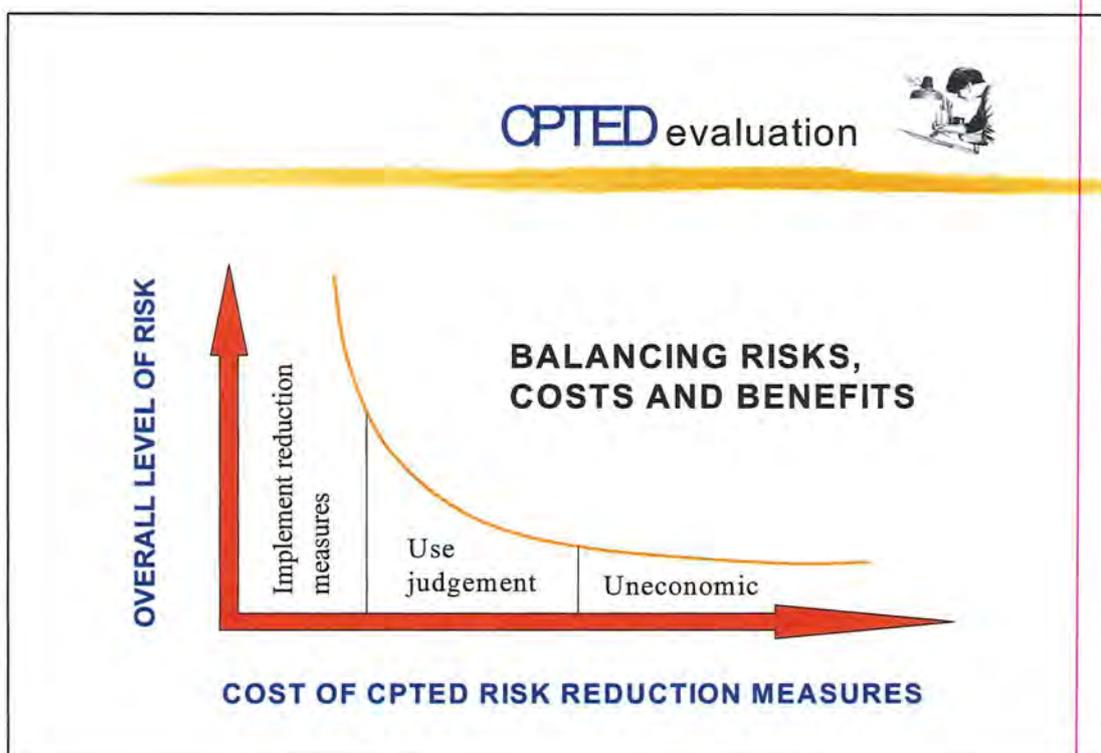
# SBD Crime Risk Assessment

## Balancing risk with costs and benefits<sup>1</sup>

Please refer to Diagram 1 when completing this section.

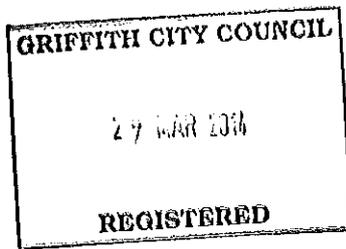
- Risk management treatments need to be balanced, practical *and* financially realistic. It is highly probable that measures costing hundreds of thousands of dollars, or more, will be unfeasible if crime risk is low at your site.
- When risk is high and the cost of reduction measures is low, then relevant reduction measures should be recommended / implemented.
- If risk is low and reduction costs are high, then measures are likely to be financially unviable. Judgement is required between these two extremes.

Diagram 2



Diagrams 1 and 2 are intended to provide general guidance to assessors, not literal solutions to crime risk problems.





11 Kookora St  
GRIFFITH

25/3/14

S. Parisotto  
Senior Development Assessment Planner.

Re Development Application No 43/2014(1)  
for 475 Bama Ave, Griffith.

There are already 3 hotels in Bama Ave  
& another on Yambil St, plus Exies Club  
& then 2 Griffith Leagues Club & the  
Coco Club on the western side of Griffith.

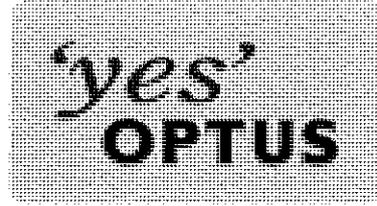
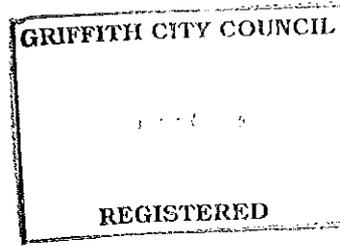
Why do we need another pub/hotel  
on the main street or even in the  
whole of Griffith?

There's clubs at Yenda, Yooagali &  
Harwood & Darlington Park (plus a hotel)

Does Council really think we need  
more? We don't.

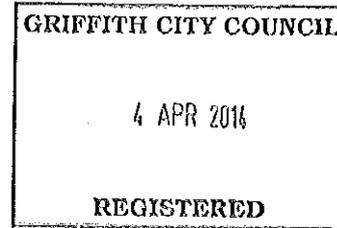
Yours sincerely

Peter & Nonella van Hees



2<sup>nd</sup> April 2014

S. Parisotto  
Senior Development Assessment Planner  
Griffith City Council  
PO Box 485  
Griffith NSW 2680



Dear Mr. Parisotto,

**RE: DEVELOPMENT APPLICATION NO: 43/2014 (1)**

Thank you for your letter of 21 March 2014 re: the above mentioned Development Application.

Please note that we are in favour of the development in the city, but we also have some concerns regarding an additional licensed establishment in the Top Block of Town. Our concerns are only centred around the increased possibility for anti social behavior and/or damage to property.

As part of the development consent, we request that consideration be given to:

- a) The installation of CCTV cameras in the Top Block to assist in identifying any person(s) responsible for anti social behavior and/or damage to property.
- b) A review of the proposed closing time of 1.00am after a 6 or 12 month period with the view of reducing the operating hours if there is a quantifiable increase in anti social behavior and/or damage to property in the main street.
- c) The possibility of a small Taxi rank outside or near the licensed premises.

Yours Faithfully,

Peter Bonaventura  
Director

**RSC 'yes' OPTUS GRIFFITH**  
443-445 Banna Avenue, Griffith NSW 2680  
Tel 02 6964 2111 | Fax 02 69624388

----- Forwarded by Maree Best/Griffith City Council on 08/04/2014 11:53 AM -----

From: franca virgara <franca\_virgara@hotmail.com>

To: "admin@griffith.nsw.gov.au" <admin@griffith.nsw.gov.au>, franca virgara <franca\_virgara@hotmail.com>,

Date: 08/04/2014 11:23 AM

Subject:Development Application No.43/2014

Attention- Steven Parisotto

I have no objection to pub development re application no.43/2014.

Demolition to shed which is attached to our shed in olympic St may impact on structural integrity. If so could council make sure that the applicant be aware of this so any damage done they will fix our shed.