

Wollongong Local Planning Panel Assessment Report | 12 December 2023

WLPP No.	Item No. 1
DA No.	DA-2023/402
Proposal	Fit-out of North Wollongong Surf Club for restaurant
Property	North Wollongong Surf Club, Stuart Park, George Hanley Drive, NORTH WOLLONGONG
Applicant	Mr Terry Wetherall
Responsible Team	Development Assessment and Certification - City Centre Major Development Team (RW)
Prior WLPP meeting	N/A for this proposal however DA-2021/300 for the use of the first floor as a restaurant was considered by the Panel on 3 August 2021

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Clause 4(b) of Schedule 2 of the Local Planning Panels Direction of 6 September 2023, the proposal is for works on Crown land under the control and management of Council.

Proposal

The proposal is for alterations and fit-out of the first floor of the North Wollongong Surf Club to facilitate the approved use as a restaurant. The use as a restaurant was approved under DA-2021/300, which required separate approval to be sought for any alterations, additions and fit-out works once an operator was known.

Permissibility

The site is zoned RE1 Public Recreation pursuant to Wollongong Local Environmental Plan 2009. The proposal relates to the approved use as a restaurant which is permissible in the zone with development consent.

Consultation

The proposal was notified in accordance with Council's Notification Policy and received 38 submissions in support of the proposal which are discussed at section 1.4 of the assessment report.

Main Issues

- Waste management
- Proposed waste enclosure will necessitate removal of a recently planted palm tree
- Balancing servicing arrangements with public domain impacts
- Use of surf club boat storage area for keg room to support the restaurant.
- Heritage impacts

RECOMMENDATION

It is recommended that the application be conditionally approved.

1 APPLICATION OVERVIEW

1.1 EXECUTIVE SUMMARY

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP (Resilience and Hazards) 2021
- SEPP (Industry and Employment) 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

- Wollongong City Wide Development Contributions Plan
- Wollongong Community Participation Plan 2019
- Wollongong City Foreshore Plan of Management
- Wollongong Coastal Zone Management Plan (CZMP)

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

Use

- Staff numbers - maximum 20 as indicated in Statement of Environmental Effects
- Operating hours as per DA-2021/300 - 6:00am to 12am (midnight) seven (7) days a week
- Capacity 300 pax as per DA-2021/300. Floor plans show 152 seats inside + 114 seats outside.

Site preparation

- The proposed waste enclosure will necessitate removal of a recently planted palm tree
- Demolition of some internal walls (refer Dwg 05)

Works / Construction / building details

Ground floor

- Relocated and expanded external waste storage area on the western elevation.
- A 16sqm keg room in the form of a lockable metal cage within surf club board and boat store was added to the proposed development during the course of the assessment (in July 2023).
- Screening of condensing units under stairs
- Use of void area for waste oil

First floor

- new internal bi-fold doors east of the lift
- additional bar at the northern end of the building with adjacent coolroom/keg room (to replace 'Store 1'). This involves removal of two aluminium windows.

- changes to kitchen layout to include a coolroom, additional back of house area and inclusion of pizza oven/pizza bar
- removal of storage area ('Store 2') to provide wash-up area and office
- 1.9m high adjustable windbreaks to northern and eastern sides of outdoor terrace
- built in bench seating, serveries and umbrellas to terrace
- solar panels installed on northern portion of roof
- Business identification signage

Traffic, parking and servicing

- No parking is proposed or required (assessed under DA-2021/300)
- Servicing, including waste collection and deliveries will occur from the street (loading zone)

Proposed Keg room

Approval is sought for keg room in the north-western corner of the ground floor surf club boat and board storage area. The keg room is identified as "proposed storage area" on the ground floor plan (Dwg 04-C). It consists of a lockable metal cage with an area of 16m². The kegs would need to be moved to the first floor for refrigeration in the coolroom/s. The applicant has advised that full kegs (in the coolroom) at any one time would be around 20, and empty kegs would be around 10. Frequency of pick up and delivery would be weekly.

The proposed fit-out works and alterations include the removal of storage space on the first floor to accommodate an office and wash up area (the approved first floor layout under DA-2021/300 is shown in Figure 2).

Given the generous floorplate of the restaurant, there is opportunity to provide storage elsewhere on the first floor to accommodate the empty kegs and kegs waiting to be refrigerated, rather than occupying ground floor surf club storage space for this purpose. This will ensure ongoing and future surf club operations are not compromised by the restaurant use. The submission does not demonstrate the storage capabilities of the "storage area" or if any racking stacking is possible. Notwithstanding the keg storage on the ground floor is not supported, the need for the size indicated has not been demonstrated in the material provided.

The issue of limiting the restaurant use and associated operational needs to the first floor of the building was conveyed to the applicant during assessment of DA-2021/300 and during the current application. Based on the above, it is recommended that the proposed ground floor keg room to be deleted. (Attachment 7).

1.3 SITE DESCRIPTION

North Wollongong Surf Lifesaving Club (SLSC) is located within the broader Stuart Park site at George Hanley Drive, North Wollongong and the title reference is Lot 3 DP 1136814 Reserve D580060. The subject site is large, extending from the surf club in the southeast portion, to the Lagoon (waterway and restaurant) in the north and the Illawarra Live Steamers in the west. The site is bordered by North Wollongong Beach to the east.

The property is Crown Land managed by Council and provides a variety of public recreation spaces. The subject building is the North Wollongong Surf Life Saving Club (SLSC), a community facility with the main function of providing beach patrol activities and ancillary uses.

Adjoining development is as follows:

- North: Stuart Park
- East: North Beach

- South: 'Diggies' cafe, North Beach kiosk, Bathers Pavilion, foreshore
- West: residential uses fronting Blacket Street, Novotel North Beach occupies the site to the south-west and there is an at-grade public car park to the north-west.

The property is Crown land under the appointed management of Council. The site is Community land – Park under the Wollongong City Foreshore Plan of Management.



Figure 1: Site photograph (western elevation)

Property constraints

Council records identify the land as being impacted by the following constraints:

- Council records identify the land as being impacted by acid sulfate soils.
- Council's mapping identifies the land as being flood affected (flood precinct under review), however Council's Stormwater Engineer has previously advised that the development site is not flood affected and no concerns are raised with regard to flooding.
- Local heritage item (North Beach Surf Club Item #61035 and within Stuart Park which is identified as Item #6283 – Group of Norfolk Island Pines and Canary island Pines) – see comments from Council's Heritage Officer in section 1.4 below.
- Council records identify the land as being located within the Coastal zone. The southern portion of the site, including approximately one third of the surf club building is identified as being subject to coastal geotechnical risk, increasing coastal inundation and reduced foundation capacity from 2010 to 2100.
- The lot is identified as being bushfire prone land however the closest bushfire prone land is vegetation buffer located a distance of approximately 380m north-west the surf club building. The proposed development is not development for a *special fire protection purpose* and is not integrated development.
- An existing sewer main runs through the site and under the existing surf club building.

- There are no restrictions on the title that would prevent the proposal.

1.4 BACKGROUND

The North Wollongong Surf Club building has been associated with North Wollongong Beach since 1936. Over the years it has been extended and altered.

The surf club is part of the wider Stuart Park site, which has an extensive development application history. Recent development applications that specifically relate to the current surf club include DA-2018/1231 (as modified) for substantial alterations and additions. These alterations and additions have recently been completed.

Additional information was requested on 15 August 2023 in relation to operational waste management, the proposed keg room, heritage matters, traffic, signage, pizza oven and building/NCC issues. Revised plans and additional information were submitted on 25 October 2023, then again on 29 November 2023 following several e-mails with the applicant identifying unresolved issues.

DA-2021/300 – approved use of the first floor as a restaurant

DA-2021/300 approved the use of the first floor as a restaurant, and included conditions requiring separate approval for any further alterations and additions and fit-out once an operator was known. This requirement triggered the lodgement of the current application. The restaurant floor plan approved by DA-2021/300 identified a kitchen and bar area with amenities and two (2) storage areas, as shown below:

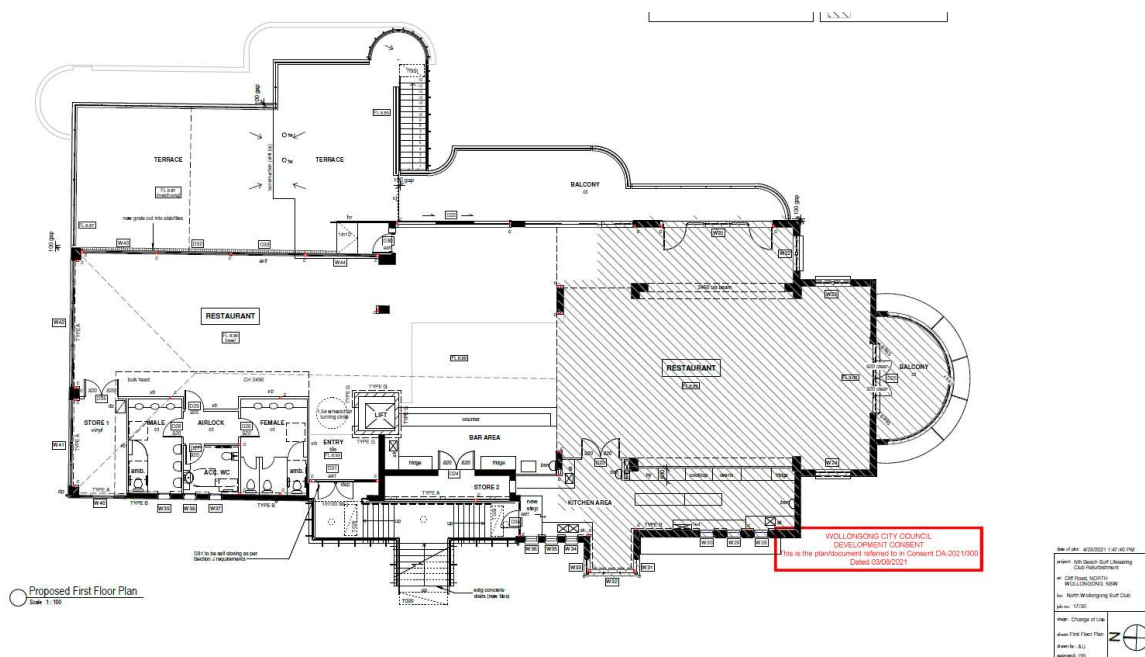


Figure 2: Approved first floor plan under DA-2021/300

DA-2021/300 – relevant conditions of consent

The following conditions of consent under DA-2021/300 are relevant to the assessment of the current application:

2 Fit-out of Restaurant

A separate development application is required for any fit-out works and/or alterations to the building necessary to facilitate the use as a restaurant. Any such application shall include a

venue management plan which among other matters shall include specific measures to control noise emanating from the premises and patrons entering and leaving the restaurant.

Comment – a venue management plan has been submitted and conditions of consent recommended by Council's Environment officer.

3 Lease/Licence

The North Wollongong Surf Life Saving Club (SLSC) must have the benefit of a lease/licence agreement with Wollongong City Council authorising the restaurant use with such lease/licence being consistent with the conditions of this consent.

Comment – this requirement remains applicable, noting that minor changes to the signage and waste enclosure are proposed under the current application and are assessed as satisfactory.

4 North Wollongong Surf Life Saving Club (SLSC) Responsible for Fit-out

The North Wollongong SLSC shall be responsible for any new alterations and fit-out including structural and all ongoing maintenance, repairs and replacement and is to respond to directions from Council Officers on any maintenance, repairs and/or replacement. The SLSC will also be responsible at their cost of any services upgrades (i.e. electrical) required for the change of use or changes to the current fire standards of the building due to the change of use.

Comment – Noted, however this requirement has no implications on the current assessment.

7 Business Identification Signage

Future signage associated with the restaurant must be limited to the nominated signage envelope indicated on the stamped plans attached to this consent. The detail, design and materials of the sign must be sympathetic to the heritage building and be subject to separate approval once the restaurant operator is known.

Comment – the location of the proposed business identification signage is sought to be changed under the current application. The details, design and materials of the sign have been assessed and are supported.

9 Number of Persons Accommodated

The number of persons accommodated during the use of the premises shall be limited to the following:

Room/Area	Number of People
1 st Floor Level - Restaurant	300 (including Staff)
TOTAL CAPACITY (1st Floor Level)	300

Install a sign displayed in a prominent position in the building stating the maximum number of persons, as specified above, that are permitted in the building.

Comment – No changes to the capacity are proposed. The Venue Management Plan submitted for the current application reflects the maximum capacity. A condition is proposed requiring compliance with the operational conditions of DA-2021/300 unless modified by this consent.

During Demolition, Excavation or Construction

12 Mechanical Plants and Exhaust Ventilation System

No mechanical plant or exhaust ventilation is approved by this consent. Where these systems are required to be provided for the restaurant as part of a separate application for fit-out works, the location and design of services must sensitively respond to the heritage constraints of the site as well as the following requirements:

a **Mechanical Exhaust**

Mechanical exhaust ventilation must be provided to the building and all commercial kitchens such as cafes and restaurants cooking appliances installation as per AS 4674:2004, AS 1668.2:1991 and the grease filters to comply with AS 1530.1.

b **Outdoor Air Conditioning or Refrigeration Units**

The outdoor units for refrigeration system including air conditioners shall have suitable acoustic enclosure to comply with the noise guidelines.

Comment – details of mechanical plants and exhausts have been submitted and assessed as satisfactory.

Prior to the Issue of the Occupation Certificate

13 **Egress**

Prior to the issue of an Occupation Certificate:

a Exit doors serving the restaurant, including doors in a path of travel to an exit, must comply with Part D2.21, D2.20 and D2.19 of the National Construction Code Series Volume 1 (BCA).

b Exit travel distances must comply with Part D1.4 of the National Construction Code Series Volume 1 (BCA).

Comment – This requirement remains relevant to the proposal.

14 **BCA Upgrade Works - Report**

Prior to the issue of an Occupation Certificate, all recommendations and considerations contained in National Construction Code Series (BCA) Compliance Assessment Report prepared by Accredited Building Certifiers dated 10 March 2021, must be complete/implemented to the satisfaction of the Registered Certifier.

Comment -This requirement has no implications on the current assessment.

15 **Fire Safety Certificate**

A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

a Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and

b must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

Comment -This requirement has no implications on the current assessment.

Operational Phases of the Development/Use of the Site

16 **Hours of Operation**

The hours of operation shall be restricted from 6:00am to 12am (midnight) seven (7) days a week.

Comment – no changes are proposed. The Venue Management Plan submitted for the current application reflects the approved hours of operation.

17 **Use of First Floor by Surf Club**

The first floor restaurant must be made available to the surf club for surf club events (such as presentations) for a minimum of ten (10) nights per annum.

Comment – no changes are proposed. A condition is proposed requiring compliance with the operational conditions of DA-2021/300 unless modified by this consent.

18 Lift Access

Lift access to the restaurant from the western foyer must be available at all times.

Comment – no changes are proposed. A condition is proposed requiring compliance with the operational conditions of DA-2021/300 unless modified by this consent.

19 Storage of Goods and Materials

All goods, materials and equipment including cool rooms/food storage shall be stored wholly within the building and no part of the land shall be used for purposes of storage.

Comment – no changes are proposed noting that an external waste storage area was approved under DA-2021/300. A condition is proposed requiring compliance with the operational conditions of DA-2021/300 unless modified by this consent.

20 Waste Management

Waste must be separated into general and recyclable waste and disposed of into commercial waste receptacles in the nominated waste storage area. No waste shall be placed externally to the bins.

Comment – the waste enclosure is proposed to be increased in size as part of the current application. Further conditions regarding waste management are recommended to be imposed on this consent to ensure waste is dealt with effectively for the restaurant.

21 Noise Restrictions

Gaming and Liquor NSW Noise Control criteria is applicable for this consent and they are:

- a The LA(10) noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) by more than 5 dB(A) between 7.00 am to midnight at the boundary of any affected residence.
- b The LA(10) noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) between midnight and 7.00 am at the boundary of any affected residence.
- c Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of midnight and 7.00 am as the development consent permits.
- d The truck deliveries and services are restricted to daytime only i.e. 7.00 am to 6.00 pm (Mon-Fri) and 8.00 am to 6.00 pm on (Sat-Sun).
- e Empty glass bottle bins must be emptied only during the daytime.

Comment – The submitted Venue Management Plan (VMP) reflects requirements 'a' to 'c' above (at paragraphs 26-28), however does not include management practices to deal with 'd' and 'e'. A condition of consent is recommended for the VMP to be updated to include these requirements prior to issue of an Occupation Certificate.

22 Amplified Music Level

Amplified music within the restaurant shall be limited to background music only and restricted to maximum of 75 dB(A) when measured at three (3) metres from any speakers.

Comment - The submitted Venue Management Plan (VMP) reflects this requirement (paragraph 29)

23 Operational Noise Management Plan

- There should be no noise producing activity on the site after 12 am (midnight) on any day;

- Management procedures should be put in place to prevent shouting, swearing, loud speech or other unsociable behaviour occurring on the terrace or when patrons leaving the venue, so far as is reasonably practicable; and
- There should be no speakers, video screens, or televisions located outside the building, including on the outdoor terrace.

Comment - The submitted Venue Management Plan (VMP) reflects these requirements (refer Part 3.1 General Amenity)

24 Acoustic Compliance

- Within six (6) months of commencement of operation, the Licensee shall engage an accredited acoustic consultant (who shall be a member of the Australian Acoustic Society or the Association of Australian Acoustical Consultants) to measure noise emitted from the premises in accordance with condition 21 stated above and to prepare an acoustic report setting out the results obtained.
- Noise levels shall be measured between the hours of 10pm and midnight on a day when patronage on the site including outdoor deck is at or close to its maximum as evidenced by historical records kept by the Licensee.
- A copy of the report shall be furnished to Council for any required action within one month of the date of acoustic testing.

Comment – no changes are proposed. A condition is proposed requiring compliance with the operational conditions of DA-2021/300 unless modified by this consent.

Development history relating to the surf club

- DA-1975/115 – Boat shed
- DA-1981/314 – Alterations and additions to club
- DA-1988/766 – Change of use from ladies dressing room to store
- DA-1988/790 Alterations to existing men's change room and conversion of boat shed to radio room and patrol room
- DA-1989/44 – Addition of gear and boat shed
- DA-1991/552 – Two storage rooms
- DA-2010/1441 – Construction of tool and storeroom
- DA-2016/1573 – Demolition of existing roof and construction of new roof
- DA-2018/1231 – Internal and external alterations and additions to North Wollongong Surf Life Saving Club including interim rock armouring and landscape works – Approved 12 September 2019
- DA-2018/1231/A – rejected
- DA-2018/1231/B. Modification B - upper level internal and external modifications including rearrangement of internal areas, extension of balcony and window/door modifications to east elevation – Approved 12 May 2020
- DA-2018/1231/C. Modification C – replace three windows with one stacked sliding window and reinstate original windows – Approved 8 July 2021
- DA-2021/300 – Approval for the Use of the first floor of the surf club as a restaurant – Approved 3 August 2021
- DA-2023/402 – current application lodged on 25 May 2023

Pre-lodgement meetings

- A pre-lodgement meeting was held on 1 August 2022 regarding the fit-out of the first floor use to inform lodgement of the current development application (PL-2022/80). The main issues discussed at this meeting were:
 - Heritage impacts
 - Relationship to DA-2021/300 – signage, extent of waste storage area, external storage
 - Plant and Equipment – visual impacts
 - Venue management plan
- A further 'Teams' meeting with the applicant was held on 30 November 2022 to discuss further detail including proposed windbreak screens, umbrellas, signage, pizza oven, site servicing, waste management and general DA assessment.

Customer service actions

There are no outstanding customer service requests of relevance to the development.

1.5 SUBMISSIONS

The application was notified to adjoining/adjacent property owners and occupants between 31 May 2023 and 14 June 2023 in accordance with Council's Community Participation Plan 2019. 38 submissions in support of the proposal were received. The revised plans involved relatively minor changes which did not require renotification.

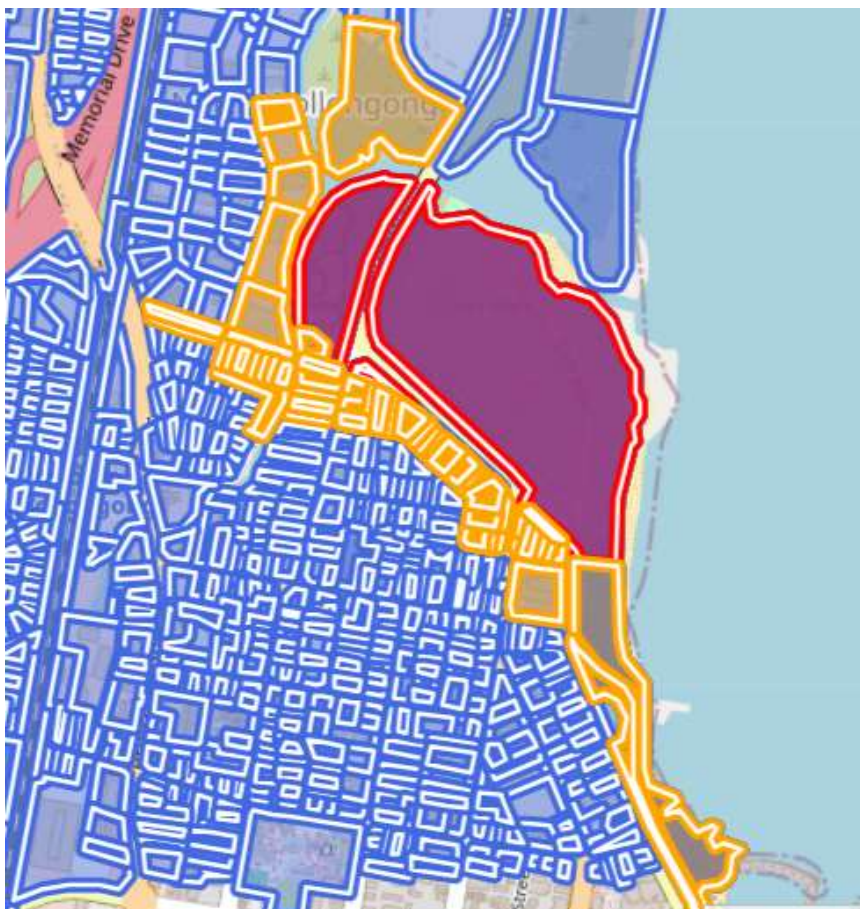


Figure 3: Notification map

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Traffic Engineer

Council's Traffic Officer has reviewed the application and is satisfied with the submission. Conditions of consent were recommended and are included in Attachment 7.

Property Officer

Council's Statutory Property Officer has reviewed the application.

Council's Manager of Property and Recreation supports the proposal, including the proposed keg room on the ground floor provided the Surf club guarantees that the current and future surf club storage needs is either met within the current footprint/facility or alternatively funds and establishes alternative arrangements from operations.

No specific conditions were recommended.

Heritage Officer

Aboriginal heritage

Council's Heritage Officer reviewed the application with consideration being given to Aboriginal heritage matters and the local heritage listing of the surf club building. The initial concerns raised regarding Aboriginal heritage related to a recent unexpected find during construction works. These concerns have been resolved through submission of further information and as the proposal to increase the grease trap and construct an additional ramp are no longer proposed. Suitable conditions have been recommended.

Nomination for State Listing

The referral also noted that since the lodgement of the current application, Heritage NSW have progressed a nomination by the National Trust of the building to be included within the adjoining State Heritage 'North Beach Precinct'. At the Council meeting on 31 July 2023 Council resolved to prepare a formal submission to Heritage NSW advising that

a The expansion of the curtilage of the North Beach State Heritage Precinct is not supported as adequate protections are already in place and Council has demonstrated its commitment to the restoration and protection of the North Beach Surf Life Saving Club.

b If the Committee resolves to proceed with the expansion of the curtilage, the list of site-specific exemptions outlined in this report are included as part of the listing to enable practical on-going management of the heritage assets within the precinct. Referral to Heritage NSW was requested.

Given the scope of works under the application there are no statutory requirements for referral to Heritage NSW.

Works to surf club building

External changes including windbreak screens, umbrellas, exhaust fans, window detailing and the waste enclosure have been found acceptable in terms of visual and heritage impacts and/or are capable of being managed through conditions of consent.

Concerns remain in relation to the use of the SLSC storage area for a keg room and the expansion of the restaurant use into the SLSC operational area. The SLSC has submitted information outlining that the keg room does not impact on the required storage (both now and in the future) however, heritage concerns remain in relation to the expansion of the commercial use, noting that it cannot be certain that additional storage needs may not arise in the future.

Concerns raised are summarised below:

- Approval of the additional space for use to support the restaurant function would in effect result in the building having more floor area dedicated to use as a restaurant, than as a SLSC, which is the original function, purpose, name and core function of the heritage listed building.
- Concerns about the loss of a significant amount of space to a commercial function in a heritage building that was purpose built to provide facilities and spaces to support a specific community service function that is a vital part of a coastal community.
- Whilst the current management of the SLSC are indicating a willingness to lose storage space to the restaurant, consideration should be given to the potential future needs and expansion of the SLSC and the likelihood that additional storage requirements may arise in the future.
- The public and community benefit provided for the continued expansion of the already very large restaurant into additional functional areas of the SLSC building is queried. This aspect of the proposed development is of significant concern and is contrary to the purpose and function of the building, as defined under the Plan of Management for the area.

Concerns about the lack of available storage for the SLSC was also identified as off-site storage of surf boats is currently occurring. However, it is noted that this arrangement is identified in Council's Community Strategic Plan in 2016 which pre-dates the proposed keg room.

Conditions of consent have been recommended, including the deletion of the keg room which are included in Attachment 7.

Environment Officer

Council's Environment Officer reviewed the application and given a satisfactory referral subject to conditions of consent relating to operational requirements such as noise and the Venue Management Plan and are included in Attachment 7.

Waste Officer

Council's Heritage Officer reviewed the application and given a satisfactory referral. As part of this referral Council's waste contractor were consulted. Conditions of consent were recommended and are included in Attachment 7.

Landscape Officer

Council's Landscape Officer reviewed the application and raised concerns regarding a conflict between the proposed waste enclosure and recently planted palm trees. Concerns were also raised regarding the impact of the enlarged waste enclosure on access for emergency and beach vehicles to the northern part of the surf club. Manoeuvrability of vehicles around the surf club building has been resolved by the submission of revised plans. Conditions of consent are recommended to require the developer to consult with Council to relocate the palm trees to a suitable alternate location in the vicinity of the surf club building.

Building Officer

Council's Building Officer reviewed the application and requested further information on capacity and paths of travel. The applicant provided a plan indicating the paths of travel and notes that the floor area has not changed therefore capacity of the premises does not require reconsideration. These matters will require assessment as part of the Construction Certificate noting that DA-2021/300 also includes conditions relating to egress and BCA upgrades which will need to be met.

Health Officer

Council's Health Officer reviewed the application and given a satisfactory referral. Conditions of consent were recommended and are included in Attachment 7.

Community Land Management officer

Council's Community Land Management officer reviewed the application and did not raise any concerns in relation to the proposed use as a restaurant under DA-2021/300 with regard to the PoM

1.6.2 EXTERNAL CONSULTATION

Wollongong Licensing Police

The application was sent to Wollongong Licensing Police for comment, however no response was received.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

2.1 SECTION 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT

COASTAL MANAGEMENT Amendment Act 2021

The *Coastal Management Amendment Act 2021* commenced on 1 November 2021, to give coastal councils until 31 December 2023 to implement their CZMPs. By effect this enables a continuation of the current certified CZMP (20 December 2017) whilst Council undertakes further studies and community consultation for a transition to a new Coastal Management Plan.

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment.

NSW BIODIVERSITY CONSERVATION ACT 2016

Section 1.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides that Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

The site is not identified as being of high biodiversity value on the Biodiversity Values Map and the only works that are proposed are over existing paved area.

The development would therefore not be considered to result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application

A desktop audit via Council's land information system database for property constraints and previous uses was undertaken to understand the likelihood of contamination issues.

The audit revealed there are no constraints or past uses that give rise to concerns or the need for further investigation regarding land contamination. No earthworks are proposed as part of the current application. No concerns are raised in regard to contamination as relates to the intended use of the land which is considered suitable for the proposed development. Wollongong Local Planning Panel as determining authority can be satisfied that clause 4.6 matters are satisfied.

Chapter 2 Coastal management

Division 1 Coastal wetlands and littoral rainforests area

The site contains coastal wetlands and the north-western corner of the surf club building is identified as being within the "proximity area for coastal wetlands", as shown below:



Figure 6: Coastal SEPP map for coastal wetlands and land in proximity to coastal wetlands

Subject to conditions relating to the appropriate disposal of wastewater, no impacts are anticipated on the biophysical, hydrological or ecological integrity of the adjacent coastal wetland under 1(a) or the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland under 1(b).

Division 3 Coastal environment area

As the proposal relates to use of the first floor of the surf club building only, no impacts are anticipated on the coastal environment.

Division 4 Coastal use area

The proposal has been considered in relation to this clause and is satisfactory. Visual impacts will be limited to the new waste storage area and signage associated with the use and are considered acceptable. The proposed external garbage area will lead to a minor impact on pedestrian circulation around the surf club building in the short term. However, in the context of the future seawall and path upgrade to the east of the surf club building (under the ISEPP provisions), in the longer term pedestrian movement will be focused on the east rather than the western side. In this context the minor impact is considered acceptable. Heritage impacts are discussed in Part 1.4 of this report.

Division 5 General

The proposed development is not expected to increase the risk of any coastal hazards noting the proposal relates to the fitout and minor alterations works only.

2.13 Development in coastal zone generally—coastal management programs to be considered

NSW Coastal Management Act 2016 and Wollongong Coastal Zone Management Plan

The NSW Coastal Management Act 2016 came into force on 3 April 2018. Under the Act any existing certified CZMP's continue in force until 31 December 2021.

A review of Council's associated CZMP coastal hazard mapping extents identifies that the subject site and specifically the building envelope as being subject to coastal geotechnical risk, extreme erosion and recession risk by 2050.

Given the coastal hazards are addressed by temporary rock armouring as part of the major alterations and additions approved under DA-2018/1231, and construction of a new sea wall section at North

Beach (currently under construction), no additional impact on the coastal environment is anticipated as from the proposed development.

Minimal adverse impacts on the development are expected as a result of coastal processes.

The proposal is therefore considered satisfactory with regard to the aims of this chapter and the matters outlined for consideration.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

Chapter 3 Advertising And Signage

3.6 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—

(a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.

See detailed discussion at attachment 6.

Schedule 5 Assessment criteria

Objectives/controls	Comment	✓/✗
1 Character of the area		
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	The proposed signage is consistent with the character of the area. The site and surrounds are heritage listed and the design of the signs are compatible with the heritage character.	✓
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>		
2 Special areas		
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	The proposal does not detract from the amenity of any special areas. The signs are appropriate for the heritage and open space context of the site and surrounds.	✓
3 Views and vistas		
<i>Does the proposal obscure or compromise important views?</i>	The proposal does not compromise the quality of views, vistas or viewing rights of other advertisers.	✓
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>		
<i>Does the proposal respect the viewing rights of other advertisers?</i>		
4 Streetscape, setting or landscape		
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	The proposal is consistent with the streetscape, setting and landscape with regard to scale and visual interest.	✓

Objectives/controls	Comment	✓/✗
<p><i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i></p> <p><i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i></p> <p><i>Does the proposal screen unsightliness?</i></p> <p><i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i></p> <p><i>Does the proposal require ongoing vegetation management?</i></p>	The proposal does not protrude above buildings, structures or tree canopies in the locality.	
5 Site and building		
<p><i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i></p> <p><i>Does the proposal respect important features of the site or building, or both?</i></p> <p><i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i></p>	The proposal is compatible with site and building in terms of scale, proportion and respect of important features.	✓
6 Associated devices and logos with advertisements and advertising structures		
<p><i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i></p>	No associated devices or logos are proposed.	NA
7 Illumination		
<p><i>Would illumination result in unacceptable glare?</i></p> <p><i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i></p> <p><i>Would illumination detract from the amenity of any residence or other form of accommodation?</i></p> <p><i>Can the intensity of the illumination be adjusted, if necessary?</i></p> <p><i>Is the illumination subject to a curfew?</i></p>	<p>The proposal is considered acceptable with regards to the illumination requirements.</p> <p>White LED backlighting behind the lettering is proposed for the signs on the eastern and western elevations. No adverse impacts are anticipated, noting that a condition is recommended for the illumination to be switched off outside operating hours</p>	✓
8 Safety		
<p><i>Would the proposal reduce the safety for any public road?</i></p>	The proposal will have no effect on safety of vehicles, pedestrian or bicyclists.	✓

Objectives/controls	Comment	✓/✗
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>		
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>		

2.1.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

business identification sign means a sign—

(a) that indicates—

(i) the name of the person or business, and

(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note—

Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—

(a) an advertising structure,

(b) a building identification sign,

(c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

community facility means a building or place:

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

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

(a) a restaurant or cafe,

(b) take away food and drink premises,

(c) a pub,

(d) a small bar.

Note—

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

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned RE1 Public Recreation.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To cater for the development of a wide range of uses and facilities within open spaces for the benefit of the community.*

The proposal is satisfactory with regard to the above objectives. The proposed alterations and fit-out in conjunction with the approved restaurant use provides a compatible use within the North Beach recreation area.

The land use table permits the following uses in the zone.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat sheds; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Helipads; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

The proposal is categorised as a *restaurant or café* as defined above. *Restaurants or cafes* are permissible in the zone with development consent. The ground floor remains categorised as a *community facility* (North Wollongong Surf Life Saving Club).

Clause 2.7 Demolition requires development consent

Minor demolition works are proposed as indicated on the demolition plan. Suitable conditions of consent are recommended.

Part 4 Principal development standards

Clause 4.3 Height of buildings

A maximum 9m height of buildings applies to the site. There is no change to the building height noting some additional plant/exhaust vents are proposed which extend 300mm above the parapet height which does not exceed the maximum 9m height limit at 8.4m (RL at parapet 14.01, with existing ground level at RL5.6).

It is noted the definition excludes flues and the like:

building height (or height of building) means—

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The development is already serviced by electricity, water and sewage services. Conditions are recommended for consultation with utility providers to ensure any further requirements are met.

Clause 7.5 Acid Sulfate Soils

The proposal is mapped as being affected by class 4 and 5 acid sulphate soils. The proposal does not involve ground disturbance and no further requirements apply.

Clause 7.7 Foreshore building line

The site is not located within the “foreshore building line”.

2.2 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT

None applicable.

2.3 SECTION 4.15(1)(A)(III) ANY DEVELOPMENT CONTROL PLAN

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

2.3.2 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

A full assessment against the relevant chapters of WDCP 2009 is contained at Attachment 6. No variations to the DCP are sought under the current application.

2.3.3 OTHER RELEVANT POLICIES

Wollongong City Foreshore Plan of Management

The purpose of the Plan of Management (PoM) is to outline to the public how Council plans to manage the foreshore area. The subject site is located in Zone 6: North Beach Precinct of the Wollongong City Foreshore Management Plan, which seeks to conserve the heritage buildings and coastal environment.

Table 6 of this PoM identifies that the future permissible uses follows:

Redevelopment of existing surf club building or the new construction of a surf lifesaving club facility to the north of the current building. The existing building would be demolished and the public beach open space area would be expanded if the new construction option was taken under this POM.

Commercial operations in a surf club facility consistent with the LEP and the Dedicated Purpose of the Crown Reserve

DA-2021/300 approved the use of the first floor of the building as a restaurant (i.e. commercial purposes) which is consistent with the options for future permissible uses as identified in Table 6.

The dedicated purpose of Lot 3 DP 1136814 where the SLSC is located, is part of reserve number 580060 and the reserve purpose is “park”. Council’s Community Land Management officer did not raise any concerns in relation to the proposed use as a restaurant under DA-2021/300 with regard to the PoM.

2.3.4 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

Wollongong City-Wide Development Plan - City Wide

The Wollongong City-Wide Development Contributions Plan applies to the subject property. This Plan levies a contribution based on the estimated cost of development. The proposed cost of development* is over \$200,001 – a levy rate of 1% applies.

Contribution Amount = Cost of Works \$2,445,000 x 1% levy rate = \$24,450

2.4 SECTION 4.15(1)(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 7.4, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.4

There are no planning agreements entered into or any draft agreement offered to enter into under S7.4 which affect the development.

2.5 SECTION 4.15(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)

Environmental Planning and Assessment Regulation 2021

61 Additional matters that consent authority must consider

Conditions of consent are recommended with regard to demolition.

62 Consideration of fire safety

N/A

Clause 64 Consent authority may require upgrade of buildings

BCA comments received.

66A Council-related development applications—the Act, s 4.16(11)

(1) A council-related development application must not be determined by the consent authority unless—

- (a) the council has adopted a conflict of interest policy, and*
- (b) the council considers the policy in determining the application.*

(2) In this section—

conflict of interest policy means a policy that—

- (a) specifies how a council will manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority, and*
- (b) complies with the Council-related Development Application Conflict of Interest Guidelines published by the Department and available on the NSW planning portal, as in force from time to time.*

council-related development application has the same meaning as in the Act, Schedule 1, clause 9B as follows:

council-related development application means a development application, for which a council is the consent authority, that is—

- (a) made by or on behalf of the council, or
- (b) for development on land, other than a public road within the meaning of the Local Government Act 1993—
 - (i) of which the council is an owner, a lessee or a licensee, or
 - (ii) otherwise vested in or under the control of the council.

The proposal falls under subclause (b)(ii) and is required to be considered by the Council adopted a conflict of interest policy.

Council adopted a conflict of interest policy (CoIP) in accordance with (1)(a) on 31 July 2023.

This report considers the CoIP and guidelines in accordance with (1)(b).

The management control in the CoIP requires that: *Council-related applications and approvals to modify development consents will be referred to the Wollongong Local Planning Panel for determination, as required by Schedule 2 of the Local Planning Panel Directions – Council is not the consent authority.*

The application is referred to the Wollongong Local Planning Panel for determination.

The guidelines set out the requirements for the council conflict of interest policy required under section 66A, assists councils in meeting these requirements by providing a sample policy and management strategy statement that can be used as a template when developing their policies and provides general information and guidance about the policy.

Councils CoIP complies with the guidelines.

2.6 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT

Subject to the imposition of appropriate conditions, the proposal is considered acceptable with regard to the likely impacts, with particular consideration of impacts relating to heritage, amenity (eg. noise), visual impacts, public domain impacts (eg. pedestrian and vehicular movements and waste management).

2.7 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site and with careful management of operational issues such as waste management, is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

The site is a heritage listed building, within a broader heritage precinct and also a highly utilised and valued public open space area. With these unique site constraints, there are some complexities for balancing the operational requirements of a restaurant of this scale with the localised impacts on the public domain and the heritage significance of the site. This balance can be reasonably achieved with appropriate conditions as recommended in Attachment 7.

2.8 SECTION 4.15(1)(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

Refer Section 1.5.

2.9 SECTION 4.15(1)(E) THE PUBLIC INTEREST

The development is consistent with the zoning and applicable planning controls. No objections were received from the public exhibition process, with a number of submissions of support being received.

All referrals are satisfactory or can be suitably conditioned to address the concerns raised. The development is consistent with the Wollongong Foreshore Plan of Management noting the use of the first floor as a restaurant has been approved under DA-2021/300. Subject to appropriate conditions the development is in the public interest.

3 CONCLUSION

This application has been assessed as satisfactory having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

The public exhibition process resulted in no objections and a number of letters of support being received. Internal referrals are satisfactory subject to conditions of consent.

The use of the restaurant was approved under DA-2021/300. Overall, the current proposal is considered supportable. However, now that a restaurant operator is known and further operational details have been provided, the adequacy of ongoing servicing requirements has necessitated further assessment, particularly in relation to waste management and storage requirements. The proposed use of the surf club's storage area to meet the restaurant's needs for a keg room represents the further commercialisation of a public building and erodes the heritage significance of the building in relation to its historical and continuing use as a surf lifesaving club. Conditions are recommended to delete the ground floor keg room to address this concern.

Subject to conditions the application is considered acceptable with regard to the likely impacts as discussed above.

4 RECOMMENDATION

It is recommended that the development application be approved subject to appropriate conditions as outlined in Attachment 7.

5 ATTACHMENTS

- | | |
|---|-----------------------------------|
| 1 | Aerial photograph |
| 2 | WLEP 2009 zoning map |
| 3 | Plans |
| 4 | Venue Management Plan |
| 5 | Operational Waste Management Plan |
| 6 | WDCP2009 compliance table |
| 7 | Draft conditions of consent |

ATTACHMENT 1



Figure 1: Aerial photograph

ATTACHMENT 2



Figure 1: WLEP 2009 zoning map (red arrow indicating approximate location of surf club within the site)

PROPOSED NW SLSC RESTAURANT FITOUT - AT NORTH BEACH NORTH WOLLONGONG

DRAWING SCHEDULE
00 - DRAWING SCHEDULE
01 - PROPOSED SITE PLAN
02 - PROPOSED CONSTRUCTION MANAGMENT PLAN
03 - PROPOSED ONGOING OPERATION PLAN
04 - PROPOSED WORKS ON GROUND FLOOR PLAN
05 - PROPOSED FIRST FLOOR DEMOLITION PLAN
06 - PROPOSED FIRST FLOOR FIT OUT PLAN
07 - PROPOSED FIRST FLOOR REFLECTED CEILING PLAN
08 - PROPOSED ROOF PLAN
09 - PROPOSED EAST & NORTH ELEVATIONS
10 - PROPOSED WEST & SOUTH ELEVATIONS
11 - PROPOSED SECTIONS A-A, B-B & C-C
12 - PROPOSED SECTIONS D-D , E-E & DETAIL SECTIONS
13 - PROPOSED PERSPECTIVES
14 - PROPOSED SIGNAGE DETAILS
15 - PROPOSED FIRST FLOOR EMERGENCY PATHS OF TRAVEL

GENERAL NOTES

- original architectural drawing taken from Borst & Co. CC drawings for SLSC refurbishment for Construction.

- landscape drawings taken from Wollongong City Council Landcape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21

- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :	
AC	AIR CONDITIONER CONDENSER
AHD	AUSTRALIAN HEIGHT DATUM
CONC.	CONCRETE
COS	CHECK ON SITE
CB	CUPBOARD
CR	CEMENT RENDER
DP	DOWNPIPES
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SS	STAINLESS STEEL
W	WINDOW
WC	TOILET

SOUTH WORTH

Architects

Registration number 11364

m. 0414502802

e. laura@southwortharchitects.com.au

PROJECT:

ADDRESS:

OWNER:

CLIENT:

STAGE:

NWSLSC RESTAURANT FITOUT

North Beach, Cliff Road,
NORTH WOLLONGONG

Lot 3 DP 1136814, Reserve D580060

WOLLONGONG CITY COUNCIL

Isaac Property Developments

ABN 45 166 474 488

DRAWING TITLE: COVER PAGE

DRAWING SCHEDULE

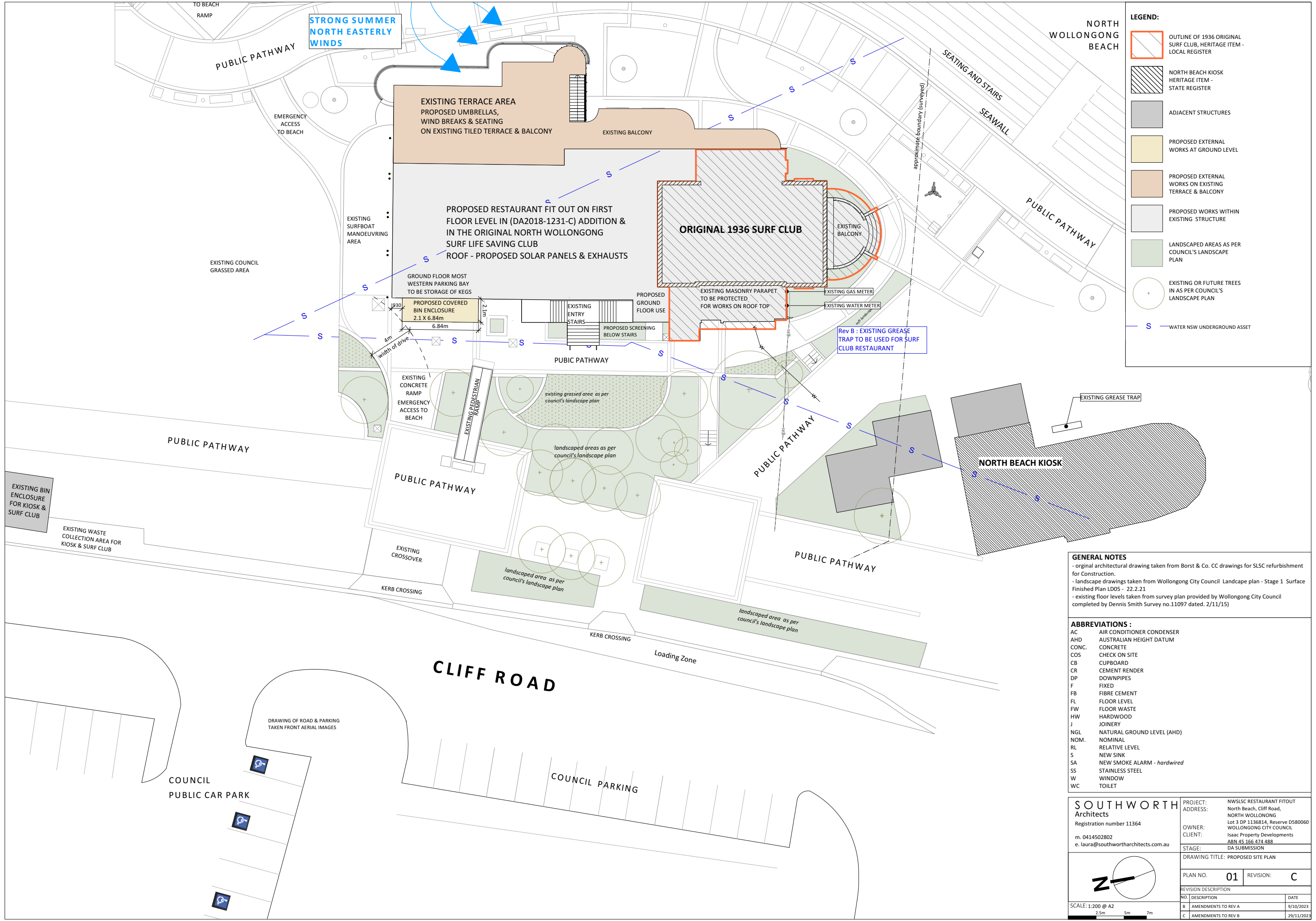
PLAN NO.00

REVISION: C

REVISION DESCRIPTION

NO.	DESCRIPTION	DATE
B	AMENDMENTS TO REV A	9/10/2023
C	AMENDMENTS TO REV B	29/11/2023

SCALE:



LEGEND:

OUTLINE OF 1936 ORIGINAL SURF CLUB, HERITAGE ITEM - LOCAL REGISTER

NORTH BEACH KIOSK, HERITAGE ITEM - STATE REGISTER

ADJACENT STRUCTURES

PROPOSED EXTERNAL WORKS AT GROUND LEVEL

PROPOSED EXTERNAL WORKS ON EXISTING TERRACE & BALCONY

PROPOSED WORKS WITHIN EXISTING STRUCTURE

LANDSCAPED AREAS AS PER COUNCIL'S LANDSCAPE PLAN

EXISTING OR FUTURE TREES IN AS PER COUNCIL'S LANDSCAPE PLAN

S

WATER NSW UNDERGROUND ASSET

GENERAL NOTES

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PROJECT:

ADDRESS:

OWNER:

CLIENT:

STAGE:

DRAWING TITLE: PROPOSED SITE PLAN

PLAN NO.

01

REVISION:

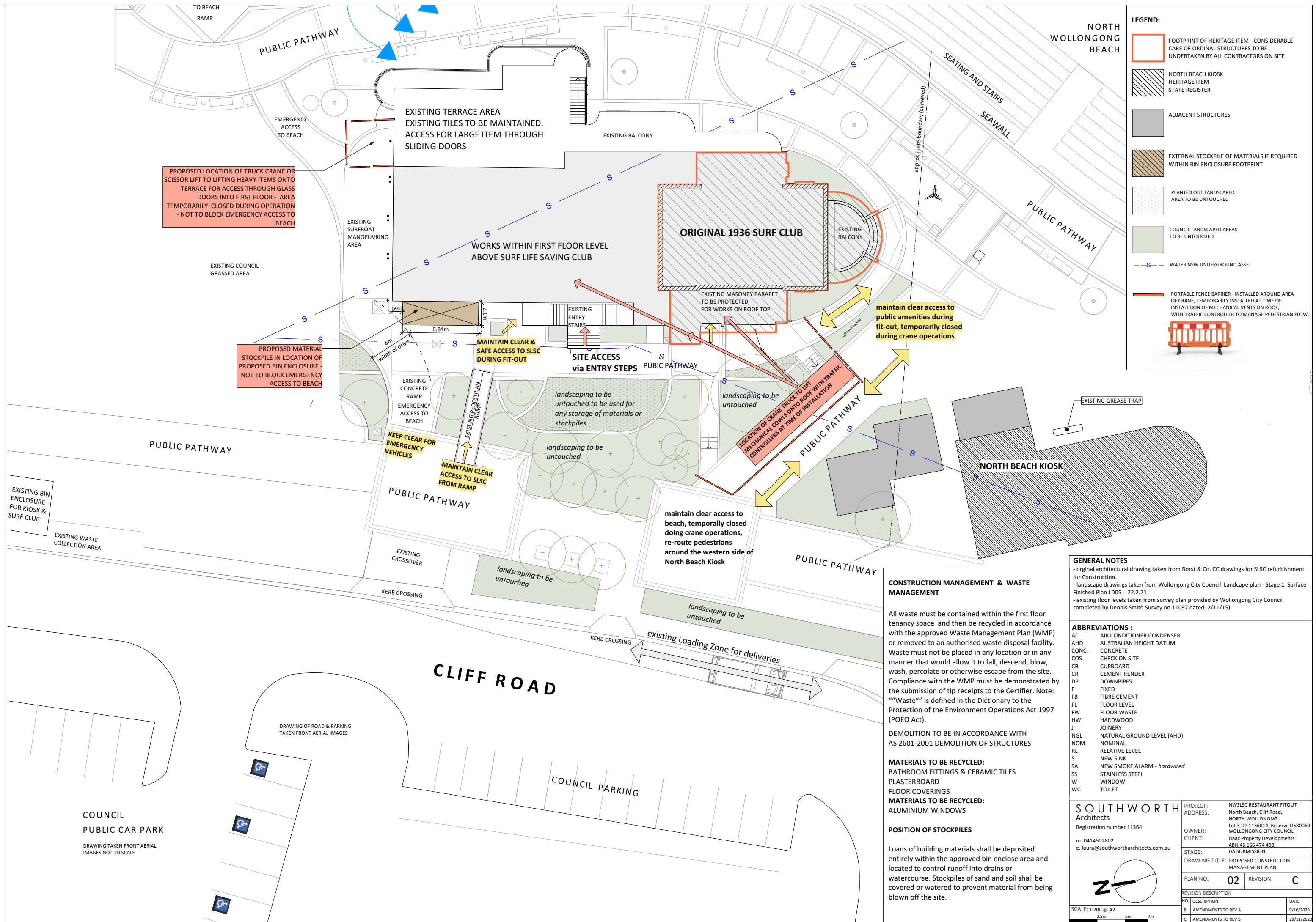
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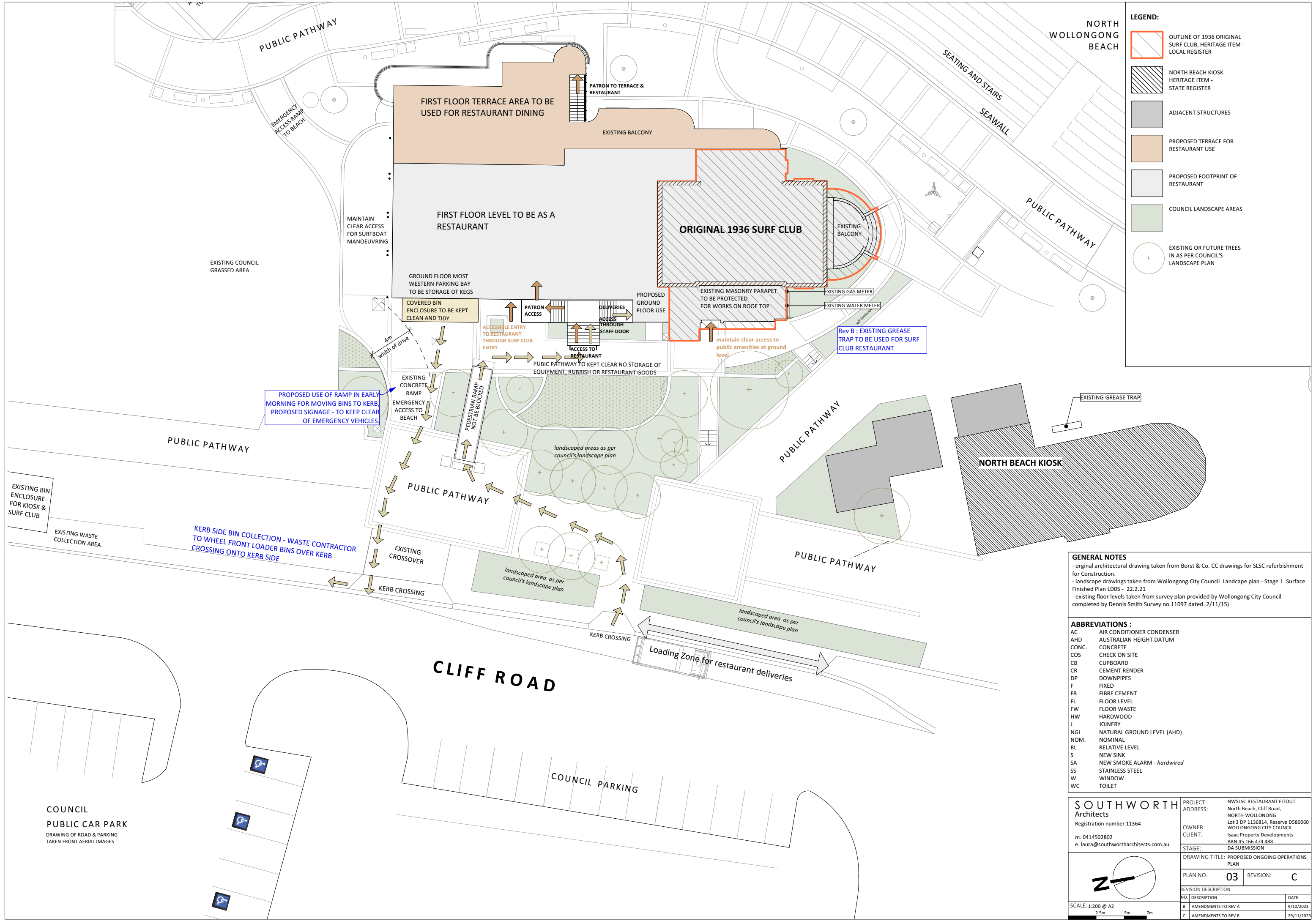
REVISION DESCRIPTION

NO.	DESCRIPTION	DATE
B	AMENDMENTS TO REV A	9/10/2023
C	AMENDMENTS TO REV B	29/11/2023

SCALE: 1:200 @ A2

2.5m 5m 7m





- LEGEND:**
- OUTLINE OF 1936 ORIGINAL SURF CLUB, HERITAGE ITEM - LOCAL REGISTER
 - NORTH BEACH KIOSK HERITAGE ITEM - STATE REGISTER
 - ADJACENT STRUCTURES
 - PROPOSED TERRACE FOR RESTAURANT USE
 - PROPOSED FOOTPRINT OF RESTAURANT
 - COUNCIL LANDSCAPE AREAS
 - EXISTING OR FUTURE TREES IN AS PER COUNCIL'S LANDSCAPE PLAN

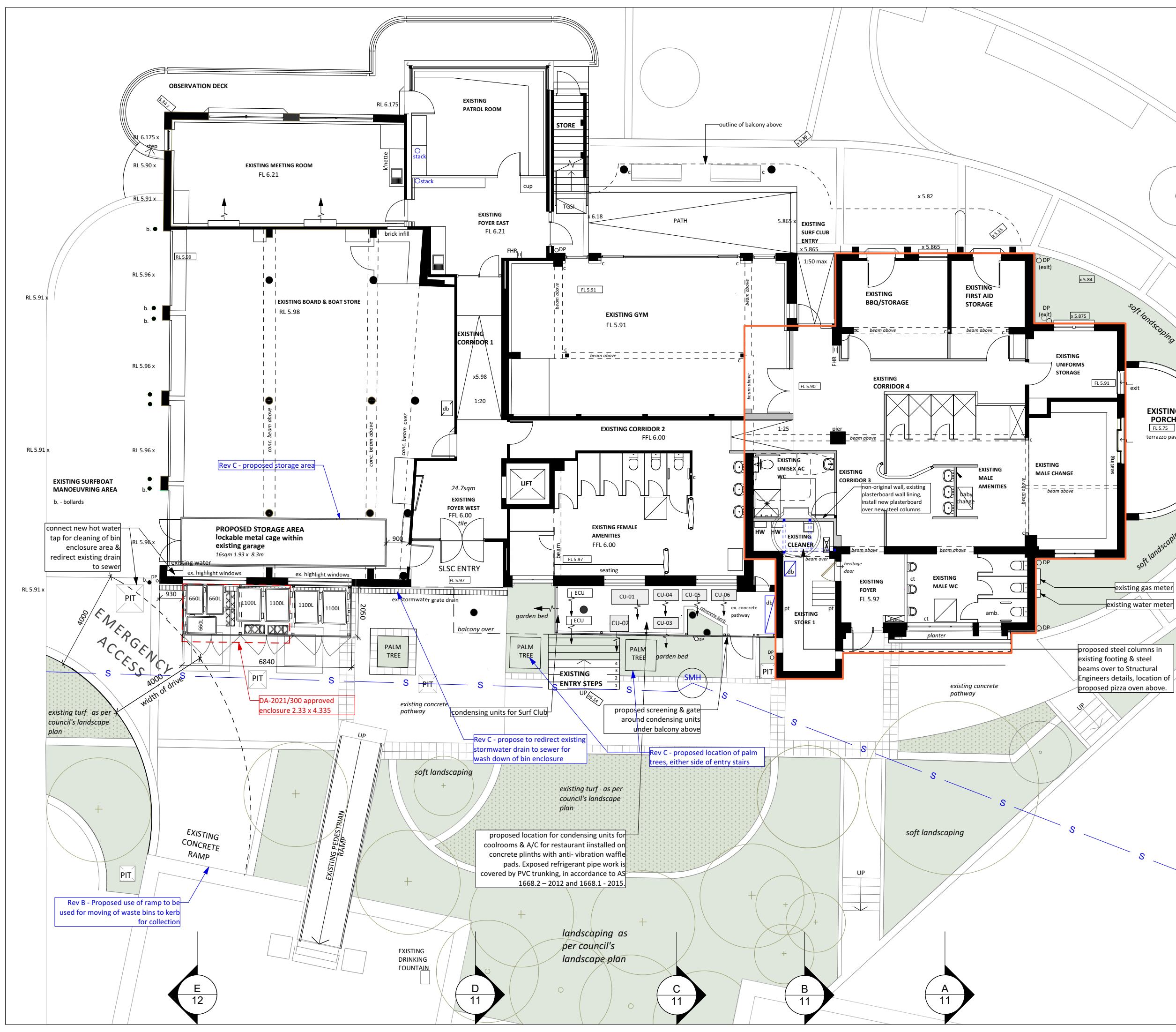
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SOUTHWORTH Architects Registration number 11364 m. 0414502802 e. laura@southwortharchitects.com.au	PROJECT:	NWSLSC RESTAURANT FITOUT	
	ADDRESS:	North Beach, Cliff Road, NORTH WOLLONGONG Lot 3 DP 1136814, Reserve D580060 WOLLONGONG CITY COUNCIL	
	OWNER:	Isaac Property Developments ABN 45 166 474 488	
	CLIENT:	DA SUBMISSION	
	DRAWING TITLE:	PROPOSED ONGOING OPERATIONS PLAN	
	PLAN NO.	03	REVISION: C
	REVISION DESCRIPTION		
	NO.	DESCRIPTION	DATE
SCALE: 1:200 @ A2 2.5m 5m 7m	B	AMENDMENTS TO REV A	9/10/2023
	C	AMENDMENTS TO REV B	29/11/2023



- LEGEND:**
- OUTLINE OF 1936 ORIGINAL SURF CLUB - LOCAL HERITAGE ITEM
 - EXISTING FLOOR LEVELS
 - ORIGINAL WALLS / COLUMNS REMAIN
 - NON-ORIGINAL WALLS WITHIN 1936 FOOTPRINT TO REMAIN
 - EXISTING WALLS PROPOSED TO BE REMOVED (TO STRUCTURAL ENGINEERS DETAILS)
 - EXISTING STEEL COLUMNS TO REMAIN
 - NEW STEEL COLUMNS (TO STRUCTURAL ENGINEERS DETAILS)
 - PROPOSED PARTITION WALLS
 - PROPOSED INSULATED PARTITION WALLS FOR COOLROOM
 - PROPOSED MASONRY WALLS
 - PROPOSED BUILT- IN JOINERY
 - PROPOSED TILE FLOOR
 - EXISTING TIMBER FLOOR TO BE REFURBISHED
 - EXISTING CONCRETE PATHWAY
 - PROPOSED CONDENSING UNIT FOR KEG ROOM 1491 (w) x 574 (d) x 729 (h)
 - PROPOSED CONDENSING UNIT FOR COOL ROOM 750 (w) x 660 (d) x 730 (h)
 - PROPOSED CONDENSING UNIT A/C 1000 (w) x 450 (d) x 1000 (h)
 - EXISTING CONDENSING UNIT (SURF CLUB USE)
 - EXISTING DISTRIBUTION BOARDS TO REMAIN
 - EXISTING FIRE HOSE REEL TO REMAIN
 - PROPOSED FABRIC CURTAIN
 - PROPOSED LIGHTING
 - EXISTING STORMWATER PITS /DRAINS
 - LANDSCAPED AREAS AS PER COUNCIL'S LANDSCAPE PLAN
 - WATER NSW UNDERGROUND ASSET
 - 660L 6600 litres 775 d x 1216w x 1227h
 - 1100L 1100 litres 1090 d x 1360w x 1390h
 - MILK CRATES - 362d x 362w x 325h
 - BREAD CRATES - 690dx 600w x 150h

GENERAL NOTES

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PROJECT: NWSLSC RESTAURANT FITOUT
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OWNER: Lot 3 DP 1136814, Reserve D580060 WOLLONGONG CITY COUNCIL
CLIENT: Isaac Property Developments
ABN 45 166 474 488

STAGE: DA SUBMISSION

DRAWING TITLE: PROPOSED WORKS ON GROUND FLOOR PLAN

PLAN NO. 04 **REVISION:** C

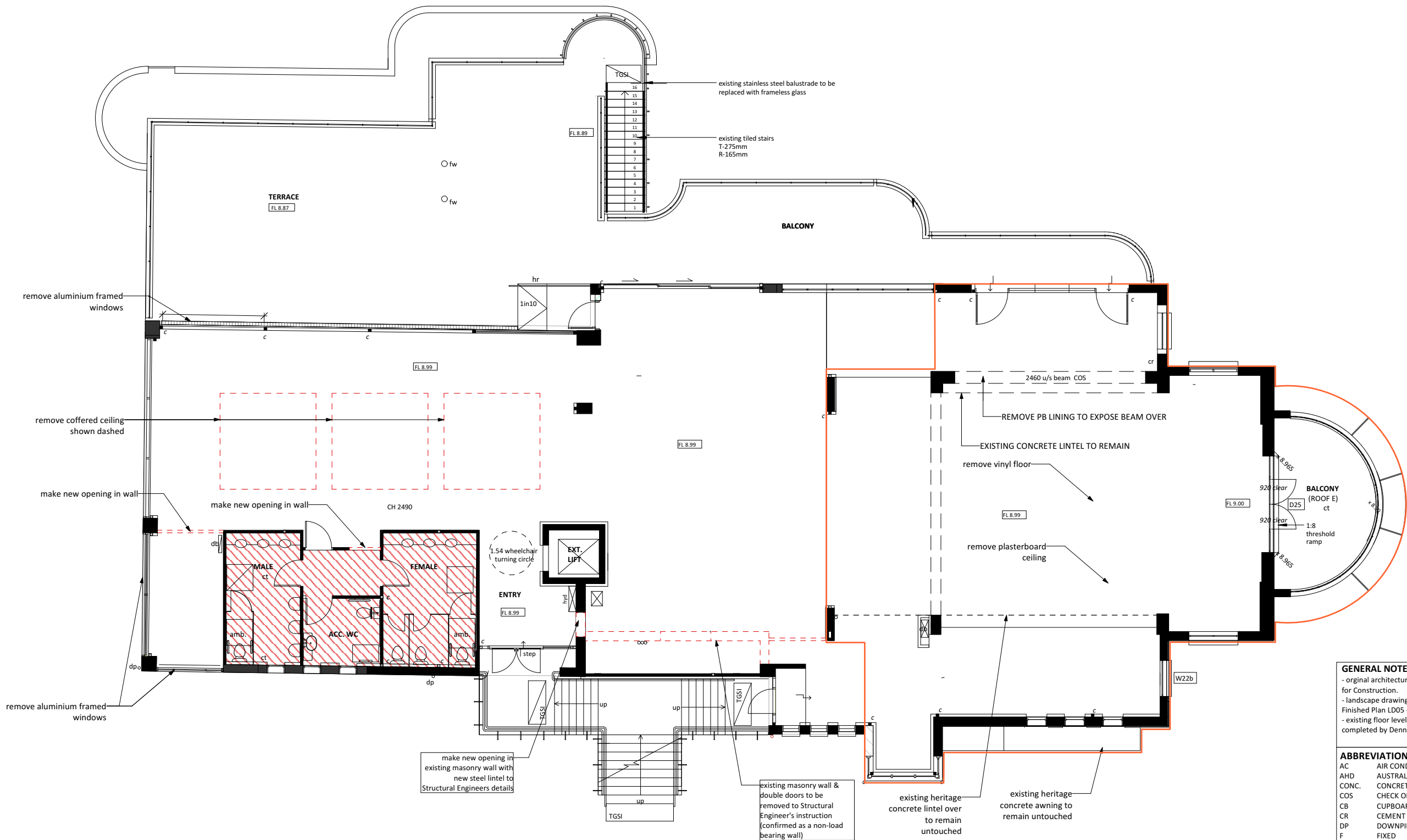
REVISION DESCRIPTION

NO.	DESCRIPTION	DATE
B	AMENDMENTS TO REV A	9/10/2023
C	AMENDMENTS TO REV B	29/11/2023

SCALE: 1:100 @ A2
1 2 3m

LEGEND:

- x 0.00 EXISTING FLOOR LEVELS
- OUTLINE OF 1936 ORIGINAL SURF CLUB - LOCAL HERITAGE ITEM
- EXISTING WALLS / COLUMNS REMAIN
- EXISTING WALLS PROPOSED TO BE REMOVED (TO STRUCTURAL ENGINEERS DETAILS)
- EXISTING STEEL COLUMNS TO REMAIN
- AREA TO HAVE EXISTING TILES REMOVED, FITTING & FIXTURES REMOVED
- EXISTING DISTRIBUTION BOARD TO REMAIN
- EXISTING FIRE HOSE REEL TO REMAIN



GENERAL NOTES

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SS	STAINLESS STEEL
W	WINDOW
WC	TOILET

SOUTHWORTH
Architects

Registration number 11364
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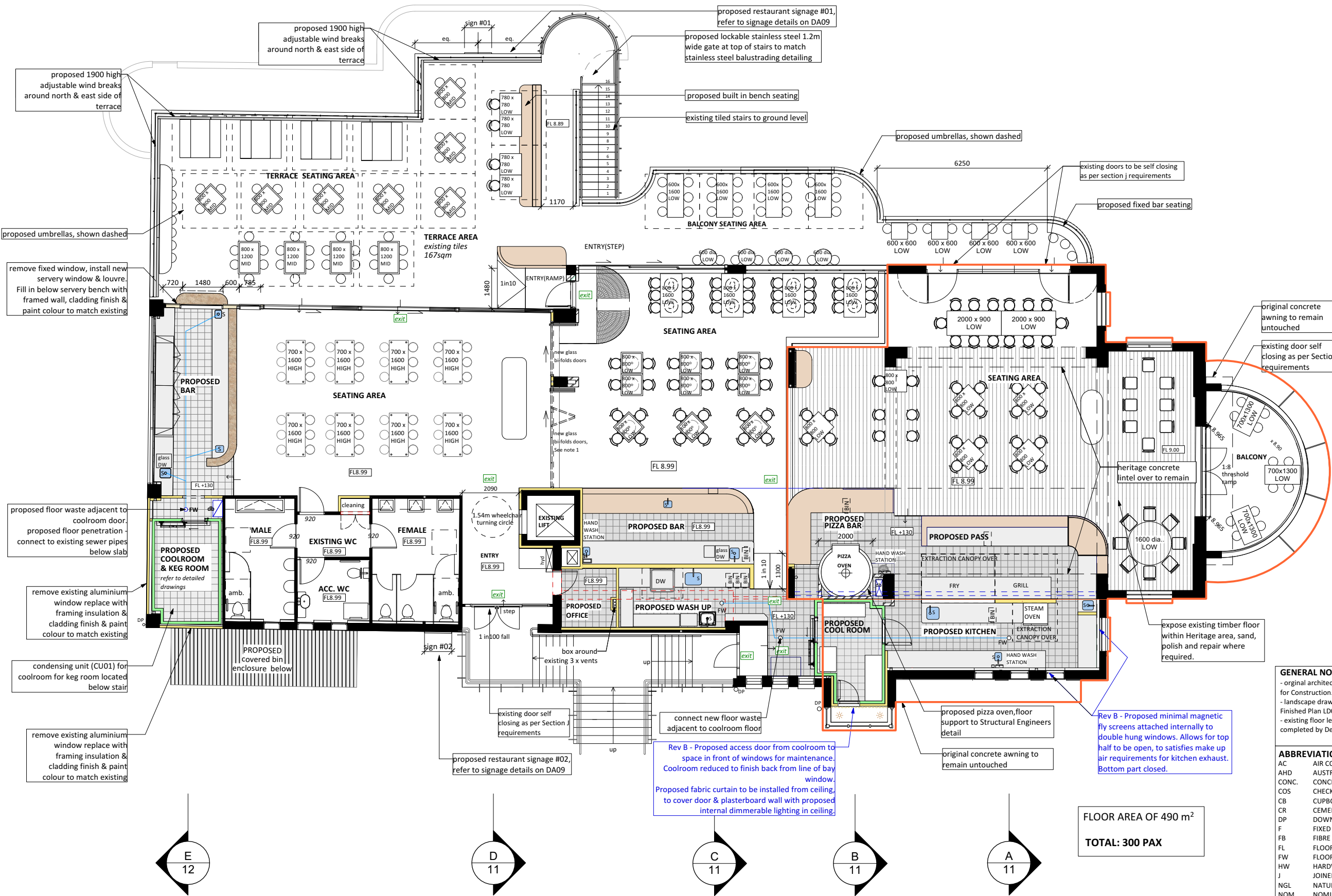


SCALE: 1:100 @ A2
1 2 3m

PROJECT: NWLSC RESTAURANT FITOUT
ADDRESS: North Beach, Cliff Road,
NORTH WOLLONGONG
OWNER: Lot 3 DP 1136814, Reserve D580060
WOLLONGONG CITY COUNCIL
CLIENT: Isaac Property Developments
ABN 45 166 474 488
STAGE: DA SUBMISSION

DRAWING TITLE: PROPOSED FIRST FLOOR
DEMOLITION PLAN
PLAN NO. 05 REVISION: C

NO.	DESCRIPTION	DATE
B	AMENDMENTS TO REV A	9/10/2023
C	AMENDMENTS TO REV B	29/11/2023



- LEGEND:**
- OUTLINE OF 1936 ORIGINAL SURF CLUB - LOCAL HERITAGE ITEM
 - EXISTING FLOOR LEVELS
 - ORIGINAL WALLS / COLUMNS REMAIN
 - NON-ORIGINAL WALLS WITHIN 1936 FOOTPRINT TO REMAIN
 - EXISTING WALLS PROPOSED TO BE REMOVED (TO STRUCTURAL ENGINEERS DETAILS)
 - EXISTING STEEL COLUMNS TO REMAIN
 - NEW STEEL COLUMNS (TO STRUCTURAL ENGINEERS DETAILS)
 - PROPOSED PARTITION WALLS
 - PROPOSED INSULATED PARTITION WALLS FOR COOLROOM
 - PROPOSED MASONRY WALLS
 - PROPOSED BUILT-IN JOINERY
 - PROPOSED TILE FLOOR
 - EXISTING TIMBER FLOOR TO BE REFURBISHED
 - EXISTING CONCRETE PATHWAY
 - PROPOSED CONDENSING UNIT FOR KEG ROOM 1491 (w) x 574 (d) x 729 (h)
 - PROPOSED CONDENSING UNIT FOR COOL ROOM 750 (w) x 660 (d) x 730 (h)
 - PROPOSED CONDENSING UNIT A/C 1000 (w) x 450 (d) x 1000 (h)
 - EXISTING CONDENSING UNIT (SURF CLUB USE)
 - EXISTING DISTRIBUTION BOARDS TO REMAIN
 - EXISTING FIRE HOSE REEL TO REMAIN
 - PROPOSED FABRIC CURTAIN
 - PROPOSED LIGHTING
 - EXISTING STORMWATER PITS /DRAINS
 - LANDSCAPED AREAS AS PER COUNCIL'S LANDSCAPE PLAN
 - WATER NSW UNDERGROUND ASSET
 - 660L 6600 litres 775 d x 1216w x 1227h
 - 1100L 1100 litres 1090 d x 1360w x 1390h
 - MILK CRATES - 362d x 362w x 325h
 - BREAD CRATES - 690dx 600w x 150h

GENERAL NOTES

- original architectural drawing taken from Bors & Co. CC drawings for SLSC refurbishment for Construction.
- landscape drawings taken from Wollongong City Council Landscape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21
- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :

AC	AIR CONDITIONER CONDENSER
AHD	AUSTRALIAN HEIGHT DATUM
CONC.	CONCRETE
COS	CHECK ON SITE
CB	CUPBOARD
CR	CEMENT RENDER
DP	DOWNSPIPES
F	FIXED
FB	FIBRE CEMENT
FL	FLOOR LEVEL
FW	FLOOR WASTE
HW	HARDWOOD
J	JOINERY
NGL	NATURAL GROUND LEVEL (AHD)
NOM.	NOMINAL
RL	RELATIVE LEVEL
S	NEW SINK
SA	NEW SMOKE ALARM - <i>hardwired</i>
SS	STAINLESS STEEL
W	WINDOW
WC	TOILET

SOUTHWORTH Architects

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PROJECT: NWSLSC RESTAURANT FITOUT

ADDRESS: North Beach, Cliff Road, NORTH WOLLONGONG

OWNER: Lot 3 DP 1136814, Reserve D580060 WOLLONGONG CITY COUNCIL

CLIENT: Isaac Property Developments ABN 45 166 474 488

STAGE: DA SUBMISSION

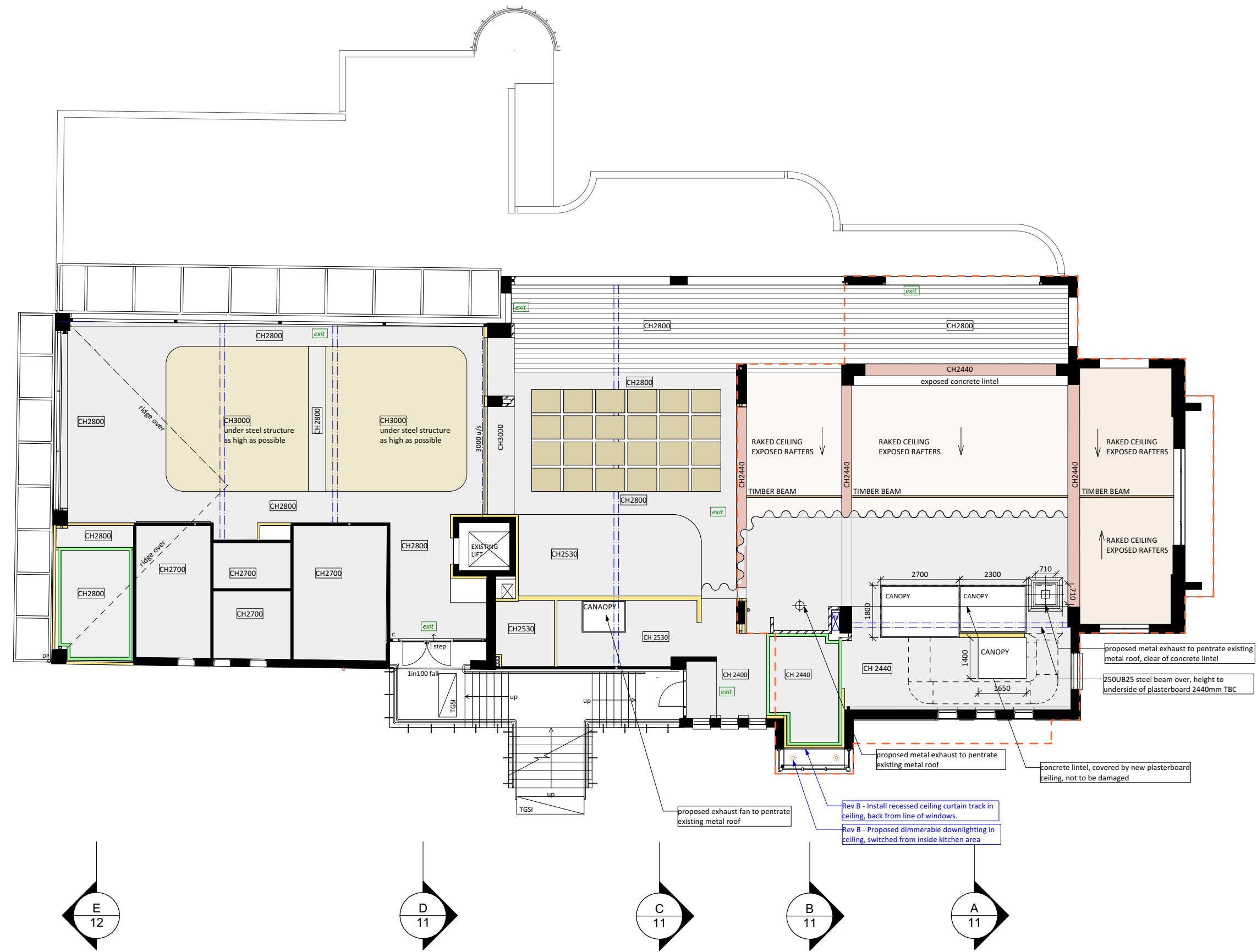
DRAWING TITLE: PROPOSED FIRST FLOOR FIT OUT PLAN

PLAN NO. 06 REVISION: C

NO.	DESCRIPTION	DATE
B	Amendments to Rev A	9/10/2023
C	Amendments to Rev A	29/11/2023

SCALE: 1:100 @ A2

1 2 3m



LEGEND:

- OUTLINE OF 1936 ORIGINAL SURF CLUB - LOCAL HERITAGE ITEM
- EXISTING WALLS / COLUMNS TO REMAIN
- CH PROPOSED CEILING HEIGHT
- u/s HEIGHT TO UNDERSIDE OF BEAM
- EXISTING STRUCTURAL BEAMS TO REMAIN
- EXISTING STEEL COLUMNS TO REMAIN
- PROPOSED PARTITION WALLS
- PROPOSED INSULATED PARTITION WALLS FOR COOLROOM
- PROPOSED MASONRY WALLS
- EXISTING DISTRIBUTION BOARDS
- EXISTING FIRE HOSE REEL REMAIN

Ceiling Finishes

- PAINTED TIMBER PANELLING FLAT
- PAINTED TIMBER PANELLING SLOPING
- TEXTURED PAINTED CEILING
- STRUCTURAL BEAM CHECK ON SITE FOR HEIGHT
- PAINTED PLASTERBOARD CEILING
- FEATURE COFFERED CEILING BATTENED WITH ACOUSTIC UNDERLAY

GENERAL NOTES

- original architectural drawing taken from Borst & Co. CC drawings for SLSC refurbishment for Construction.
- landscape drawings taken from Wollongong City Council Landscape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21
- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :

- AC AIR CONDITIONER CONDENSER
- AHD AUSTRALIAN HEIGHT DATUM
- CONC. CONCRETE
- COS CHECK ON SITE
- CB CUPBOARD
- CR CEMENT RENDER
- DP DOWNPIPES
- F FIXED
- FB FIBRE CEMENT
- FL FLOOR LEVEL
- FW FLOOR WASTE
- HW HARDWOOD
- J JOINERY
- NGL NATURAL GROUND LEVEL (AHD)
- NOM. NOMINAL
- RL RELATIVE LEVEL
- S NEW SINK
- SA NEW SMOKE ALARM - *hardwired*
- SS STAINLESS STEEL
- W WINDOW
- WC TOILET

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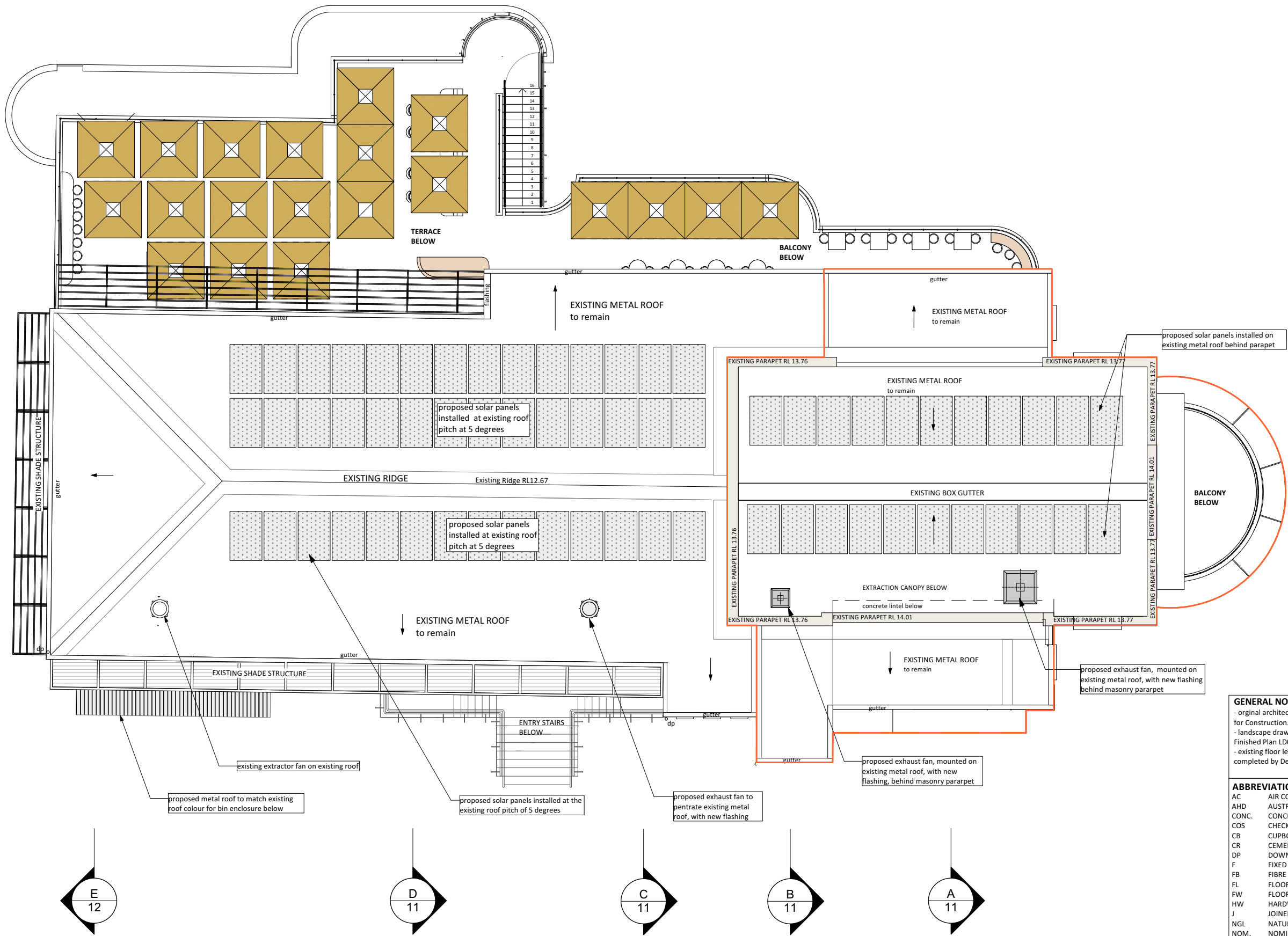
SCALE: 1:100 @ A2
1 2 3m

PROJECT: NWSLSC RESTAURANT FITOUT
ADDRESS: North Beach, Cliff Road, NORTH WOLLONGONG
OWNER: Lot 3 DP 1136814, Reserve D580060 WOLLONGONG CITY COUNCIL
CLIENT: Isaac Property Developments ABN 45 166 474 488
STAGE: DA SUBMISSION

DRAWING TITLE: PROPOSED FIRST FLOOR REFLECTED CEILING PLAN

PLAN NO. 07 REVISION: C

REVISION DESCRIPTION		
NO.	DESCRIPTION	DATE
B	AMENDMENTS TO REV A	9/10/2023
C	AMENDMENTS TO REV B	29/11/2023



LEGEND:

- OUTLINE OF 1936 ORIGINAL SURF CLUB - LOCAL HERITAGE ITEM
- 640mm DIA STAINLESS STEEL EXHAUST FAN
- 665mm WIDE STAINLESS STEEL EXHAUST FAN
- 1160mm WIDE STAINLESS STEEL EXHAUST FAN
- PROPOSED SOLAR PANELS
APPROX. SIZE 1720 X 1130 x 30
MOST EFFICIENT AT TIME OF
INSTALLATION
- PROPOSED STAINLESS STEEL
CORRUGATED METAL ROOFING,
TO MATCH EXISTING ROOFING COLOUR
- ORIGINAL MASONRY PARAPET
TO BE UNTOUCHED
- UMBRELLAS
2000mm wide

GENERAL NOTES

- original architectural drawing taken from Borst & Co. CC drawings for SLSC refurbishment for Construction.
- landscape drawings taken from Wollongong City Council Landscape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21
- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :

- AC AIR CONDITIONER CONDENSER
- AHD AUSTRALIAN HEIGHT DATUM
- CONC. CONCRETE
- COS CHECK ON SITE
- CB CUPBOARD
- CR CEMENT RENDER
- DP DOWNPIPES
- F FIXED
- FB FIBRE CEMENT
- FL FLOOR LEVEL
- FW FLOOR WASTE
- HW HARDWOOD
- J JOINERY
- NGL NATURAL GROUND LEVEL (AHD)
- NOM. NOMINAL
- RL RELATIVE LEVEL
- S NEW SINK
- SA NEW SMOKE ALARM - *hardwired*
- SS STAINLESS STEEL
- W WINDOW
- WC TOILET

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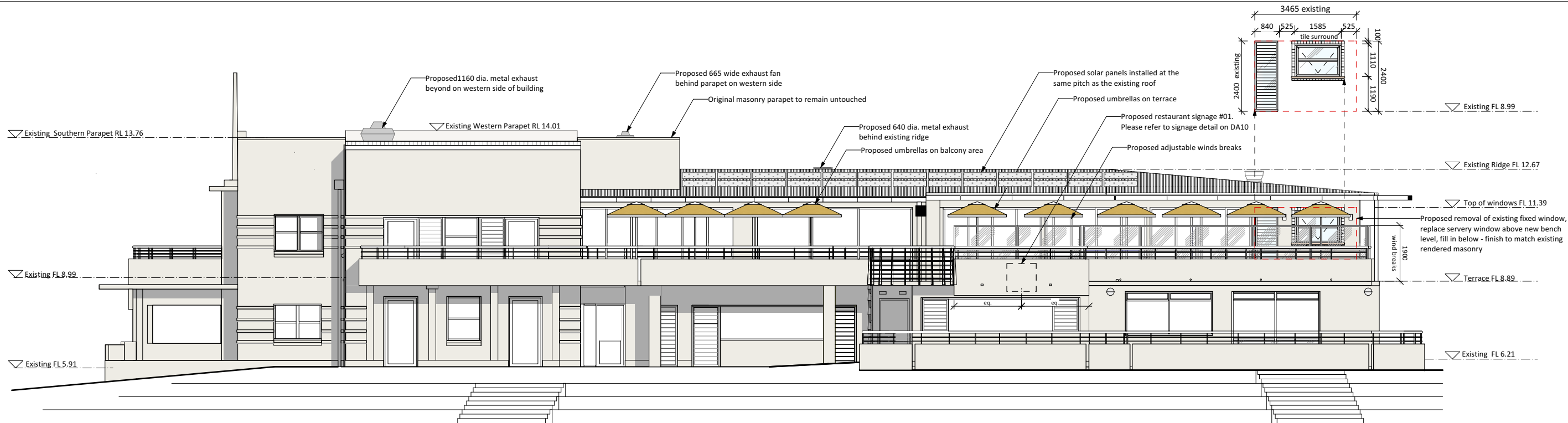
SCALE: 1:100 @ A2
1 2 3m

PROJECT: NWLSL RESTAURANT FITOUT
ADDRESS: North Beach, Cliff Road,
NORTH WOLLONGONG
OWNER: Lot 3 DP 1136814, Reserve D580060
WOLLONGONG CITY COUNCIL
CLIENT: Isaac Property Developments
ABN 45 166 474 488
STAGE: DA SUBMISSION

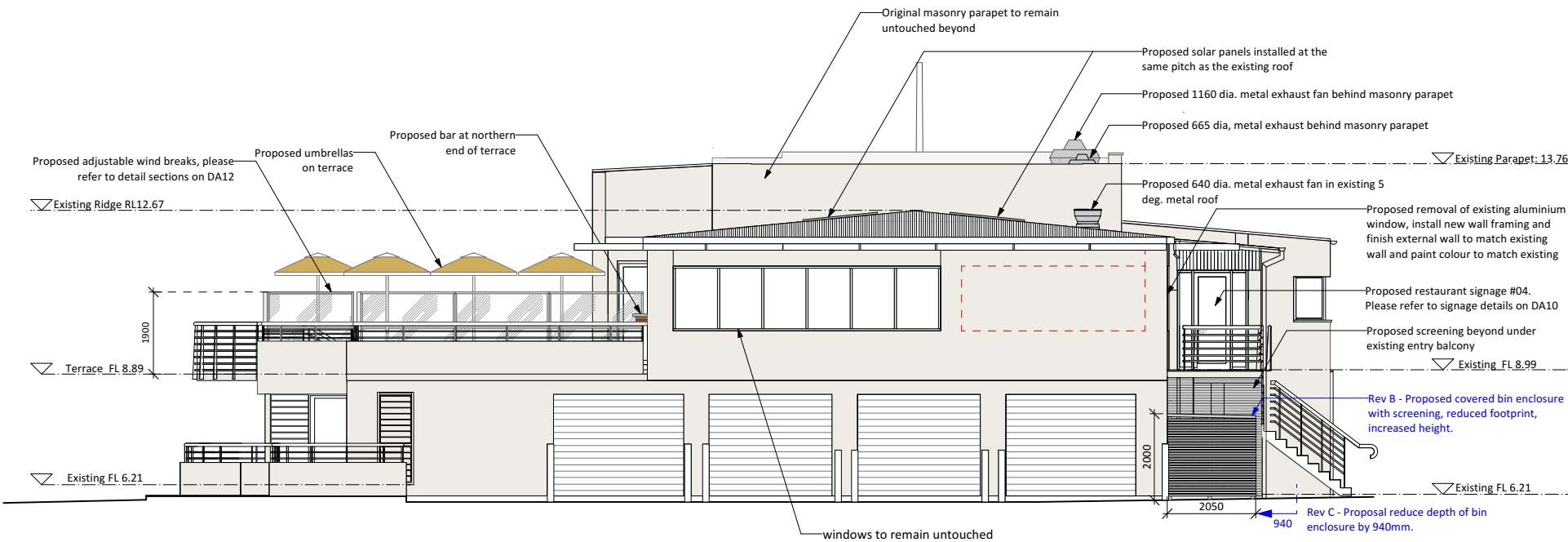
DRAWING TITLE: PROPOSED ROOF PLAN

PLAN NO. 08 REVISION: C

REVISION DESCRIPTION		
NO.	DESCRIPTION	DATE
B	AMENDMENTS TO REV A	9/10/2023
C	AMENDMENTS TO REV B	29/11/2023



Proposed East Elevation
Scale: 1:100



Proposed North Elevation
Scale: 1:100

LEGEND:

- PROPOSED STAINLESS STEEL METAL ROOFING
- PROPOSED SOLAR PANELS ON EXISTING ROOFING
- PROPOSED GLAZED WINDOWS
- PROPOSED CLEAR GLASS ELEMENTS
- PROPOSED REFLECTIVE TINTING INSTALLED OVER IN EXISTING GLAZING
- 40mm x 25 POWDERCOATED ALUMINIUM BATTENED, WITH 20mm GAPS ON GALVANISED STEEL FRAME BEYOND
- EXISTING RENDER
- PROPOSED CEMENT RENDER TO MATCH EXISTING
- REMOVE EXISTING WINDOW
- EXISTING WALL/ROOF TO REMAIN
- NEW FRAMED WALL
- NEW BRICKWORK
- NEW INSULATION TO BASIX REQ.
- EXISTING WALL TO BE REMOVED

GENERAL NOTES

- original architectural drawing taken from Borst & Co. CC drawings for SLSC refurbishment for Construction.
- landscape drawings taken from Wollongong City Council Landscape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21
- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :

- AC AIR CONDITIONER CONDENSER
- AHD AUSTRALIAN HEIGHT DATUM
- CONC. CONCRETE
- COS CHECK ON SITE
- CB CUPBOARD
- CR CEMENT RENDER
- DP DOWNPIPES
- F FIXED
- FB FIBRE CEMENT
- FL FLOOR LEVEL
- FW FLOOR WASTE
- HW HARDWOOD
- J JOINERY
- NGL NATURAL GROUND LEVEL (AHD)
- NOM. NOMINAL
- RL RELATIVE LEVEL
- S NEW SINK
- SA NEW SMOKE ALARM - *hardwired*
- SS STAINLESS STEEL
- W WINDOW
- WC TOILET

SOUTHWORTH
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PROJECT: NWSLSC RESTAURANT FITOUT
ADDRESS: North Beach, Cliff Road,
NORTH WOLLONGONG
OWNER: Lot 3 DP 1136814, Reserve D580060
WOLLONGONG CITY COUNCIL
CLIENT: Isaac Property Developments
ABN 45 166 474 488
STAGE: DA SUBMISSION

DRAWING TITLE: PROPOSED EAST & NORTH ELEVATIONS

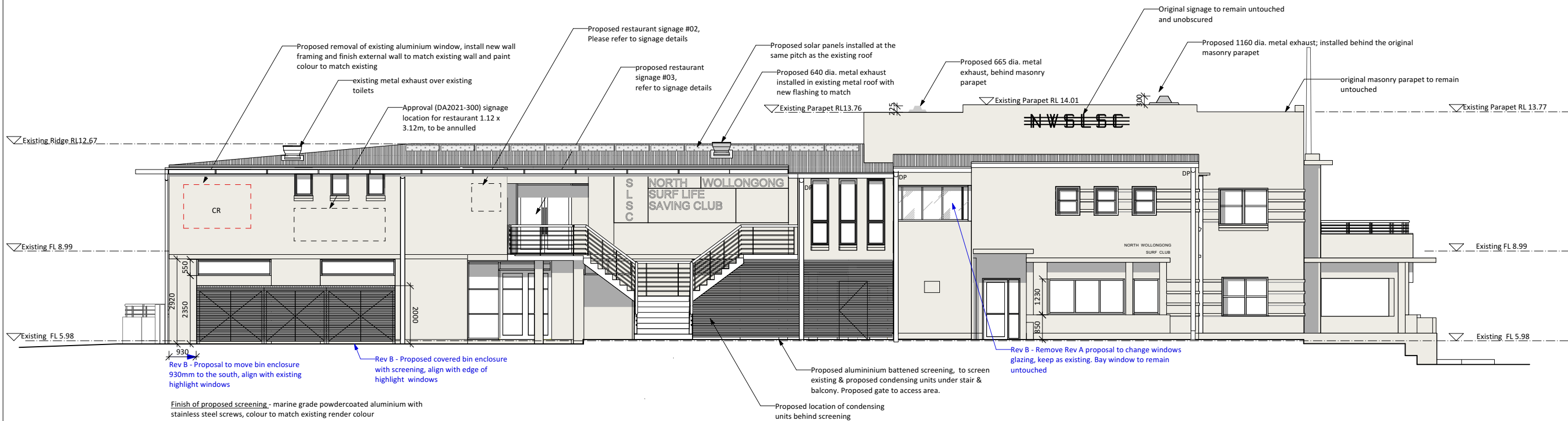
PLAN NO. 09 REVISION: C

REVISION DESCRIPTION

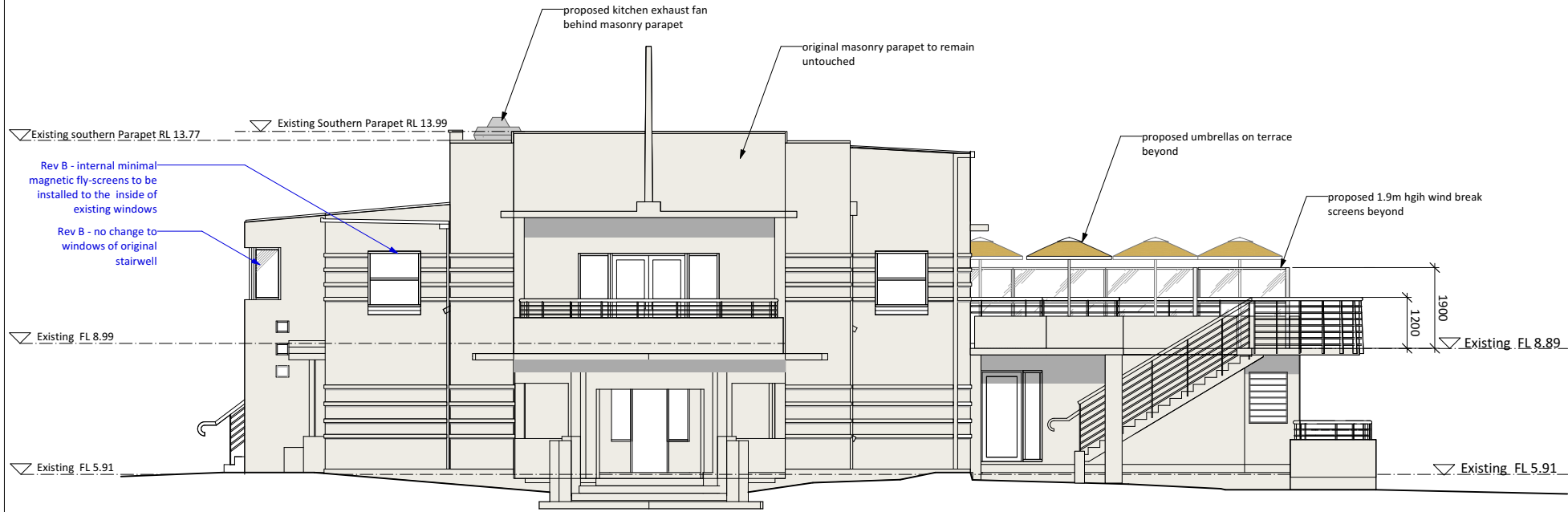
NO.	DESCRIPTION	DATE
1	AMENDMENTS TO REV A	9/10/2023
2	AMENDMENTS TO REV B	29/11/2023

SCALE: 1:100 @ A2

1 2 3m



Proposed West Elevation
Scale: 1:100



Proposed South Elevation
Scale: 1:100

LEGEND:

- PROPOSED STAINLESS STEEL METAL ROOFING
- PROPOSED SOLAR PANELS ON EXISTING ROOFING
- PROPOSED GLAZED WINDOWS
- PROPOSED CLEAR GLASS ELEMENTS
- PROPOSED REFLECTIVE TINTING INSTALLED OVER IN EXISTING GLAZING
- 40mm x 25 POWDERCOATED ALUMINIUM BATTENED, WITH 20mm GAPS ON GALVANISED STEEL FRAME BEYOND
- EXISTING RENDER
- CR PROPOSED CEMENT RENDER TO MATCH EXISTING
- REMOVE EXISTING WINDOW
- EXISTING WALL/ROOF TO REMAIN
- NEW FRAMED WALL
- NEW BRICKWORK
- NEW INSULATION TO BASIX REQ.
- EXISTING WALL TO BE REMOVED

GENERAL NOTES

- original architectural drawing taken from Borst & Co. CC drawings for SLSC refurbishment for Construction.
- landscape drawings taken from Wollongong City Council Landscape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21
- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :

- AC AIR CONDITIONER CONDENSER
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- CB CUPBOARD
- CR CEMENT RENDER
- DP DOWNPIPES
- F FIXED
- FB FIBRE CEMENT
- FL FLOOR LEVEL
- FW FLOOR WASTE
- HW HARDWOOD
- J JOINERY
- NGL NATURAL GROUND LEVEL (AHD)
- NOM. NOMINAL
- RL RELATIVE LEVEL
- S NEW SINK
- SA NEW SMOKE ALARM - *hardwired*
- SS STAINLESS STEEL
- W WINDOW
- WC TOILET

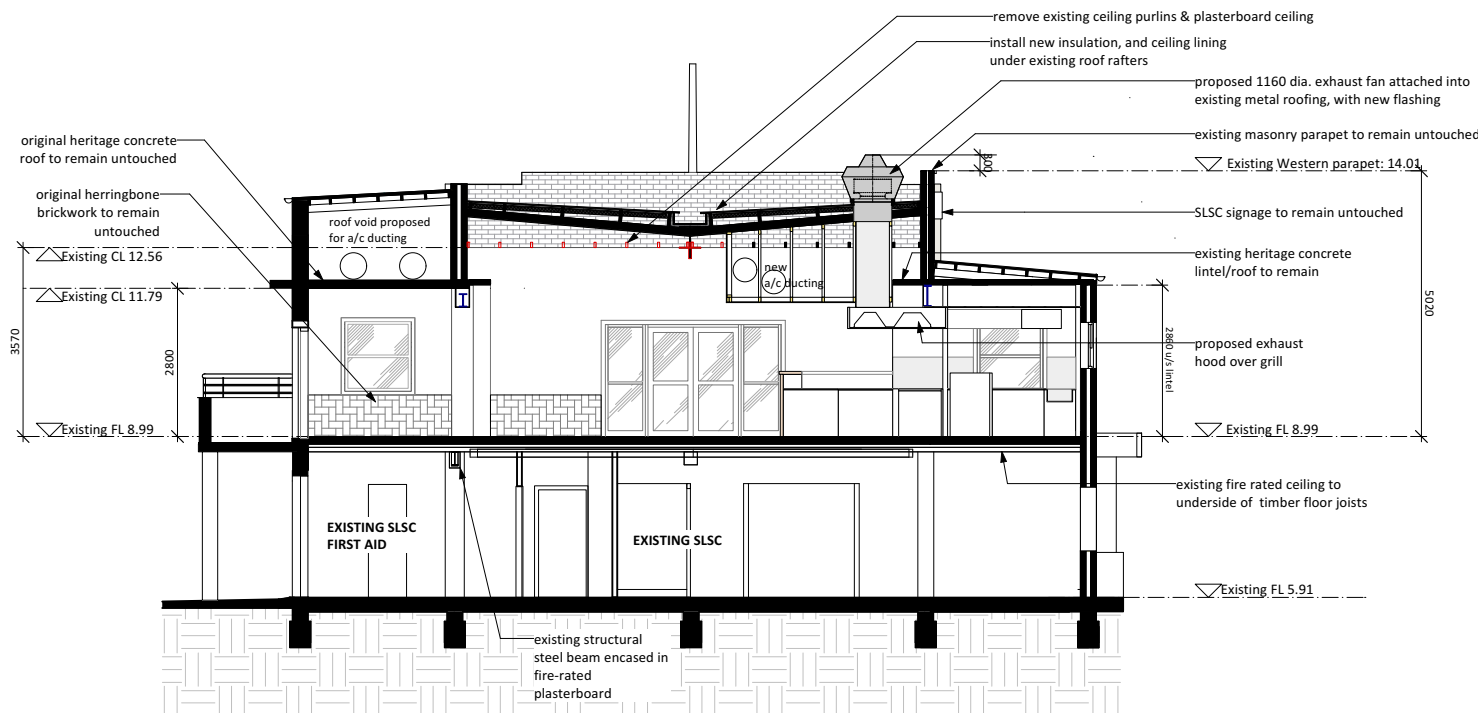
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PROJECT: NWSLSC RESTAURANT FITOUT
ADDRESS: North Beach, Cliff Road, NORTH WOLLONGONG
OWNER: Lot 3 DP 1136814, Reserve D580060 WOLLONGONG CITY COUNCIL
CLIENT: Isaac Property Developments
ABN 45 166 474 488
STAGE: DA SUBMISSION

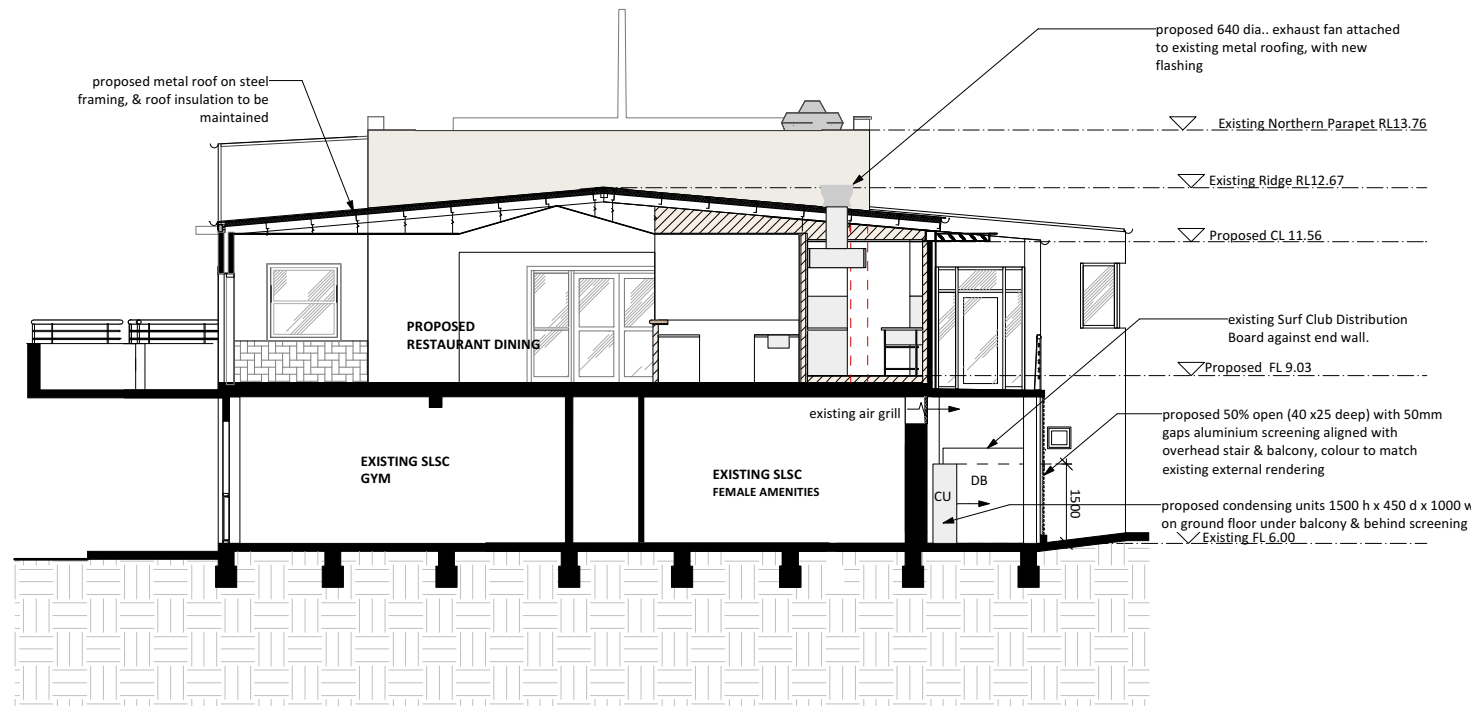
DRAWING TITLE: PROPOSED SOUTH & WEST ELEVATIONS
PLAN NO. 10 REVISION: C

REVISION DESCRIPTION		
NO.	DESCRIPTION	DATE
B	AMENDMENTS TO REV A	9/10/2023
C	AMENDMENTS TO REV B	29/11/2023

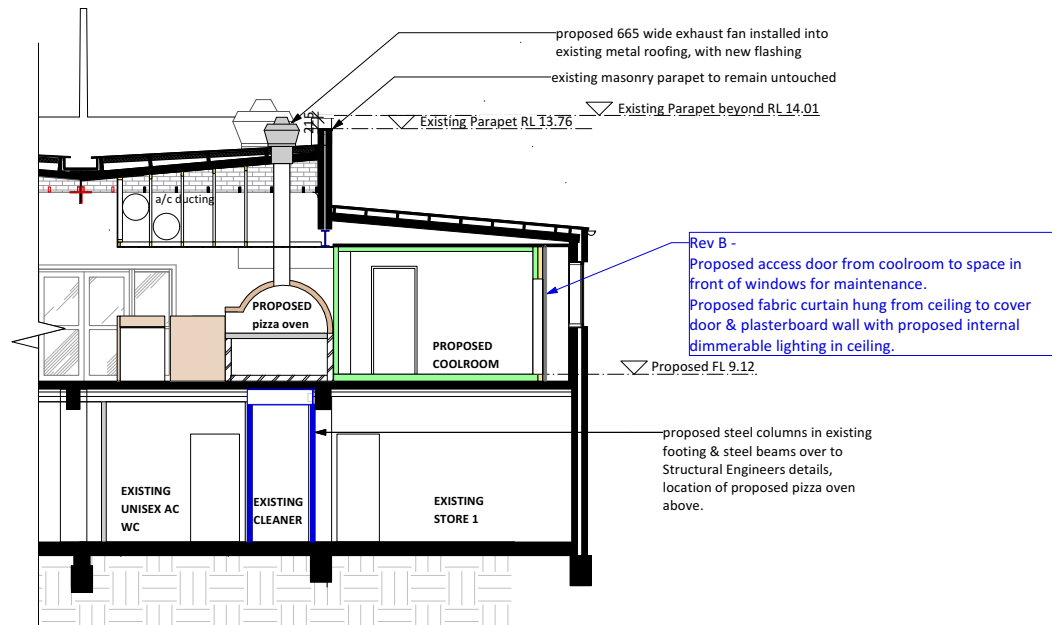
SCALE: 1:100 @ A2
1 2 3m



Proposed Section A-A
Scale: 1:100



Proposed Section C-C
Scale: 1:100



Proposed Section B-B
Scale: 1:100

LEGEND:

- PROPOSED STAINLESS STEEL METAL ROOFING
- PROPOSED SOLAR PANELS ON EXISTING ROOFING
- PROPOSED GLAZED WINDOWS
- PROPOSED CLEAR GLASS ELEMENTS
- PROPOSED REFLECTIVE TINTING INSTALLED OVER IN EXISTING GLAZING
- 40mm x 25 POWDERCOATED ALUMINIUM BATTENED, WITH 20mm GAPS ON GALVANISED STEEL FRAME BEYOND
- EXISTING RENDER
- CR PROPOSED CEMENT RENDER TO MATCH EXISTING
- REMOVE EXISTING WINDOW
- EXISTING WALL/ROOF TO REMAIN
- NEW FRAMED WALL
- NEW BRICKWORK
- NEW INSULATION TO BASIX REQ.
- EXISTING WALL TO BE REMOVED

GENERAL NOTES

- original architectural drawing taken from Borst & Co. CC drawings for SLSC refurbishment for Construction.
- landscape drawings taken from Wollongong City Council Landscape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21
- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :

- AC AIR CONDITIONER CONDENSER
- AHD AUSTRALIAN HEIGHT DATUM
- CONC. CONCRETE
- COS CHECK ON SITE
- CB CUPBOARD
- CR CEMENT RENDER
- DP DOWNPIPES
- F FIXED
- FB FIBRE CEMENT
- FL FLOOR LEVEL
- FW FLOOR WASTE
- HW HARDWOOD
- J JOINERY
- NGL NATURAL GROUND LEVEL (AHD)
- NOM. NOMINAL
- RL RELATIVE LEVEL
- S NEW SINK
- SA NEW SMOKE ALARM - *hardwired*
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- W WINDOW
- WC TOILET

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PROJECT: NWSLSC RESTAURANT FITOUT
ADDRESS: North Beach, Cliff Road,
NORTH WOLLONGONG

OWNER: Lot 3 DP 1136814, Reserve D580060
WOLLONGONG CITY COUNCIL
CLIENT: Isaac Property Developments
ABN 45 166 474 488

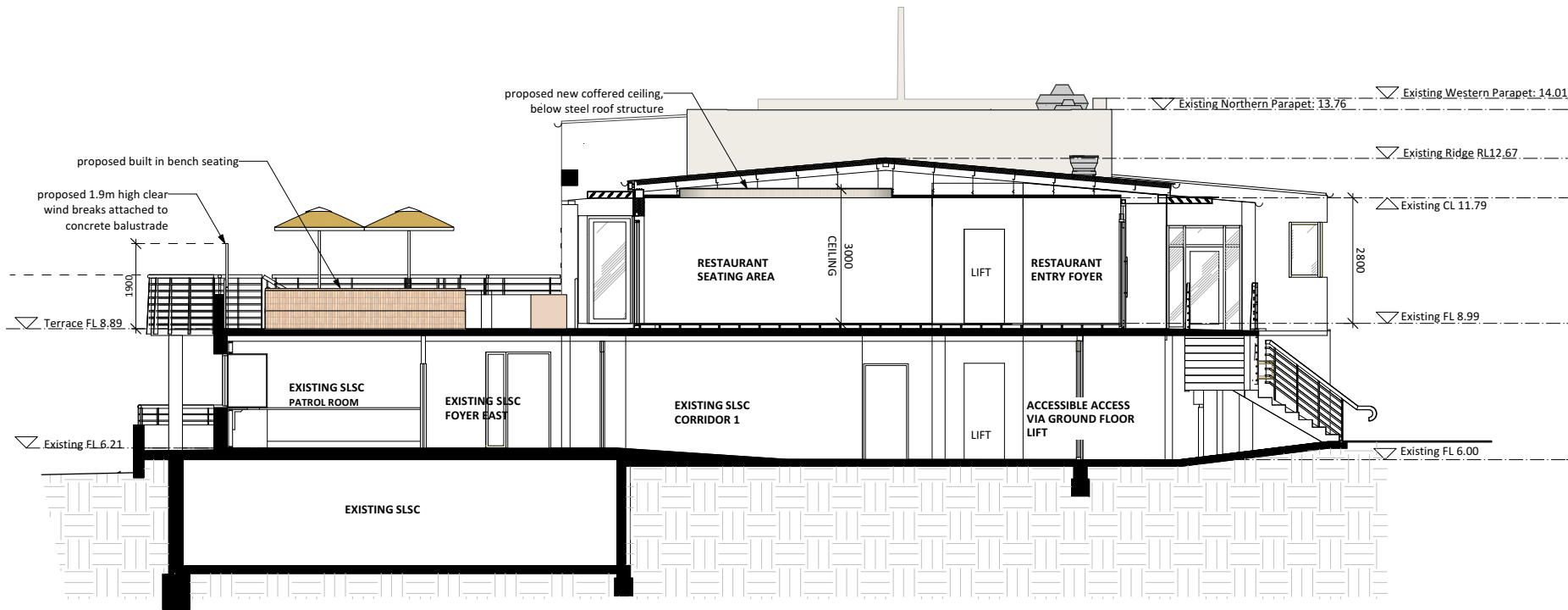
STAGE: DA SUBMISSION

DRAWING TITLE: PROPOSED SECTION AA, BB & CC

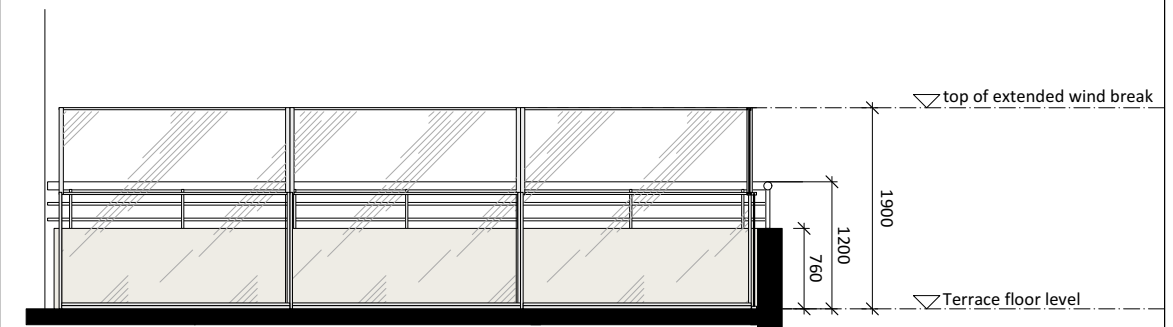
PLAN NO. 11 REVISION: C

REVISION DESCRIPTION		
NO.	DESCRIPTION	DATE
B	AMENDMENTS TO REV A	9/10/2023
C	AMENDMENTS TO REV B	29/11/2023

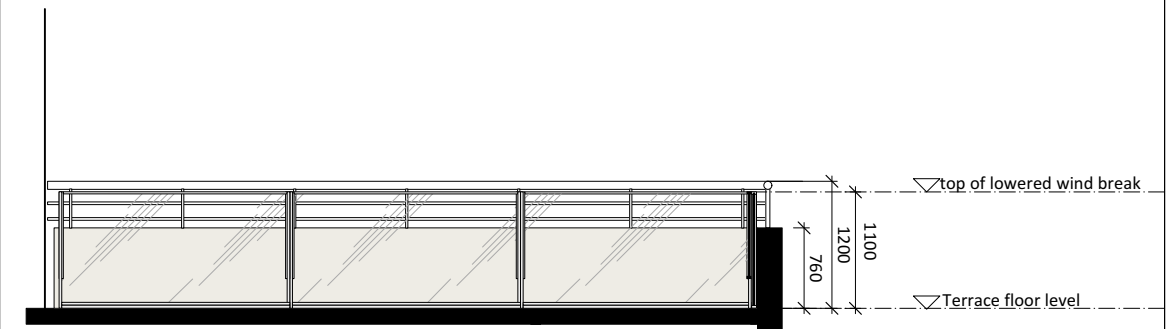
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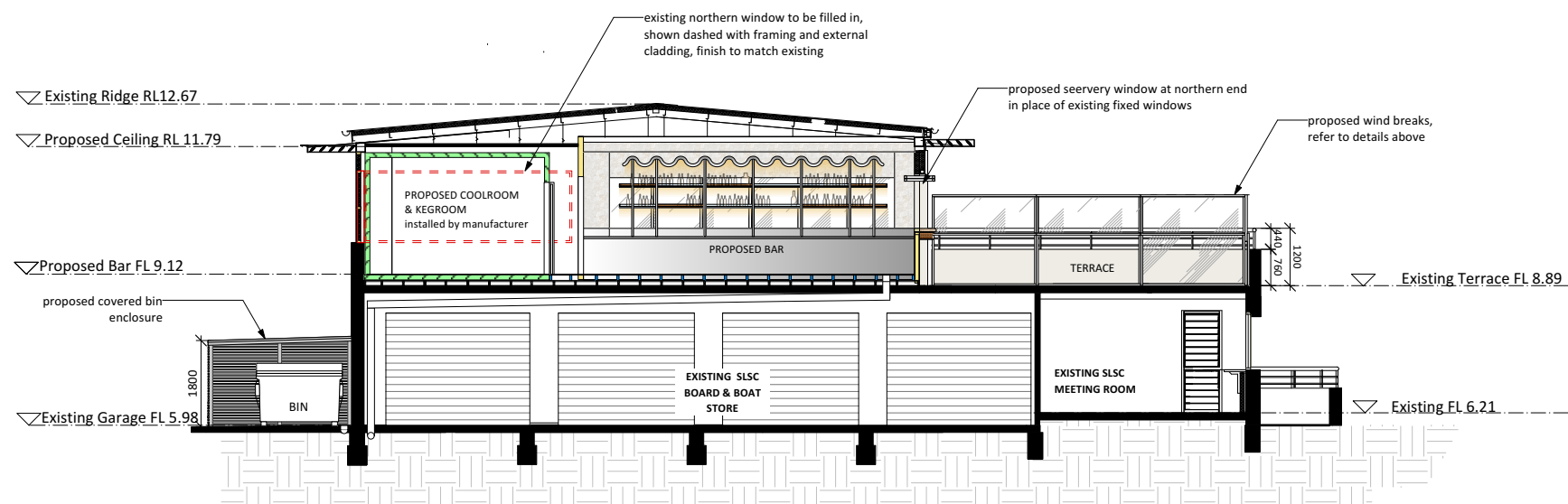
Proposed Section D-D
Scale: 1:100



Section detail 01 proposed wind break in extended position
Scale: 1:50



Section detail 02 proposed wind break in lowered position
Scale: 1:50



Proposed Section E-E
Scale: 1:100

LEGEND:

- PROPOSED STAINLESS STEEL METAL ROOFING
- PROPOSED SOLAR PANELS ON EXISTING ROOFING
- PROPOSED GLAZED WINDOWS
- PROPOSED CLEAR GLASS ELEMENTS
- PROPOSED REFLECTIVE TINTING INSTALLED OVER IN EXISTING GLAZING
- 40mm x 25 POWDERCOATED ALUMINIUM BATTENED, WITH 20mm GAPS ON GALVANISED STEEL FRAME BEYOND
- EXISTING RENDER
- CR PROPOSED CEMENT RENDER TO MATCH EXISTING
- REMOVE EXISTING WINDOW
- EXISTING WALL/ROOF TO REMAIN
- NEW FRAMED WALL
- NEW BRICKWORK
- NEW INSULATION TO BASIX REQ.
- EXISTING WALL TO BE REMOVED

GENERAL NOTES

- original architectural drawing taken from Borst & Co. CC drawings for SLSC refurbishment for Construction.
- landscape drawings taken from Wollongong City Council Landscape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21
- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :

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- NOM. NOMINAL
- RL RELATIVE LEVEL
- S NEW SINK
- SA NEW SMOKE ALARM - hardwired
- SS STAINLESS STEEL
- W WINDOW
- WC TOILET

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e. laura@southwortharchitects.com.au

PROJECT: NWLSL RESTAURANT FITOUT
ADDRESS: North Beach, Cliff Road, NORTH WOLLONGONG
OWNER: Lot 3 DP 1136814, Reserve D580060 WOLLONGONG CITY COUNCIL
CLIENT: Isaac Property Developments
ABN 45 166 474 488
STAGE: DA SUBMISSION

DRAWING TITLE: PROPOSED SECTIONS DD, EE & DETAIL SECTIONS

PLAN NO. 12 REVISION: C

REVISION DESCRIPTION

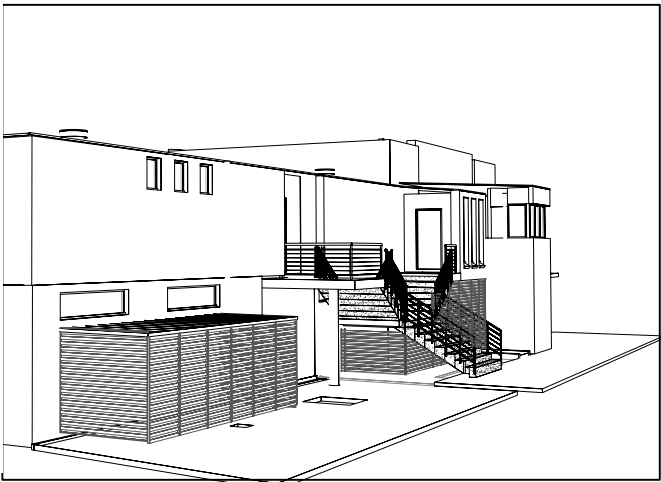
NO. DESCRIPTION DATE

B AMENDMENTS TO REV A 9/10/2023

C AMENDMENTS TO REV B 29/11/2023

SCALE: 1:100 @A2

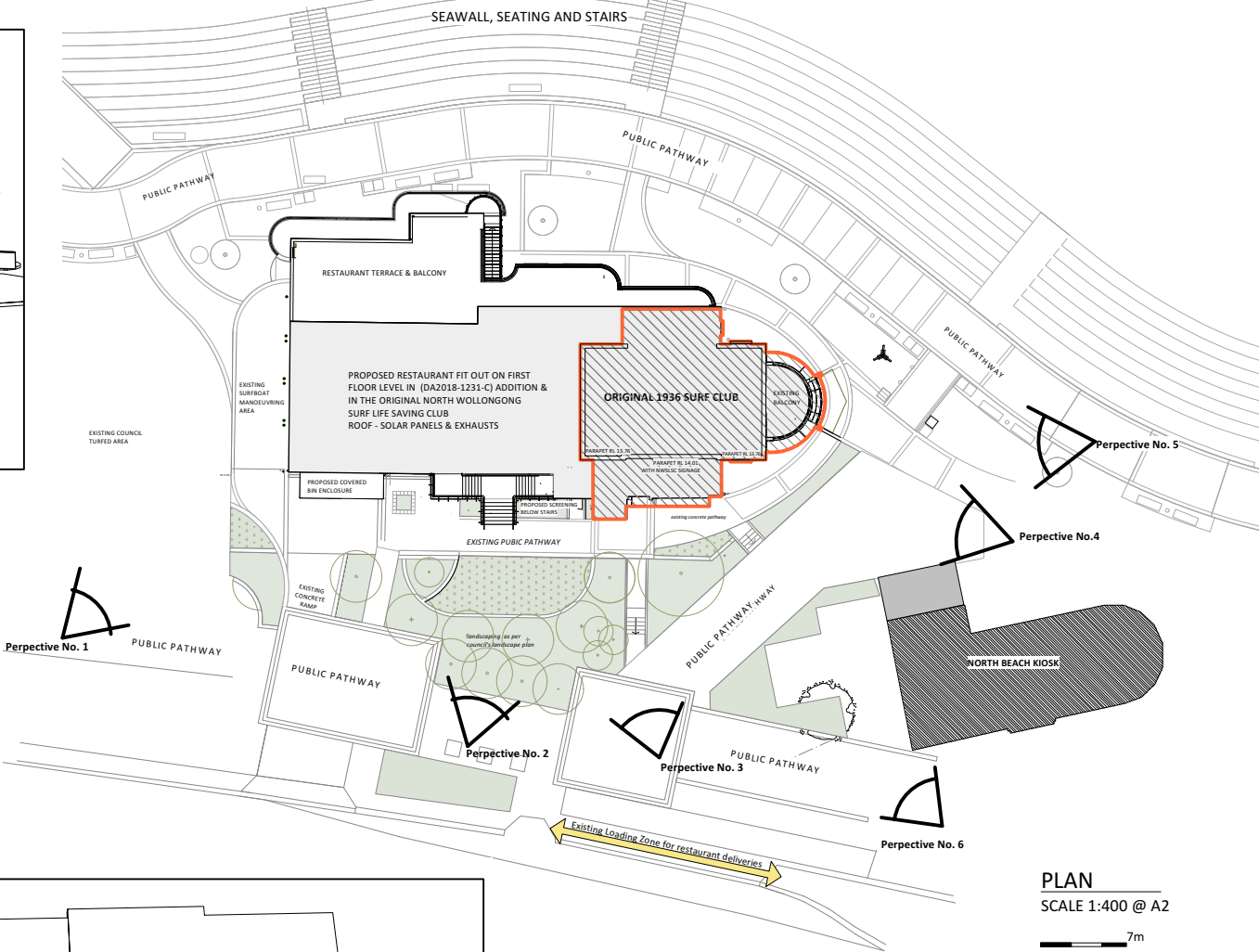
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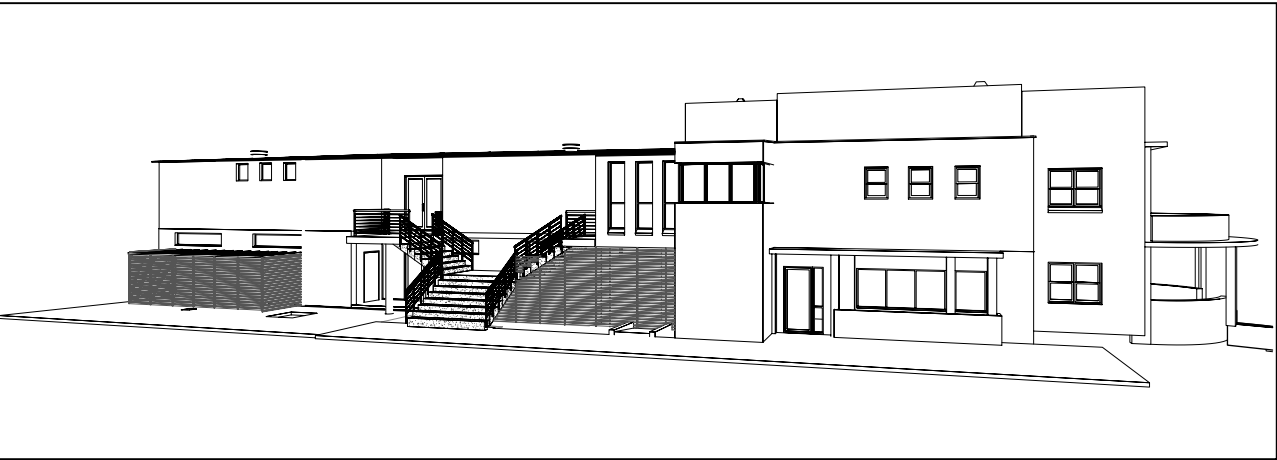
Perspective No. 1
Camera height RL 8.61
X RL6.86



Perspective No. 2
Camera height RL 8.61
X RL6.86



PLAN
SCALE 1:400 @ A2
7m



Perspective No. 3
Camera height RL 9.178
X RL7.428



Perspective No. 4
Camera height RL 6.953
X RL5.203



Perspective No. 5
Camera height RL 8.610
X RL6.860



Perspective No. 6
Camera height RL 9.978
X RL7.428

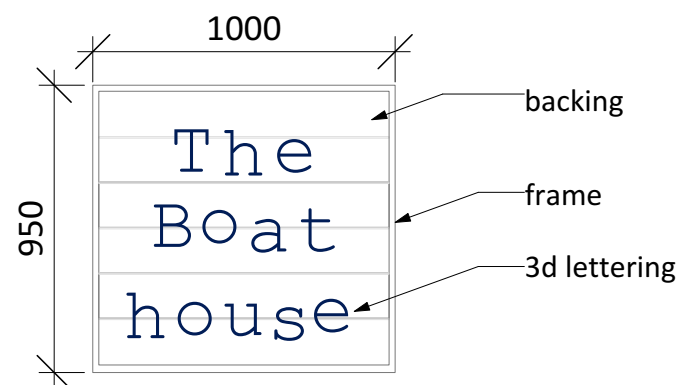
All perspectives view are at 1.75m above the ground levels RL to AHD, spot RLs taken from survey supplied by WCC, completed by Dennis Smith Survey no. 111097 dated 2/11/15

GENERAL NOTES
- original architectural drawing taken from Borst & Co. CC drawings for SLSC refurbishment for Construction.
- landscape drawings taken from Wollongong City Council Landscape plan - Stage 1 Surface Finished Plan LD05 - 22.2.21
- existing floor levels taken from survey plan provided by Wollongong City Council completed by Dennis Smith Survey no.11097 dated. 2/11/15)

ABBREVIATIONS :	
AC	AIR CONDITIONER CONDENSER
AHD	AUSTRALIAN HEIGHT DATUM
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COS	CHECK ON SITE
CB	CUPBOARD
CR	CEMENT RENDER
DP	DOWNPIPES
F	FIXED
FB	FIBRE CEMENT
FL	FLOOR LEVEL
FW	FLOOR WASTE
HW	HARDWOOD
J	JOINERY
NGL	NATURAL GROUND LEVEL (AHD)
NOM.	NOMINAL
RL	RELATIVE LEVEL
S	NEW SINK
SA	NEW SMOKE ALARM - hardwired
SS	STAINLESS STEEL
W	WINDOW
WC	TOILET

SOUTHWORTH Architects Registration number 11364 m. 0414502802 e. laura@southwortharchitects.com.au		PROJECT: NWSLSC RESTAURANT FITOUT ADDRESS: North Beach, Cliff Road, NORTH WOLLONGONG Lot 3 DP 1136814, Reserve D580060 WOLLONGONG CITY COUNCIL OWNER: Isaac Property Developments CLIENT: ABN 45 166 474 488 STAGE: DA SUBMISSION
DRAWING TITLE: PROPOSED PERSPECTIVES		
PLAN NO. 13		REVISION: B
REVISION DESCRIPTION		
NO.	DESCRIPTION	DATE
A	DA SUBMISSION	19/12/2023
B	AMENDMENT TO REV A	25/09/2023

SCALE:



SIGN 01 & 02

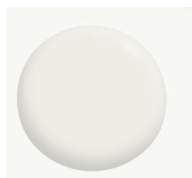
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overall size : 1000w x 950h mm

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lighting type: led backlighting behind each individual letter,
lighting colour: white
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backing material colour: Dulux 'natural white'
frame material: 20mm wide marine grade powdercoated aluminium
frame colour: Colorbond colour dover white

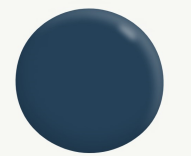


Weathergroove Ruff Sawn 150mm,
(non corrosive, not flammable material)

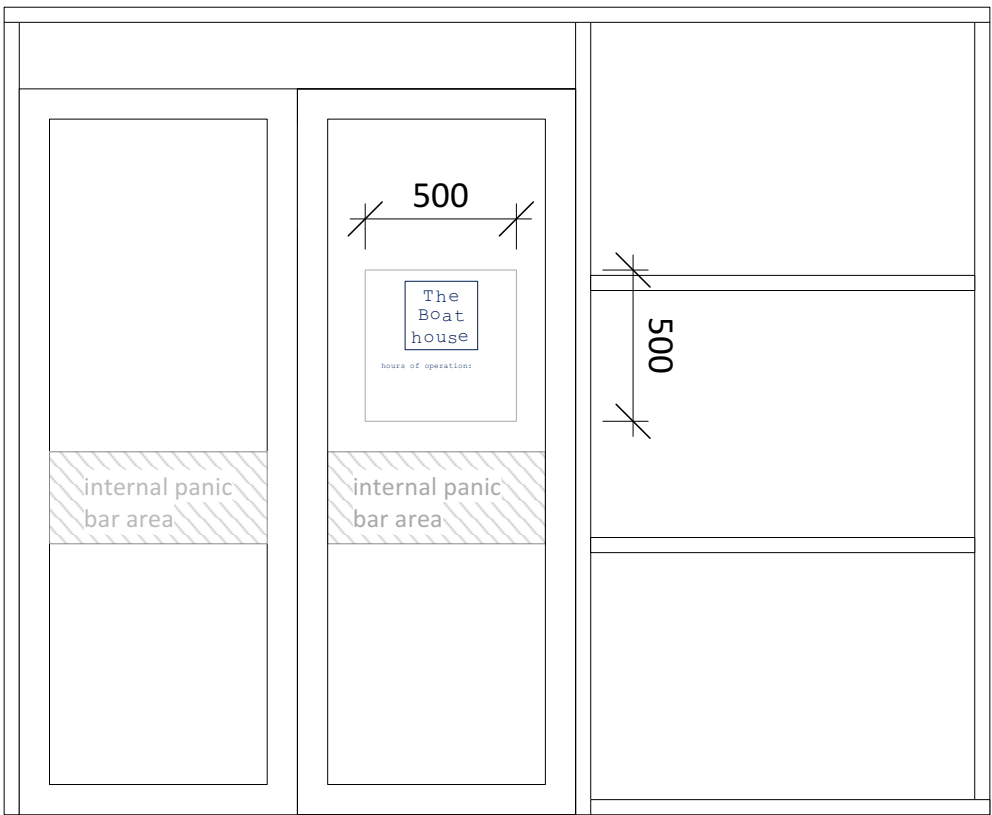
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colour: Colorbond colour 'dover White '



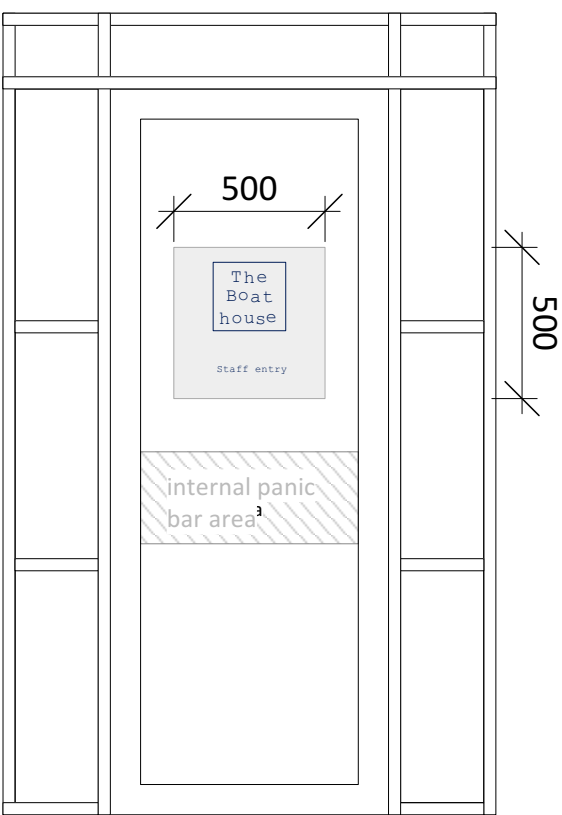
colour: Dulux 'Integrity'



SIGN 03

location: west elevation first floor entry door
size : 500 x 500 mm
colour of lettering: Dulux 'Integrity' lettering on clear glass film
Information: restaurant name & hours of operation

example:



SIGN 04

location: north elevation, first floor kitchen door
size : 500 x 500 mm
colour of lettering: Dulux 'Integrity' lettering on frosted glass film.
Information: restaurant name, staff entry

SOUTHWORTH Architects Registration number 11364 m. 0414502802 e. laura@southwortharchitects.com.au	PROJECT: NWSLSC RESTAURANT FITOUT ADDRESS: North Beach, Cliff Road, NORTH WOLLONONG OWNER: Lot 3 DP 1136814, Reserve D580060 CLIENT: WOLLONGONG CITY COUNCIL Isaac Property Developments ABN 45 166 474 488 STAGE: DA SUBMISSION									
	DRAWING TITLE: PROPOSED SIGNAGE DETAILS									
SCALE: 1:25 @ A3 250 500 750 1000mm	PLAN NO. 14	REVISION: C								
	REVISION DESCRIPTION <table> <tr> <th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr> <td>B</td><td>AMENDMENTS TO REV A</td><td>23/10/2023</td></tr> <tr> <td>C</td><td>AMENDMENTS TO REV B</td><td>29/11/2023</td></tr> </table>		NO.	DESCRIPTION	DATE	B	AMENDMENTS TO REV A	23/10/2023	C	AMENDMENTS TO REV B
NO.	DESCRIPTION	DATE								
B	AMENDMENTS TO REV A	23/10/2023								
C	AMENDMENTS TO REV B	29/11/2023								



ATTACHMENT 4

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Venue Management Plan

Prepared for First Floor Restaurant at
North Wollongong Surf Life Saving Club

at

George Hanley Drive, North Wollongong NSW 2500

December 2022

Ref: 221821.2P

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PART 1 Purpose and Introduction

- 1) The purpose of this Venue Management Plan (*the Plan*) is to establish performance criteria for the operation of the First Floor Restaurant (*the Restaurant*) at North Wollongong Surf Life Saving Club (*the Premises*) at George Hanley Drive, North Wollongong, having regard to the relevant matters under the *Environmental Planning and Assessment Act 1979*, the *Liquor Act 2007* and any relevant Regulation under that legislation.
- 2) The Plan also establishes performance criteria to demonstrate compliance with the Prevention of Intoxication on Licensed Premises Guidelines (GL4002), issued by Liquor and Gaming New South Wales (**Appendix A**).
- 3) Prior to commencing work at the Restaurant, all staff including management shall be made familiar with this Plan, including the Prevention of Intoxication on Licensed Premises Guidelines, the Identification of Intoxication Identification Guidelines (GL4003) (**Appendix B**) and the Liquor Promotion Guidelines (GL40001) (**Appendix C**) and how the guidelines are to be complied with during day-to-day tasks.
- 4) All staff made familiar with this Plan are to sign a register stating they have been made familiar with this Plan and its Guidelines and received instruction on how this Plan is to be enforced. That register is to be kept with this Plan.
- 5) A copy of this Plan shall be available on site at all times and immediately produced for inspection, upon request by Police or Council Officers or Special Inspectors. Copies of the Development Consent (**Appendix D**) and Liquor Licence (**Appendix E**) will be kept on site and produced upon request by Police or Council Officers or Special Inspectors.
- 6) The provisions of this Plan, Liquor Licence and the Development Consent must be adhered to at all times during the execution of the duty of all members of staff and security. Disregarding the provisions of this Plan may lead to on-the-spot dismissal.
- 7) Reference in this Plan to the Duty Manager is a reference to the most senior management person on duty at the Premises unless the role of Duty Manager has been delegated by the Licensee.
- 8) An obligation or responsibility under this Plan assigned to a Duty Manager may be undertaken by another member of staff, as delegated by the Duty Manager.

PART 2 Operational Details

2.1 Use of the Premises.

- 9) The approved use of the first floor is a restaurant.
- 10) Lift Access to the Restaurant from the western foyer must be available at all times.

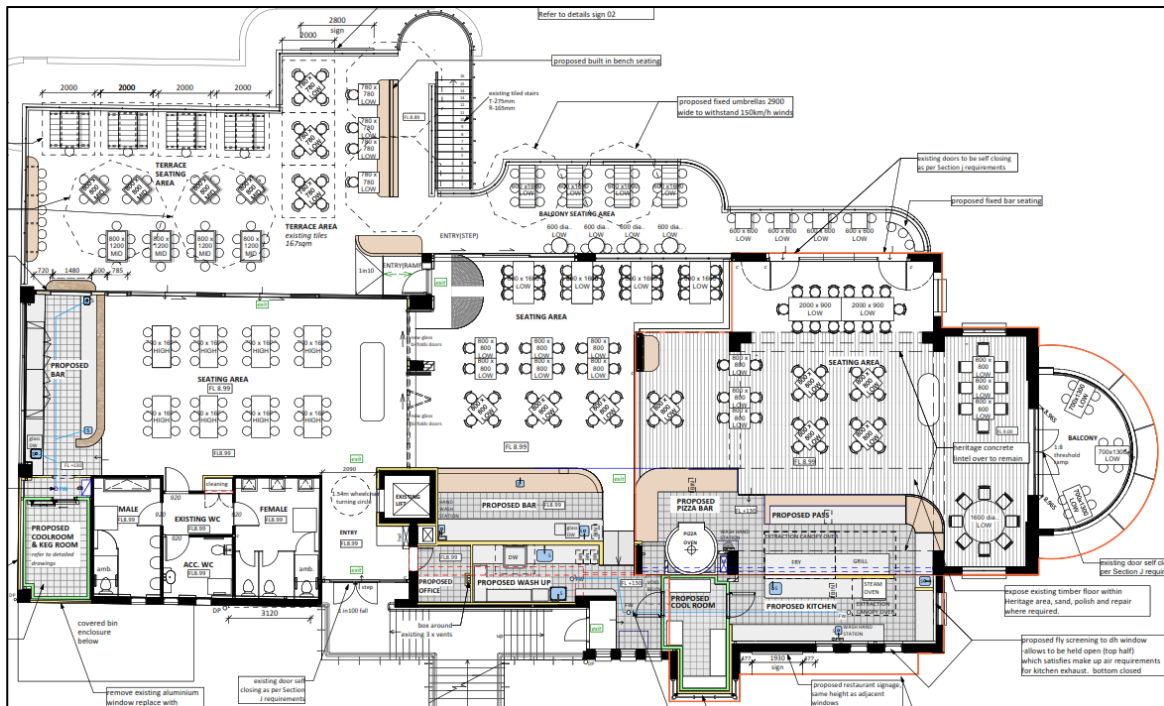


Figure 1 – Restaurant Floor Plan (source: Southworth Architects)

2.2 Hours of Operation and Capacity

- 11) The hours of operation for the Premises are 6am to 12 midnight, 7 days a week.
- 12) The maximum capacity of the Premises, inclusive of staff, is 300 persons.

2.3 The Police and the Community

- 13) The Licensee is encouraged be an active member of the Wollongong Liquor Accord.
- 14) Through the Wollongong Liquor Accord and feedback from surrounding residents the Premises aims to deal positively with the concerns of the local community. In addition, this plan has a section to deal with neighbour complaints should they arise.

PART 3 Management Measures

3.1 General Amenity

- 15) Staff shall intervene to provide corrective advice to any patron at the Restaurant or immediate vicinity that is behaving in a manner that is likely to disturb the amenity of nearby residents or businesses. Any patron whose behaviour is extreme or repeatedly objectionable may be refused service, asked to leave and barred for a period determined by the Licensee.
- 16) The Duty Manager is to be present at the hour of closing to supervise the departure of patrons and to ensure that they leave the Restaurant quickly and quietly.
- 17) The Duty Manager shall ensure that the entry points and immediate vicinity including are kept clean and tidy during the Restaurant's hours of operation.
- 18) Following the close of the Restaurant, the Duty Manager shall ensure that the entry points and immediate vicinity of the Premises including are cleaned with all signs of waste removed.
- 19) There should be no noise producing activities at the Restaurant after midnight on any day.
- 20) No speakers, video screens, or televisions located are to be located outside the Premises including the outdoor terrace.

3.2 Complaints and the Incident Register

- 21) The Duty Manager shall ensure that details of the following are recorded in the Restaurant's Incident Register as required by *Liquor Act 2007*:
 - a) Any incident involving violence or anti-social behaviour occurring at the Restaurant;
 - b) Any incident of which the Duty Manager is aware, that involves violence or anti-social behaviour occurring in the immediate vicinity of the Restaurant and that involves a person who has recently left, or been refused admission to, the Restaurant;
 - c) Any incident that results in a person being turned out of, or refused entry to, the Restaurant under Section 77 of *Liquor Act 2007*; viz:
 - i) for being intoxicated, violent, quarrelsome or disorderly;

- ii) whose presence at the Restaurant renders the Licensee liable to a penalty under the Liquor Act, e.g., unaccompanied minors;
 - iii) who smokes within an area of the Premises that is a smoke-free area; or
 - iv) who uses, or has in his or her possession, while at the Restaurant any substance suspected of being a prohibited plant or prohibited drug.
 - d) Any incident that results in a patron of the Restaurant requiring medical assistance;
 - e) Any incident that occurred either on the Restaurant or in the immediate vicinity, which involved the committing of a crime or required the intervention of security;
 - f) Any complaints made directly to the management or staff of the Restaurant by local residents or business people, about the operation of the Restaurant or the behaviour of its patrons; and
 - g) Any visit by any NSW Police Officer, Liquor and Gaming NSW (L&G NSW) Special Inspector or Council Officer noting their agency or department, reason for the visit and result of the visit.
- 22) The Licensee shall make the Incident Register available to any NSW Police Officer or L&G NSW Special Inspector on request. NSW Police and L&G NSW Special Inspectors must be permitted to make copies or to remove the Incident Register from the Premises if so directed.
- 23) The Incident Register is to be reviewed regularly by the Licensee to ensure that complaints, where possible, are being dealt with appropriately.
- 24) Persons who wish to make a complaint should contact the Restaurant on (02) 4299 7387 which shall be displayed on the Premises' website. Calls to this number must be answered at all times when the Restaurant is trading and for at least 30 minutes after closing time. Any staff member answering such a call must do so in a polite, sympathetic and courteous manner. Where possible, action shall be immediately taken to address any complaint so made, including follow-up action, such as returning the complainant's call to let them know what has been done to address the concerns/complaints expressed. All complaints are to be responded to by management of the Restaurant within 48 hours of a complaint being made.
- 25) The following details of complaints made to the Restaurant are to be recorded in the Incident Register:
- a) Date and time of the incident that led to the complaint;

- b) The name of the member of staff on duty taking the complaint;
- c) Nature of the complaint;
- d) Address and contact details of the complainant;
- e) Any actions proposed to deal with the complaint; and
- f) The actions taken and the time and date when that was reported to the complainant.

3.3 Technical Noise Criteria

- 26) The LA₁₀ noise level emitted from the Restaurant shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz - 8kHz inclusive) by more than 5dB between 7:00am and 12.00 midnight and 0dB past midnight at the boundary of any affected residence.
- 27) The LA₁₀ noise level from the Restaurant shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between midnight and 7:00am at the boundary of any affected residence.
- 28) Notwithstanding the above, the noise from the Restaurant shall not be audible within any habitable room in any residential premises between the hours of midnight and 7:00am.
- 29) Amplified music within the Restaurant shall be limited to background music only and restricted to a maximum of 75 dB(A) when measured at three metres from any speaker.

3.4 Signage

- 30) The Licensee shall be responsible to ensure signage is erected and maintained in a clear and prominent position adjacent to all points of egress, requesting that patrons depart the Premises in a manner respectful of the surrounding area, or wording to that effect.
- 31) The Licensee shall be responsible to ensure all signage required under *Liquor Act 2007* and the Regulation, is displayed and maintained in a prominent position, in accordance with those legislative requirements; including:
 - a) Signage at the entrance to the Premises stating the licence name, type of licence number and the name of the Licensee.

- b) Signage at the Restaurant bar area stating: NO ALCOHOL CAN BE SOLD OR SUPPLIED TO ANYONE UNDER 18. IT'S AGAINST THE LAW.
 - c) Signage at the Restaurant bar area stating: IMPORTANT INFORMATION ABOUT BREATH TESTING. READINGS GIVEN BY THIS INSTRUMENT ARE NO ACCEPTED BY POLICE OR THE COURTS. YOUR BLOOD ALCOHOL LEVEL CAN RISE FOR 1 HOUR OR MORE AFTER YOUR LAST DRINK.
- 32) The Licensee shall be responsible to ensure signage is erected at the entrance and in the Premises available from the L&G NSW explaining the "Failure to Quit" provisions of the Liquor Act.
- 33) Signage notifying patrons that CCTV is used on premises must be located at the entrance to the Premises.
- 34) A sign must be displayed in a prominent position in the Restaurant stating the maximum number of persons that are permitted in the building before and after midnight.

3.5 Waste Management

- 35) Waste must be separated into general and recyclable waste and disposed of into commercial waste receptacles in the Premises' waste storage area. Waste will not be placed external to the receptacles.
- 36) All waste and waste receptacles shall be stored in the waste storage room.
- 37) Adequate bins are to be provided in the Premises for patrons.
- 38) The Premises shall be cleaned daily after close or more frequently as the need arises.

PART 4 Responsible Service of Alcohol

- 39) All provisions with this Part are subject to change at the discretion of Licensee or following legislative change. **If any of the following operational restrictions are amended, removed or withdrawn from the *Liquor Act 2007*, *Liquor Regulation 2018* or *Guidelines from Liquor and Gaming NSW* or at the discretion of the Licensee, they will no longer be required to be observed and may be taken to have been amended or deleted (as the case may be) from this Plan of Management without the need for consultation or approval from any statutory authority.**

4.1 What is the Law?

- 40) It is unlawful for a licensee or staff member to sell or supply liquor to a person who is intoxicated on a licensed premise.
- 41) It is unlawful for a licensee to permit intoxication on licensed premises.
- 42) A person is considered to be intoxicated if:
- (a) The person's speech, balance, co-ordination or behaviour is noticeably affected, and
 - (b) It is reasonable in the circumstances to believe that the affected speech, balance, co-ordination or behaviour is the result of the consumption of liquor.
- 43) The law requires the Licensee or staff to form a reasonable belief that the person is intoxicated as a result of alcohol. Refusal of service to a person on the basis of this belief is acceptable, even if the Licensee or staff member refusing service is incorrect.
- 44) Reasonable grounds for a belief that a person is intoxicated are what a reasonable person would believe in the circumstances, considering the relevant knowledge and facts presented. The Licensee and/or staff member should be sure of their reasons for refusal of service and these reasons should not be discriminatory, for example due to race, sex or disability.
- 45) A Licensee is deemed to have permitted intoxication if an intoxicated person is on the licensed premises, unless the Licensee can prove that the Licensee or staff:
- (a) Asked the intoxicated person to leave the Restaurant, and

- (b) Contacted or attempted to contact, the police for assistance in removing the person from the Restaurant, and
 - (c) The person was refused further service of liquor, or
 - (d) The licensee or a staff member had taken the steps set out in guidelines issued by the Secretary of the Department of Industry under section 73(5A) of the *Liquor Act 2007*, or
 - (e) The intoxicated person did not consume liquor on the licensed premises.
- 46) Liquor and Gaming New South Wales has issued Guidelines to assist in the identification of intoxicated persons which are provided at **Appendix B**. Bring to the attention of the Duty Manager any person considered to be in, or approaching, a state of intoxication.

4.2 Harm Minimisation Measures

- 47) The licence attached to the Restaurant shall be exercised – at all times – in accordance with the provisions of *Liquor Act 2007* and Regulation and the Restaurant's Liquor Licence (**Appendix E**);

The following operational policies for the Responsible Service of Alcohol shall apply:-

- a) All staff involved in the sale and supply of liquor or security, shall have first completed an approved course in the Responsible Service of Alcohol.
- b) All staff are required to have their RSA Competency Card readily available at all times when working. Failure to produce an RSA Competency Card at the request of Police or Inspector is an offence under *Liquor Act 2007* with a maximum penalty of \$550 for any staff member that fails to produce.
- c) No signage or advertising offering shooters, shots, bombs or other alcoholic drinks designed to be consumed rapidly are permitted to promoted or publicised anywhere in relation to the Restaurant.
- d) The Licensee shall not permit the Restaurant to engage in any liquor promotion that is likely to promote irresponsible service of liquor (see **Appendix C**).
- e) Alcohol shall not be served to any person who is intoxicated.
- f) Any person who is intoxicated shall be denied entry to the Restaurant.
- g) All staff are responsible to ensure that intoxication or any indecent, violent or quarrelsome conduct by patrons in the Restaurant is brought to the attention of the Duty Manager. Any person causing such a disturbance shall be refused

service and asked to leave the Restaurant. Any patron whose behaviour is either extreme or repeatedly objectionable may be barred from entering the Restaurant for a period determined by the Licensee.

- h) Production of photographic identification will be required where age is an issue. The only acceptable proofs of age identification shall be:
- i) Australian State or other Government issued photo identification card, such as a driver's or riders' licence or proof of age card; or
 - ii) Current passport; or
 - iii) Keypass Identity Card issued by Australia Post.
- i) If a minor is found attempting to intentionally mislead staff via falsified documents in order to gain entry to the Restaurant, the minor is to be held and their identification is to be confiscated and handed over to the NSW Police Service.
- j) Low alcohol beer and non-alcoholic beverages shall be available at all times.
- k) Free drinking water shall be available at all times from all bars.
- l) Light meals shall be available on request whenever liquor is available for consumption in the Restaurant. Signage and/or menus shall be provided to notify patrons of their reasonable expectations of available food.
- m) Staff are not permitted to consume alcohol whilst on duty at the Restaurant.
- n) Signage and promotion of non-alcoholic and low strength alcohol beverage options is to be provided at the point of purchase of alcohol beverages.
- o) Signage is to be provided throughout the Restaurant noting that free drinking water is available at all bars.

4.3 Monitoring Liquor Consumption and Patron Behaviour

- 48) The Restaurant must operate under the direct supervision of the Licensee or appropriately experienced management staff. That requires management staff to have at least 3 months experience in a supervisory position in a licensed premises with similar operating hours and patron numbers.
- 49) Whenever the Restaurant is operating, the following RSA monitoring obligations will be undertaken:
- a) All staff and security are expected during the carrying out of their duties to conduct RSA monitoring. Staff are required to monitor all patrons for their levels of intoxication, consumption patterns and secondary supply having regard to how

many drinks patrons have consumed and for how long patrons have been in the Restaurant.

- b) The Duty Manager will undertake a compliance role for monitoring, among other things, compliance with Part 4 of this Plan.
- 50) If a patron is identified by staff as consuming liquor in a manner that is likely to result in intoxication or is considered to be showing signs of approaching intoxication, intervention from staff is required to provide advice to the patron. That advice should be as follows:
- a) That further risky consumption or further consumption may lead to intoxication. If the person is considered to be intoxicated, he/she will immediately be asked to leave the premises. If that occurs, they will be required to move 50 metres from the Premises and not be permitted re-entry to that area or the Premises for 24 hours.
 - b) The patron should be offered and encouraged to consume non-alcoholic beverages such as water or soft-drinks and food.
 - c) If the patron is in a group, his/her friends should be advised that the patron needs to moderate their alcohol intake.
- 51) If a patron is identified by staff as showing signs of intoxication the following steps must be taken:
- a) Any requests for further service of liquor must be refused;
 - b) Intervene to prevent the patron from consuming alcohol;
 - c) The patron is to be requested to leave the Restaurant;
 - d) If the person refuses to leave the Restaurant, the Police are to be contacted or sought to be contacted to assist with the removal of the patron from the premises; and
 - e) The event must be recorded in the Incident Register.

4.4 Liquor Promotion

- 52) Any promotion and activities that surround the sale and supply of alcohol at the Premises must be conducted in accordance with the Liquor Promotion Guidelines issued by Liquor and Gaming NSW (**Appendix C**).

PART 5 CCTV

5.1 Closed Circuit Television (CCTV)

- 53) The Licensee shall maintain a CCTV system that meets the following minimum requirements:
- a) be in digital format and record at a minimum of ten frames a second;
 - b) commence at the opening of the Premises and operate continuously until at least half an hour after closure; and
 - c) The correct time, date and camera identification must 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.
- 54) The system's camera must cover as a minimum:
- a) All entry and exit points of the Premises;
 - b) Publicly accessible areas such as stairs cases, entertainment areas and entrances to toilets.
- 55) Recordings shall be retained for a period of 30 days before being reused or destroyed. The Licensee shall ensure that no person is able to delete or alter any recordings within the 30 day period.
- 56) When the Premises is trading at least one person shall be at the premises who is capable of accessing the CCTV system and is able to immediately review recordings.
- 57) The CCTV system shall be able to reproduce a copy of the recordings on compact disk, DVD or USB memory stick within 24 hours.
- 58) Prior to the commencement of trade each day, the Duty Manager shall check the CCTV system to ensure the equipment is in full operating order. If, during the daily check or at any other time, it is discovered that the equipment is not in full operating order, the Duty Manager is to notify the Local Area Commander or delegate within two hours. All reasonable steps must be undertaken to repair the system as soon as practicable.

PART 6 Responding to Incidents

6.1 Notify Police

59) Immediately after the Duty Manager becomes aware of an incident involving an act of violence causing injury to a person in the Restaurant, the Duty Manager must:

- a) Provide or arrange for any required first aid;
- b) Immediately contact '000' or the Local Area Commander or his/her delegate and advise them of the incident;
- c) Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred.

6.2 Crime Scene Preservation Guidelines

60) Unless directed otherwise by the Local Area Commander or his/her delegate upon notification, the following crime scene preservation guidelines must be observed:

- a) Determine the crime scene and remove all persons from the area. Take all practical steps to preserve and keep intact the area where the act of violence occurred. Cordon off the area utilising bar stools, tables or tape. Consider closing off the area completely for such areas such as toilets, hallways or bars. Remember there may be multiple crime scenes.
- b) Do not allow any persons to enter this area;
- c) DO NOT CLEAN UP ANY CRIME SCENE. You may be destroying vital evidence;
- d) Remember some evidence may not be visible to the naked eye such as blood, semen, skin cells, saliva, hair or fingerprints;
- e) Do not move any items that may have been involved in an offence unless absolutely necessary. Use gloves to stop transference of your DNA or fingerprints;
- f) Notify Police if any items have been moved or removed from the crime scene. Items may include bottles, glasses, pool cues, clothing, furniture, weapons or cigarette butts;
- g) Make notes in relation to the incident. Time, date, location, description of offender(s), vehicle(s) involved, weapons used, last known direction of offender(s), any movement of items involved in the incident;
- h) Secure any CCTV footage and the security sign on sheets;

- i) Obtain any details of witnesses and try to keep all witnesses separated so as to maintain the integrity of their evidence. Try to persuade witnesses from leaving the Restaurant before Police arrive;
 - j) Hand this information to Police on arrival; and
 - k) Be prepared to make a statement to Police regarding the incident.
- 61) Interfering with evidence may constitute an offence, leaving you liable to prosecution or disciplinary action, and/or may result in the closure of the Premises.
- 62) Details of the incident are to be recorded in the Premises' Incident Register.

PART 7 Other Relevant Matters

7.1 Drugs and Drink Spiking

- 63) If any person is caught dealing, purchasing or consuming drugs within the Restaurant, the person (or persons) are to be requested to leave immediately and the Duty Manager informed. This is their first and only warning. If the same person is caught again, then the person (or persons) are to be banned for a period determined by the Licensee and the Police notified. The incident is to be recorded in the Incident Register.
- 64) Drink spiking is often difficult to detect. Below are some things to look out for and what to do:
- a) Any occurrences of a person (or persons) escorting out an obviously affected and lone person. Ask questions and engage in conversation with the person escorting the affected patron away, asking for their name, where they are heading to, etc – contact the Duty Manager about any person who goes to length to remain anonymous.
 - b) An affected person may need medical attention, so ask them. If they are not capable of making that decision – then arrange that medical attention.
 - c) Any affected person will need to get to a safe place, which may be theirs or a friends place. Ensure people who are showing signs of intoxication are looked after by their friends and not leave them in the company of the person who may have spiked their drink.
 - d) Contact the Police and thoroughly document the incident in the Restaurant's Incident Register.

- e) Remember the most common drug used for drink spiking is alcohol. Be aware of strange drink orders such as beer and a nip of vodka, double shots in short glasses, etc.

7.2 Fire Safety, Essential Services and First Aid

- 65) The Licensee shall ensure that all essential services installed at the Restaurant are certified annually and shall ensure that they remain in good working order at all times.
- 66) In the event of any malfunctioning of any essential service the Duty Manager shall ensure that it is rectified as quickly as soon as possible.
- 67) The Licensee shall ensure that lists of the telephone numbers of all relevant emergency agencies shall be kept in the Restaurant.
- 68) All managers and other permanent staff shall be made aware of fire safety requirements and the procedures to be followed in the event of an emergency at the Restaurant.

PART 8 Review of Plan

- 69) If, in circumstances where better management or improved amenity outcomes can be achieved by amendments to this Plan such amendments can be made, following consultation with both the Police and Council who shall agree to those changes in writing and be provided with a copy of any modified Plan.
- 70) This Plan and its attachments are also subject to legislative changes to the Liquor Act, 2007 and Liquor Regulation 2008. Where publications of the Department of Justice or L&G NSW are revised or withdrawn from its website or where legislative changes occur from time to time, the Plan is to be taken to reflect those changes and those changes may be made to the Plan without consultation with or approval of the Police or Council.
- 71) Part 4 of this Plan is for compliance with the Secretary's Prevention of Intoxication Guidelines, Responsible Service of Alcohol requirements of the Liquor Act and liquor licence conditions and is for internal purposes only. Provisions of this plan required to meet the relevant sections of the Liquor Act will be varied from time to time to reflect industry best practice, or to reflect published changes to the Secretary's Guidelines, legislation or the liquor licence and may be varied or abandoned at the discretion of the Licensee without consultation with the Police or Council.

Appendix A – Prevention of Intoxication Guidelines

Appendix B – Identification of Intoxication Guidelines

Appendix C – Liquor Promotion Guidelines

Appendix D – Development Consent

Appendix E – Liquor Licence



Operational Waste Management Plan

First Floor Restaurant Fit Out North Wollongong Surf Life Saving Club

Isaac Property Developments

Suite 1.04, 3 Thomas Holt Drive
Macquarie Park NSW 2113

Prepared by:

SLR Consulting Australia

10 Kings Road, New Lambton NSW 2305, Australia

SLR Project No.: 630.031147.00001

27 November 2023

Revision: 0.3

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1	22 September 2023	A Kleinmeulman	M Lowe	
2	16 October 2023	A Kleinmeulman	M Lowe	M Lowe
3	27 November 2023	A Kleinmeulman	M Lowe	M Lowe
	Click to enter a date.			
	Click to enter a date.			

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Isaac Property Developments (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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1.0 Introduction

This Waste Management Plan (WMP) pertains to the use of the first floor restaurant at the North Wollongong Surf Life Saving Club located at George Hanley Drive, North Wollongong. This WMP addresses the operational phase of the development only.

The proposed development consists of the fit out and use of the first floor restaurant approved under DA-2021/300. In accordance with the Statement of Environmental Effects (SEE) prepared by TCW Consulting and Architectural Plans prepared by Southworth Architects, the restaurant fit out includes the following components:

- bars (x 2) and restaurant area;
- two cool rooms;
- male, female and accessible amenities;
- office;
- wash up area;
- kitchen;
- pizza bar;
- internal dining room;
- external terrace and balcony seating areas;
- covered bin enclosures and screening landscaping;
- a collection/storage area for waste oil within the ground floor area;

This WMP has been developed in accordance with the Wollongong Development Control Plan 2009 (DCP) and the NSW EPA *Better Practice Guide for Resource Recovery in Residential Developments 2019*.

2.0 Objectives of the WMP

In accordance with Wollongong DCP 2009, the overall objectives for management and minimisation of operational waste within the proposed development are:

- To encourage development which facilitates waste minimisation and complements waste services offered by Council or private contractors;
- To reduce the demand for waste disposal;
- To maximise reuse and recycling of commercial waste;
- To provide appropriately located, sized and accessible waste storage facilities;
- To ensure waste management systems are compatible with collection services;
- To support the principles of Ecologically Sustainable Development (ESD); and
- To avoid illegal dumping of waste.

3.0 Demolition and Construction Phase

Waste Management details relating to the demolition and construction phases of the development are addressed separately within the Waste Management Plan prepared by Southworth Architects, dated 16 December 2022.



4.0 Operational Phase

4.1 Generation of Waste

Waste generation rates for restaurants are contained within Wollongong DCP 2009 – Chapter E7: Waste Management - Appendix 2. Indicative rates are also contained within the NSW EPA *Better Practice Guide for Resource Recovery in Residential Developments* dated April 2019.

The generation of waste from the proposed development comparing the rates within each of the above document is summarised in **Table 1**. For the purposes of calculating floor area, only actively used areas such as the indoor and outdoor dining areas, kitchen, bar and the like have been included. Amenities, storage areas and common circulation spaces have been omitted from the floor area calculations as they are not considered to contribute to waste generation. A total floor area of 550m² has been utilised to determine the waste generation rates.

Table 1 Estimated waste generation rates

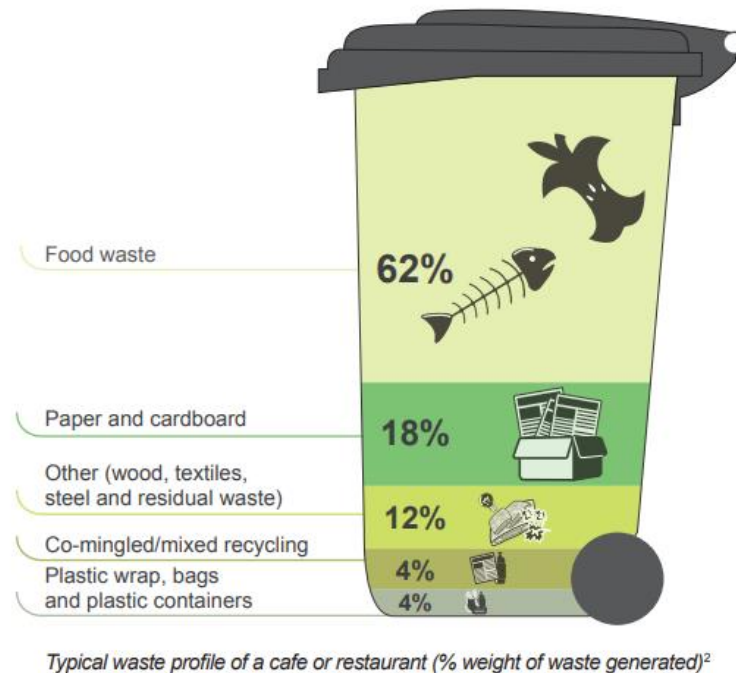
Waste Generation DCP rates	Waste Generation EPA rates	Recycled Materials DCP rate	Recycled Materials EPA rates
10L/1.5m ² floor area/day	400L / 100m ² / day	2L / 1.5m ² floor area / day	280L / 100m ² / day
10 * (550 / 1.5) = 3,666L / day	400 * (550 / 100) = 2,200L / day	2 * (550 / 1.5) = 733L / day	280 * (550 / 100) = 1,540L / day

It is noted that waste generation rates are highly variable based on average patronage, food and drink offerings and length of dining service and as such the above figures should be used as an estimate only. It is likely that actual waste generated from the use of the restaurant will fall somewhere between the rates specified in Table 1.

The NSW EPA publication *Reducing Business Waste – Cafes and restaurants* provides the breakdown of waste streams for a typical café or restaurant operation as depicted in **Figure 1**.



Figure 1 Typical waste distribution (EPA 2017)



4.2 Waste Management Systems

4.2.1 Bin Provision

Based on the waste generation rates outlined in **Section 4.1** the following bin provision and collection frequency is proposed.

Table 2 Waste Stream Separation

Waste Stream	Estimated Daily Generation (L)	Bins	Collection Frequency
General Waste (incl. food waste)	2,200L – 3,666L	4 X 660L bins (FOGO) 1 x 1100L bin (general waste)	Daily or as required
Recyclable Material	733L – 1,540L	1 – 2* x 1100 bins	Daily or as required

*An additional recycling bin has been proposed under Table 3 to provide greater opportunities for separation of materials

It is intended to separate waste as follows:

Table 3 Proposed Bin Separation


Waste Stream	Bins
Food Organics (FOGO)	4 x 660L bins
General Waste	1 x 1100L bin
Paper & Carboard Recycling	1 x 1100L bin
Glass & Cans Recycling	1 x 1100L bin



Waste Stream	Bins
Comingled Recycling	1 x 1100L bin

Figure 2 Standard Bin Dimensions (NSW EPA, 2019)

Table G1.2: Average dimension ranges for four-wheel bulk bins



Bin capacity	660L	770L	1100L	1300L	1700L
Height (mm)	1250	1425	1470	1480	1470
Depth (mm)	850	1100	1245	1250	1250
Width (mm)	1370	1370	1370	1770	1770
Approx footprint (m ²)	0.86–1.16	1.51	1.33–1.74	2.21	2.21
Approx weight (kg)	45	Not known	65	Not known	Not known
Approx maximum load (kg)	310	Not known	440	Not known	Not known

Dome or flat lid container

Sources include Sulo, Signal Waste, Cleanaway, SUEZ, Just Wheelie Bins and Perth Waste

4.2.2 Storage

Waste storage for the restaurant will be located in the designated bin enclosure on the western side of the building.

At the completion of each meal service or as required, nominated staff will transport general waste and recycling from the internal waste bins to the waste storage area and separate into the appropriate collection bins.

Waste and recycling bins shall be clearly identified with signage to facilitate appropriate waste handling and placement in correct bins.

Waste oil will be collected weekly by a private contractor. Waste oil shall be transported to the loading zone for disposal through the use of a mobile unit.

Additional bulky waste such as milk and bread crates will be stored within the waste enclosure. It is estimated that a maximum of 6 x bread crates and 10 x milkcrates will be stored on site at any one time.

Empty kegs will be stored within the 'keg room' and collected as required.

4.2.3 Collection

Waste and recycling collection services are to be provided via a private waste contractor (Remondis) with waste bins being collected from the kerbside loading zone adjacent to the development site. Collection be programmed to ensure it is carried out during non-peak traffic and pedestrian generating periods.

The waste contractor will be responsible for manoeuvring bins from the storage area to the collection point and returning them to the storage area. This will ensure that waste bins are not present on the kerbside other than during collection. Remondis have confirmed these arrangements.

General waste and recycling will be collected daily using a rear lift vehicle, typically 8m in length.

Other bulk wastes such as kegs and crates will be collected either by van, or small truck which will also utilise the kerbside loading zone.



4.2.4 Other considerations

Maintenance

Management shall be responsible for ensuring that the waste enclosure is maintained, clean and secure. A maintenance schedule shall be developed including:

- Reporting mechanism for when damage, uncleanliness or odour is encountered.
- Regular cleaning of the bins and enclosure.

Odour

The refuse area should be monitored and cleaned by on a regular basis to remove sources of odour. It is expected that garbage shall be placed in plastic bags before placement into the general waste bins.

Signage

Signage in accordance with NSW EPA Guidelines (2019) is to be installed on waste and recycling bins.

Figure 3 Waste Signs (NSW EPA, 2019)

Figure I1.1: Examples of waste wall posters (EPA supplied)



Figure I1.2: Examples of bin lid stickers (EPA supplied)



Waste Minimisation Strategies

Education

Staff will be educated through induction material and on-going training in relation to best practice for waste management. This may include:

- Instruction on separation of waste streams to ensure recycling of materials is maximised and that contamination of recycled materials does not occur; and
- Clear and consistent signage placed within the bin storage area and internal waste bins demonstrating correct separation of waste.



Waste Avoidance

Management will consider waste avoidance strategies such as the following:

- Electronic ordering systems;
- use of refillable condiment bottles;
- purchase items in bulk and avoid purchasing multipacks and single serve containers;
- order meat and fish cut to specifications to reduce preparation time and minimise food waste;
- check stock regularly and purchase only what is needed;
- use airtight containers or vacuum packing to keep prepared food fresh for longer;
- request less packaging on goods;
- clearly label all materials with details of contents, storage handling and expiration dates;
- use non-wrapped straws;
- provide serving size options and offer sides and garnishes by request only to reduce waste from uneaten food;
- provide take away containers for uneaten food; and
- rotate perishable stock.

Reuse

Management will consider reuse of materials such as the following:

- return cardboard cartons to suppliers for reuse;
- store food in reusable containers;
- use reusable coasters;
- work with supply chain stakeholders to ship products in reusable packaging; and
- use refillable sugar and condiment dispensers, and reusable cutlery, tableware and food storage containers.

Recycle

Materials to be recycled where possible. Possible strategies include:

- develop a 'buy recycled' purchasing policy;
- buy products packed in recyclable packaging;
- keep cardboard clean — soiled cardboard cannot be recycled;
- flatten cardboard boxes as much as possible to save space in bins;
- only buy beverages in containers which can be recycled; and
- use biodegradable containers and products.

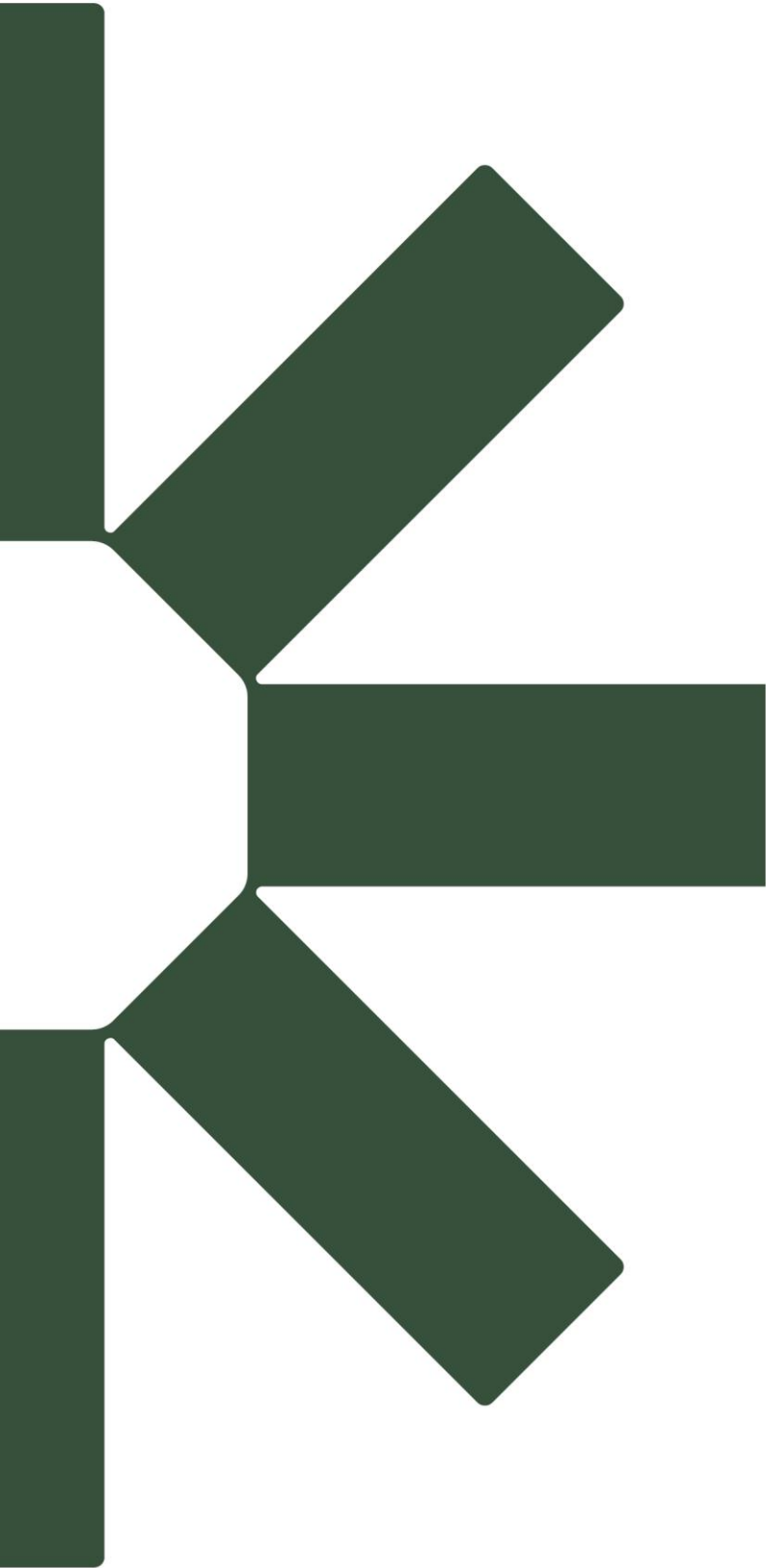


5.0 Closure

This Plan has been developed in accordance with the Wollongong Development Control Plan 2009 and NSW EPA *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* 2012. This Plan has demonstrated that the development would be able to incorporate suitable management systems and practices to ensure that waste is appropriately and safely managed onsite.

The proposal has been carefully designed to ensure functionality and practicality in the ongoing management of waste generated by the development, with minimal impact on the public domain.





Making Sustainability Happen

ATTACHMENT 6 – WDCP 2009 Assessment

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of this DCP.

Generally speaking, the proposal is considered to be consistent with the principles of Ecologically Sustainable Development.

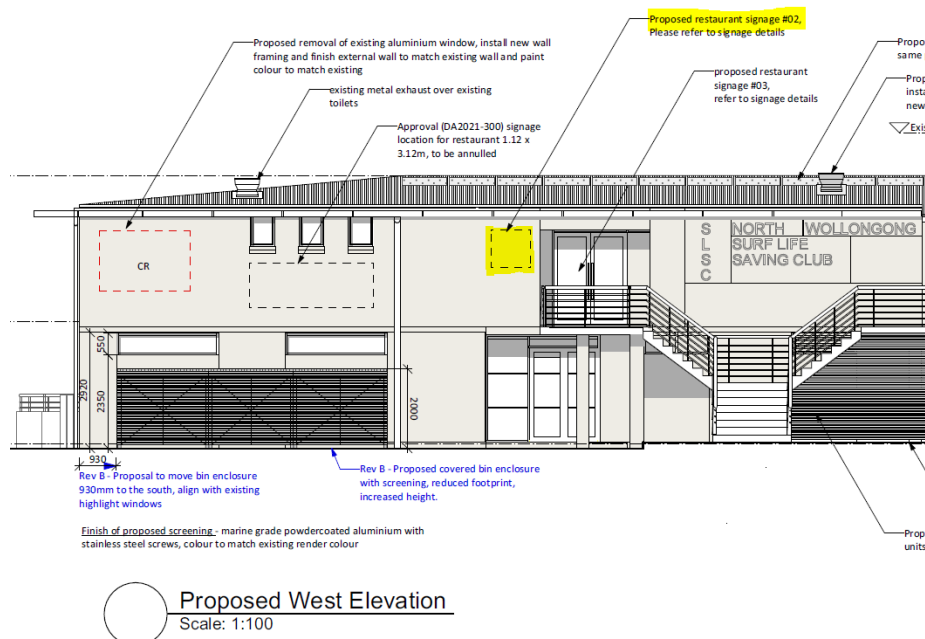
CHAPTER C1 – ADVERTISING SIGNAGE AND STRUCTURES

DA-2021/300 approved an indicative signage envelope on the western elevation of the first floor as shown below:



Figure 8: Signage envelope approved under DA-2021/300

The current proposal seeks to relocate this signage and add another sign on the eastern elevation of the building. Both signs have the wording 'The Boat house' and are 1m x 0.95m with LED backlit lettering and their proposed locations shown below:



ATTACHMENT 6 – WDCP 2009 Assessment

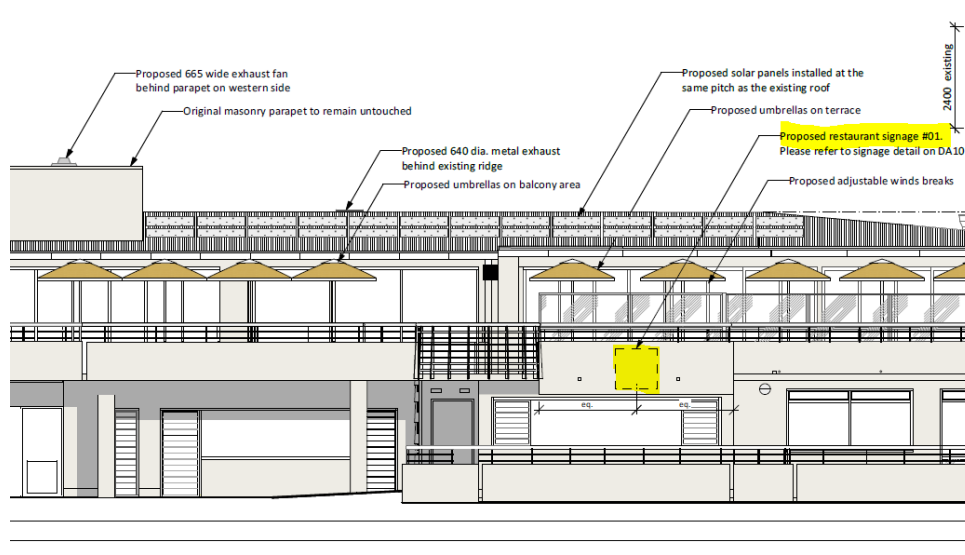


Figure 9: Proposed signage

Two (2) window signs 0.5m x 0.5m are also proposed on the western entry door and the northern kitchen door.

7 Prohibited Advertising signs and structures

None of the proposed signs are prohibited.

8 General requirements for advertising signs and structures

8.1 Advertising Signage must relate directly to lawful use of the land

Satisfactory.

8.2 Design and Location

The design of the proposed signage is considered to be compatible with the built form and the locality, noting that they are not located on the original part of the building and do not conflict with the surf club signage.

8.3 Proportion

The scale of the proposed signage is consistent with the bulk and scale of the built form and other advertising in the locality.

8.4 Colour

The colour complements the colour finish of the building.

8.5 Illumination

White LED backlighting is proposed behind each letter. A condition is recommended for the illumination to be switched off outside operating hours.

8.6 Rationalisation of Advertising Signage

Not applicable.

8.7 Advertising Signs and Structures maintained in good repair and in a clean and tidy condition

Satisfactory.

8.8 Advertising Signs must be displayed in English Language

Satisfactory.

8.9 Advertising Signs or Structures – Public Safety

The signage does not pose any public safety risk.

ATTACHMENT 6 – WDCP 2009 Assessment

9 Specific controls for advertising signs and structures

9.2 Flush Wall Signs

One (1) flush wall sign is proposed on both the western and eastern building elevations.

The proposed signage will not exceed 20% of the elevation and is suitably positioned.

3. Flush wall signs must be attached flush to the wall and must not protrude more than 300mm from the wall.

Complies

4. Flush wall signs must not protrude above the parapet or eaves.

Complies

5. Flush wall signs must not cover mechanical ventilation vents.

Complies

6. The advertisement must not extend over any window or other external opening.

Complies

7. The advertisement must not obscure significant architectural elements of the building.

Complies

8. Any wall advertisement must not include any building or business identification signage on the same building elevation.

The western elevation has building identification signage identifying the surf club. The proposed sign is sufficiently separated by the entry stairs and is smaller in size, allowing the building identification signage to remain prominent.

9.7 Window Shopfront Signs

Two(2) window signs are proposed on the glazed entry doors which are considered acceptable.

11 Multi-occupancy buildings

The proposed signage to identify the first floor use as a restaurant is acceptable and promotes wayfinding within in the heritage context and clear identification of the surf club building.

CHAPTER D1 – CHARACTER STATEMENTS

North Wollongong

Subject to conditions the proposed development is considered to be consistent with the existing and desired future character for the locality noting the use is already approved.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

Lift access to the first floor and accessible facilities at first floor level are available as approved under previous approvals.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed scope of works and minor changes to the building do not raise any safety or security issues, noting that a Venue Management Plan (VMP) has been submitted. The VMP outlines operational and management measures to limit anti-social behaviour and CCTV will be installed. The VMP will be required to adhered to as a condition of consent and be amended from time to time. It is noted that separate approval from NSW Liquor and Gaming will also be required.

CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

6 Traffic impact assessment and public transport studies

6.1 Car Parking and Traffic Impact Assessment Study

A traffic impact assessment is not required under this application as parking for the restaurant use was assessed as satisfactory under DA-2021/300 noting that surrounding public parking will be utilised to meet the parking demand for the restaurant.

ATTACHMENT 6 – WDCP 2009 Assessment

6.2 Preliminary Construction Traffic Management Plan

An indicative construction management plan has been submitted in plan form and conditions of consent are recommended to ensure the appropriate measures are in place to minimise disruption and ensure safety in the surrounding public domain areas during construction works.

9 Loading / unloading facilities and service vehicle manoeuvring.

Existing food premises operating in the vicinity utilise the on-street loading zone on Cliff Road for deliveries, which is proposed to be used for the additional deliveries/servicing requirements associated with the restaurant. Existing food premises and the surf club utilise a waste enclosure on Cliff Road, however this enclosure is not of sufficient size to accommodate any additional waste.

Waste servicing will occur from the kerb to avoid vehicle and pedestrian conflicts at this highly utilised shareway west of the surf club. Kerbside collection has been found satisfactory by Council's Traffic and Waste divisions (including Council's Waste Contractor Remondis) and conditions are recommended.

10 Pedestrian access

No change to pedestrian access into the site is proposed. In the short term, the proposed waste storage area could interfere with pedestrian movements in the immediate vicinity of the club at the northern end, however these impacts are considered minor given that the main pedestrian flows are along the shareway further west. It is also relevant to note that future seawall upgrades will provide a wider pedestrian promenade along the eastern side of the surf club which will mean the waste enclosure will have a lesser impact on pedestrian movements in the longer term.

CHAPTER E6: LANDSCAPING

The proposal does not specifically involve any landscape works however public domain landscaping works have recently been carried out around the perimeter of the surf club. This includes a number of planter boxes and landscape beds on the western side of the surf club. These landscape works include 2 x date palms positioned north of the entry stairs that have been recently planted. The proposed extension to the waste storage area conflicts with the northern palm, noting one of the three originally planned planter beds was removed to accommodate the waste storage area approved as part of DA-2021/300. As the waste enclosure is sought to be expanded under the current application, it impacts a date palm that has recently been planted. The approved waste enclosure under DA-2021/300 also encroached on this planter bed, albeit marginally (see Figure 10 below). A condition is recommended for the developer to consult with Council to relocate the palm tree to a suitable alternate location.

CHAPTER E7: WASTE MANAGEMENT

The proposal involves demolition of some internal walls and structures as shown on the demolition plan. A Site Waste Minimisation and Management Plan has been provided for the demolition and construction works in accordance with this chapter.

Waste generated from surf club activities is currently stored in the existing waste enclosure on the street (shared with other nearby cafes/restaurants). No change to these waste arrangements are proposed.

An external waste storage area of approximately 10sqm and waste collection from the kerbside was approved under DA-2021/300. As a restaurant operator is now known, further detail has been provided regarding waste generation rates and site servicing under the current application. There are existing waste management issues in the vicinity of the site that show the area is highly sensitive to any additional problems associated with waste management. The applicant was asked to provide further detail and an Operational Site Waste Minimisation and Management Plan (OWMP) by SLR Consulting has been provided in accordance with this chapter.

Appendix 2 of this chapter identifies the waste generation rates for cafes/restaurants as being 10L/1.5m² floor area/ day (general waste) and 2L/1.5m² floor area/day (recyclables).

The proposed floor area of the restaurant is 550m² (includes indoor and outdoor areas, kitchen, bars) and the OWMP has identified the DCP and EPA rates below:

ATTACHMENT 6 – WDCP 2009 Assessment

Table 1 Estimated waste generation rates

Waste Generation DCP rates	Waste Generation EPA rates	Recycled Materials DCP rate	Recycled Materials EPA rates
10L/1.5m ² floor area/day	400L / 100m ² / day	2L / 1.5m ² floor area / day	280L / 100m ² / day
10 * (550 / 1.5) = 3,666L / day	400 * (550 / 100) = 2,200L / day	2 * (550 / 1.5) = 733L / day	280 * (550 / 100) = 1,540L / day

It is noted that waste generation rates are highly variable based on average patronage, food and drink offerings and length of dining service and as such the above figures should be used as an estimate only. It is likely that actual waste generated from the use of the restaurant will fall somewhere between the rates specified in Table 1.

Based on the expected waste generation, approval is sought for the enlargement of the external waste storage area to 14sqm, as shown below:

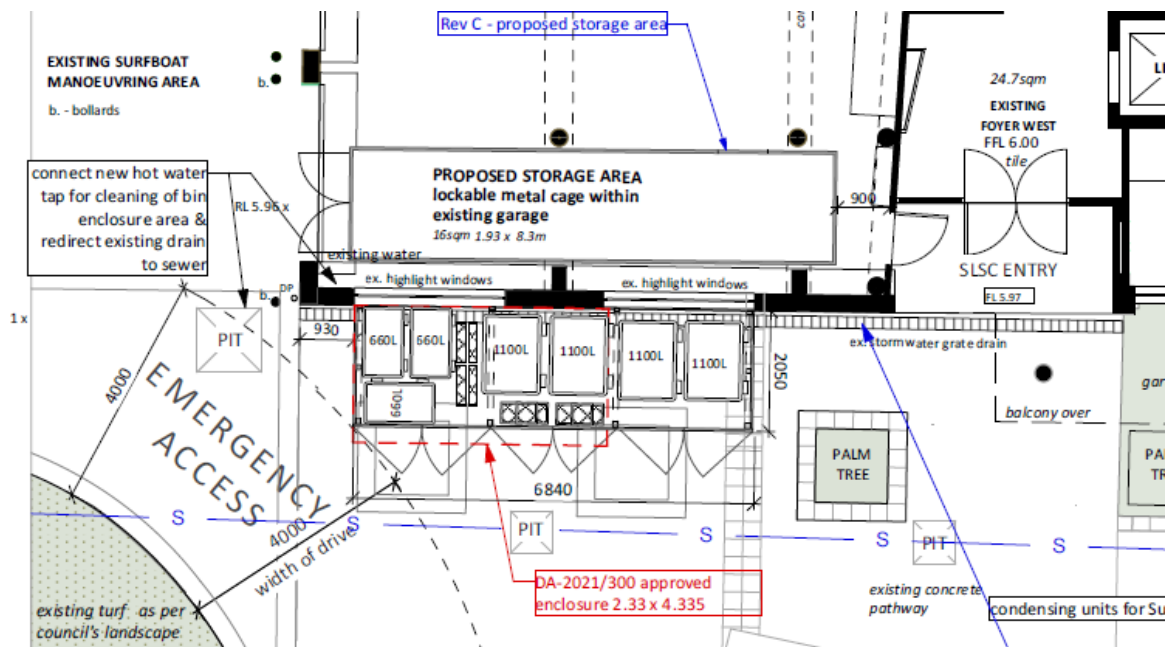


Figure 10: Proposed waste enclosure (enlarged from that approved under DA-2021/300).

The waste enclosure caters for the following bins:

- 3 x 660L FOGO bins (4 x 660L FOGO bins are referenced in the OWMP)
- 1 x 1100L general waste bin
- 3 x 1100L recycling bins (one for paper/cardboard, one for glass/cans and one for comingled)

The 3 x 660L FOGO bins + the 1100L general waste bin = 3080L which sits within the estimated daily waste generation rate of 2200-3666L (Note - the fourth FOGO bin referenced in the OWMP was removed from the plans to minimise the extent of the waste storage area). The external waste storage area is adequate for the likely waste generation rates (food, general waste and recyclables). Waste bins will need to be wheeled to the kerbside for collection.

Waste oil will be collected from the kerb using a mobile unit.

Milk crates and bread crates are proposed to be stored within the waste enclosure and will also be collected from the kerbside loading zone. A condition is recommended for all waste servicing to be carried out from the kerb to avoid vehicle and pedestrian conflicts in the vicinity of the building as it is a highly utilised pedestrian area.

ATTACHMENT 6 – WDCP 2009 Assessment

Council's waste contractor Remondis have reviewed the OWMP and have raised no objections to the proposed waste arrangements.

CHAPTER E9 HOARDINGS AND CRANES

A crane to lift mechanical cowls into the roof is proposed and also a truck crane or scissor lift on the northern side of the building for lifting heavy items (eg. pizza oven) onto the first floor of the building. Suitable conditions are recommended.

CHAPTER E10 - ABORIGINAL HERITAGE

Wollongong Council was issued with an AHIP approval under the NSW National Parks and Wildlife Act 1974 to finalise works to the shared pathway, stairs and entryway following an unexpected find in the vicinity of the building.

The applicant was requested to address Aboriginal heritage issues as part of the current application noting that the original proposal involved the enlargement of a grease trap and an additional ramp. This ground disturbance required further consideration in relation to the AHIP. The revised plans submitted in late October removed the grease trap enlargement and the additional ramp from the proposal.

Council's Heritage Officer has considered the information that has been submitted and has recommended that any proposed ground surface disturbance works (eg. connecting wastewater from the bin area to the sewer) should be monitored by an Aboriginal Site Officer arranged through the Illawarra Local Aboriginal Land Council. It was also noted that these works are minor and within an area that has been subject to significant disturbance. Should any suspected Aboriginal Objects be identified during the works, all work should cease, and Council's Heritage Staff notified of the find.

CHAPTER E11 HERITAGE CONSERVATION

The provisions of this chapter have been considered by Council's Heritage Division. A Heritage Impact Assessment was submitted with the application. Further discussion regarding the heritage impacts of the proposal are contained in Part 1.4.1 (Heritage referral) and Part 2.1.4 under Clause 5.10 of the Wollongong LEP 2009. Subject to the imposition of suitable conditions, including the requirement for the keg room to be deleted from the ground floor surf club area, the heritage impacts have been assessed under this chapter and are satisfactory.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to the existing stormwater system.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Conditions of consent are recommended in regard to appropriate measures to be in place during demolition works.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

Attachment 7 – Draft Conditions

Consent has been granted subject to the following conditions:

1. Approved Plans and Supporting Documentation

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

Plan No	Revision No	Plan Title	Drawn By	Dated
01	C	Proposed Site Plan	Southworth Architects	29/11/23
03	C	Proposed Ongoing Operations Plan	Southworth Architects	29/11/23
04	C	Proposed Works on Ground Floor Plan	Southworth Architects	29/11/23
05	C	Proposed First Floor Demolition Plan	Southworth Architects	29/11/23
06	C	Proposed First Floor Fitout Plan	Southworth Architects	29/11/23
07	C	Proposed First Floor Reflected Ceiling Plan	Southworth Architects	29/11/23
08	C	Proposed Roof Plan	Southworth Architects	29/11/23
09	C	Proposed East & North Elevations	Southworth Architects	29/11/23
10	C	Proposed South & West Elevations	Southworth Architects	29/11/23
11	C	Proposed Section AA, BB & CC	Southworth Architects	29/11/23
12	C	Proposed Sections DD,EE & Detail Sections	Southworth Architects	29/11/23
14	C	Proposed Signage Details	Southworth Architects	29/11/23

Document Title	Version No	Prepared By	Dated
Venue Management Plan	Ref: 221821.2P	Design Collaborative Pty Ltd	December 2022
Operational Waste Management Plan	SLR Project No.: 630.031147.00001 Revision: 0.3	SLR Consulting Australia	27 November 2023

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

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

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

General Conditions

2. Compliance with DA-2021/300

DA-2021/300 approved the use of the first floor as a restaurant and must be read as a related document. Compliance with the all conditions of DA-2021/300 is required unless modified by this consent.

Reason:

To ensure all parties are aware of the applicable conditions relating to the use, operation and fitout of the first floor restaurant and to ensure Development Consent DA-2021/300 and this consent are read as related documents.

3. Compliance with the Building Code of Australia (BCA)

Building work must be carried out in accordance with the requirements of the BCA.

Reason:

To ensure the development is built in accordance with the Building Code of Australia.

4. Construction Certificate

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Part 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the Council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in Section 13 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Reason:

To satisfy the requirements of the legislation.

5. Occupation Certificate

An Occupation Certificate must be issued by the Principal Certifier prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifier must be satisfied that the requirements of Section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

Reason:

To satisfy the requirements of the legislation.

6. Disability Discrimination Act 1992

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS 1428.1:2009: Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

Reason:

To satisfy the requirements of the legislation.

7. Advertising Signage

This consent authorises the erection of the business identification signs only as shown on the approved plans. No additional signage shall be erected on or surrounding the building. Any additional advertising signage will require separate Council approval.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

8. Design and Construction of Food Premises

The construction and fit out must comply with *AS 4674:2004 - Design, Construction and Fit-Out of Food Premises*.

Reason:

To satisfy the requirements of the legislation

9. Heritage - Variations to Exterior Details

Any variations or changes to the detail shown on the approved plans for the exterior changes and alterations to the building, where these vary, even to a minor extent, from those shown on the approved plans and documents, including but not limited to; the proposed location, placement and arrangement of solar panels, mechanical and ventilation protrusions in the roof, proposed bin enclosure structure and plant and equipment screening, or any other exterior details not mentioned, are to be detailed in writing, for the written approval of Council's Heritage Staff.

Reason:

To protect the heritage significance of the building.

Before the Issue of a Construction Certificate

10. Heritage - Keg Room

The proposed Keg Room located on the ground floor of the Surf Life Saving Club Building (identified as "Proposed Storage Area" on Dwg 04-C) is not approved by this consent. This proposed change to the building must be deleted from the Construction Certificate Plans and alternate arrangements made to store this equipment within the existing approved restaurant footprint.

Reason:

To limit the use of the restaurant to the first floor of the building and to prevent impacts on the operation of the surf lifesaving function of the club.

11. Location of CCTV cameras

The design, positioning and fixing of the CCTV cameras required to be installed (as identified in the Venue Management Plan) must be sympathetic to the heritage significance of the site and not be fixed to the original 1938 portion of the building. Details must be provided to Council's written satisfaction prior to issue of a Construction Certificate.

Reason:

To protect the heritage significance of the building.

12. Waste storage area

The waste storage area must be constructed with the following requirements:

- a. use of robust materials suitable for a coastal environment;
- b. in accordance with the colours identified on the plans attached to this consent (i.e. to match the existing render colour of the building); and
- c. be easy to clean, with wastewater discharged to sewer.

Details demonstrating the above requirements have been met must be submitted with the Construction Certificate.

Reason:

To protect the visual amenity, heritage significance and coastal environment of the area.

13. Development Contributions

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2022), a monetary contribution

of \$24,450.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

This amount has been calculated based on the proposed cost of development and the applicable percentage levy rate.

The contribution amount will be indexed quarterly until the date of payment using Consumer Price Index; All Groups, Sydney (CPI) based on the formula show in the Contributions Plan.

To request an invoice to pay the contribution amount go www.wollongong.nsw.gov/contributions and submit a contributions enquiry. The following will be required:

- Application number and property address.
- Name and address of who the invoice and receipt should be issue to.
- Email address where the invoice should be sent.

A copy of the Contributions Plan and accompanying information is available on Council's website www.wollongong.gov.au.

Reason:

To ensure the development contributes to the provision of local infrastructure, through the payment of development contributions.

14. Construction Traffic Management Plan

The applicant must submit Construction Traffic Management Plans and Traffic Guidance Schemes (TGS's) as per S138 of the Roads Act, to ensure that the movement of heavy plant and large vehicles are adequately considered during the construction of the development. Details of such compliance must be demonstrated prior to the issue of the Construction Certificate.

Reason:

To satisfy the requirements of the legislation and Australian Standards.

15. Structural Certificate - Live and Dead Loads

The submission of a Certificate from a suitably qualified and experienced structural engineer confirming that the existing structure will adequately support all additional live and dead loads imposed by the proposed development, is required prior to the release of the Construction Certificate.

Reason:

To satisfy the requirements of the legislation and Australian Standards.

16. Utilities and Services

Before the issue of the relevant construction certificate, the applicant must submit the following written evidence of service provider requirements to the certifier:

- a. a letter of consent from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity.
- b. a response from Sydney Water as to whether the plans proposed to accompany the application for a construction certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met.
- c. other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.

Reason:

To ensure relevant utility and service providers' requirements are provided to the certifier.

17. Disabled Access and Facilities

The provision of disabled access throughout the development is required and shall be in compliance with the Building Code of Australia Part D3 "Access for People with Disabilities" and Australian Standard AS 1428.1:2009: Design for Access and Mobility – Part 1 General Requirements for Access – Buildings. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To satisfy the requirements of the legislation.

18. Depth and Location of Services

The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

Reason:

To ensure development does not impact services.

Before the Commencement of Building Work

19. Appointment of Principal Certifier

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

- a. appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and
- b. notify Council in writing of their intention to commence work (at least two [2] days' notice is required).

The Principal Certifier must determine when inspections and compliance certificates are required.

Reason:

To satisfy the requirements of the legislation.

20. Signs On Site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- a. showing the name, address and telephone number of the Principal Certifier for the work, and
- b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the worksite is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed.

Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Reason:

To satisfy the requirements of the legislation.

21. Temporary Toilet/Closet Facilities

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a. a standard flushing toilet, and
- b. connected to either:
 - i. the Sydney Water Corporation Ltd sewerage system or
 - ii. an accredited sewage management facility or
 - iii. an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

Reason:

To satisfy the requirements of the legislation.

22. Structural Engineer's Details

Structural Engineer's details for all structurally designed building works such as reinforced concrete footings, reinforced concrete slabs and structural steelwork must be submitted to the Principal Certifier, prior to the commencement of any works on the site.

Reason:

To ensure structural integrity.

23. Hoardings (within any Public Road Reserve)

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. This application must be submitted to Council's Works and Services Division, and a permit obtained, before the erection of any such hoarding or fence.

Reason:

To satisfy the requirements of the legislation and Australian Standards.

24. Enclosure of the Site

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifier. No building work is to commence until the fence is erected.

Reason:

To ensure safety.

25. Demolition Works

The demolition of the existing structures as identified on the demolition plan shall be carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifier. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

Reason:

To satisfy the requirements of the legislation and Australian Standards.

26. Hazardous Material Survey

At least one (1) week prior to demolition, the applicant must prepare a hazardous materials survey of the site and submit to Council a report of the results of the survey. Hazardous materials include, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

- a. the location of hazardous materials throughout the site;
- b. a description of the hazardous material;
- c. the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- d. an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- e. a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;

- f. identification of the disposal sites to which the hazardous materials will be taken.

Reason:

To identify hazardous materials and ensure safe disposal.

27. Waste Management

The developer must provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

Reason:

To protect neighbourhood amenity.

28. Public Liability Insurance

All contractors working in Council's road reserve and/or public reserve areas shall take out public liability insurance for a minimum amount of \$20 Million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Written evidence of this insurance shall be supplied to the Principal Certifier and Council (in the event that Council is not the Principal Certifier) prior to the commencement of any such works in any road reserve or public reserve area.

Reason:

To satisfy Council's Policy.

29. Sediment Control Measures

The developer must ensure that sediment-laden runoff from the site is controlled at all times subsequent to commencement of construction works. Sediment control measures must be maintained at all times and checked for adequacy at the conclusion of each day's work.

Reason:

To protect neighbourhood amenity.

30. Notification to Council of any Damage to Council's Infrastructure

Council must be notified in the event of any existing damage to any of Council's infrastructure including, but not limited to the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development prior to the commencement of work. Adequate protection must be provided to Council infrastructure prior to work commencing and during the construction period. Any damage to Council's assets shall be restored in a satisfactory manner prior to the issue of the Occupation Certificate.

Reason:

To ensure services are not impacted.

31. Works in Road Reserve - Minor Works

Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development.

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the Roads Act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements:

- a. All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's road reserve".
- b. Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.

Reason:

To satisfy the requirements of the legislation.

32. Relocation of the date palm

Prior to commencing works, the developer must consult with Council to suitably relocate the palm tree that conflicts with the waste enclosure. The landscape bed where the date palm is removed must be replaced with paving consistent with the surrounding paving to Council's satisfaction.

Reason:

To facilitate the waste enclosure for the restaurant and retain landscaping.

While Building Work is Being Carried Out

33. Heritage - Building alterations

During the proposed works, including the installation of mechanical ventilation, installation of solar panels, internal ceiling alterations and other building changes, all care must be taken not to damage or impact on significant heritage fabric within the building. Should previously unidentified features or details of the building be identified during the works, Council's Heritage Staff are to be contacted for advice.

Reason:

To protect the heritage significance of the building

34. Heritage- Unexpected Finds

Any proposed ground surface disturbance works should be monitored by an Aboriginal Site Officer arranged through the Illawarra Local Aboriginal Land Council. Should any suspected Aboriginal Objects be identified during the works, all work should cease, and Council's Heritage Staff notified of the find.

Reason:

To ensure any unexpected finds are managed in accordance with the legislation.

35. Heritage - Umbrellas

The proposed umbrellas on the eastern terrace must not contain any advertising material and must be a single plain colour tone. Any alternative umbrella colour or design must only be installed if it is approved by Council's Heritage Staff ahead of its installation. Umbrellas are to be lowered when not in use and only erected during operation of the restaurant.

Reason:

To maintain the heritage significance of the site.

36. Maintenance of Access to Adjoining Properties

Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifier indicating agreement by the affected property owners.

Reason:

To ensure that access is maintained.

37. Supervision of Engineering Works

All engineering works associated with the development are to be carried out under the supervision of a practicing engineer and/or registered surveyor.

Reason:

To ensure compliance with relevant Standards.

38. Piping of Stormwater to Existing Stormwater Drainage System

Stormwater for the land must be piped to Council's existing stormwater drainage system.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

39. Protection of Public Places

If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:

- a. A hoarding or fence must be erected between the work site and the public place;
- b. an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
- c. the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
- d. safe pedestrian access must be maintained at all times;
- e. any such hoarding, fence or awning is to be removed when the work has been completed.

Reason:

To comply with Council's requirements.

40. Copy of Consent in the Possession of Person carrying out Tree Removal

The Developer/Applicant must ensure that any person carrying out tree removal is in possession of this development consent and/or the approved landscape plan, in respect to the tree(s) which has/have been given approval to be removed in accordance with this consent.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

41. Hours of Work

The Principal Certifier must ensure that building work, demolition or vegetation removal is only carried out between:

- 7:00am to 5:00pm on Monday to Saturday

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

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

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

Any request to vary the approved hours shall be submitted to the Council in writing detailing:

- a. The variation in hours required (length of duration);
- b. the reason for that variation (scope of works);
- c. the type of work and machinery to be used;
- d. method of neighbour notification;
- e. supervisor contact number; and
- f. any proposed measures required to mitigate the impacts of the works.

Note: The developer is advised that other legislation, such as Noise Guidelines for Local Government January 2023, may control the activities for which Council has granted consent, including but not limited to, the *Protection of the Environment Operations Act 1997*.

Reason:

To protect the amenity of the surrounding area.

42. Building Operations Not to Discharge Pollutants

Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other

locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.

Reason:

To ensure ongoing protection of the environment and neighbourhood amenity.

43. Coving

Recessed coving must be provided at all intersections of the floor with the walls. All coving must have a minimum concave radius of 25mm and be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. "Feather edge skirting" and non-rebated coving are not permitted (AS 4674:2004 Section 3.1.5).

Reason:

To comply with legislation and Australian Standards.

44. Floor Waste

The floor waste(s) must be fitted with a basket trap and grate and constructed in all stainless steel finish (AS 4674:2004 Section 4.1.8).

Reason:

To comply with legislation and Australian Standards.

45. Floor Construction

The floor must be finished to a smooth, even non-slip surface, graded and drained to the floor waste (AS 4674:2004 Section 3).

Reason:

To comply with legislation and Australian Standards.

46. Penetrations

All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling or fixed on brackets so as to provide at least 25mm clearance between the pipe or conduit and adjacent vertical surfaces and 100mm between the pipe or conduit and any adjacent horizontal surface (AS 4674:2004 Section 3.2.9).

Reason:

To comply with legislation and Australian Standards.

47. Hand Basin(s) and Hand Towels

A suitable number of hand basins must be provided in accessible and convenient locations within all food handling areas and in or adjacent to toilet facilities used by food handlers. Hand basins must be freestanding and serviced with hot and cold water which can be mixed at a temperature of at least 40°C through a single outlet (AS 4674:2004 Section 4.4).

Hand basins within food handling areas must be located no further than five (5) metres from any place where food handlers are handling open food.

Soap and single-use towels from a wall-mounted dispenser must be provided adjacent to each hand basin. Air dryers installed as the sole means of drying hands are not permitted (AS 4674:2004 Section 4.4).

Reason:

To comply with legislation and Australian Standards.

48. Ceiling Construction

All ceilings must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light-coloured, washable paint. The intersection of the walls and ceiling must be tight-joined, sealed and dustproof. Drop-in panel ceilings are not permitted (AS 4674:2004 Section 3.2).

Reason:

To comply with legislation and Australian Standards.

49. Equipment for Cleaning and Sanitising

Adequate facilities must be provided for cleaning and sanitising food handling equipment and utensils in accordance with Table 4.1 of AS 4674:2004. As a minimum, a double bowl wash sink of adequate size and capacity must be provided for washing food handling equipment and utensils. All sinks must be serviced with hot and cold water through a single outlet (AS 4674:2004 Section 4.1).

Reason:

To comply with legislation and Australian Standards.

50. Fittings

All fixtures, fittings and equipment must be installed in accordance with Section 4 of AS 4674:2004 and be finished in a smooth, non-absorbent material, and be free of cracks, gaps, crevices or exposed joints (AS 4674:2004 Section 4).

Reason:

To comply with legislation and Australian Standards.

51. Mechanical Exhaust

Mechanical exhaust ventilation must be provided to the cooking appliances and be installed in accordance with AS 1668.2:2012: The Use of Ventilation and Air-conditioning in Buildings, Part 2: Ventilation Design for Indoor Air Contaminant Control (AS 4674:2004 Section 2.5, AS 1668.2:2012).

Reason:

To comply with legislation and Australian Standards.

52. Doors

Doors to the internal toilet and air lock must be fitted with a self-closing device. Toilet and air lock doors must not be able to be held in an open position (AS 4674:2004 Section 5.2).

Reason:

To comply with legislation and Australian Standards.

53. Installation of Fittings and Fixtures

All fittings and fixtures must be built into the wall and floor so to be free from joint, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following:

- a. Plinths - Plinths must be an integral part of the floor, constructed of solid materials, at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth.
- b. Wheels or Castors - The wheels and castors must be capable of supporting and easily moving a full loaded fitting and be provided with a restraining device.
- c. Legs - Fittings and fixtures may be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and services. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

Reason:

To comply with legislation and Australian Standards.

54. Cool Rooms and Freezer Rooms

The cool room(s) and/or freezer room(s) must be constructed in accordance with Clause G1.2 of the NCC Building Code of Australia.

Reason:

To comply with legislation and Australian Standards.

55. Waste Storage

Adequate storage facilities must be provided for garbage containers, containers for recyclable materials and compactors in an external area or in a room specifically for that purpose (AS 4674:2004 Section 2.4).

Reason:

To comply with legislation and Australian Standards.

56. Storage Facilities

Sufficient facilities must be provided for the storage of cleaning materials, office materials, employees' clothing and personal belongings (AS 4674:2004 Section 5.1).

Reason:

To comply with legislation and Australian Standards.

57. Insect Protection

Tight-fitting, washable insect screens or other approved means of excluding insects must be provided to all window and door openings (AS 4674:2004 Section 2.1.5).

Reason:

To comply with legislation and Australian Standards.

58. Storerooms

Storerooms must be constructed in accordance with Section 3.2 of AS 4674:2004. Shelving or storage racks must be impervious and constructed to enable easy cleaning.

Reason:

To comply with legislation and Australian Standards.

59. Hot Water Service

A hot water service of adequate capacity must be provided. The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted a minimum 150mm above floor level on a stand of non-corrosive metal construction (AS 4674:2004 Section 4.3).

Reason:

To comply with legislation and Australian Standards.

60. Display Units

All food display units must be enclosed to prevent the possibility of contamination by customer's breath, physical contact, flies, dust, etc (AS 4674:2004 Section 4.2).

Reason:

To comply with legislation and Australian Standards.

Before the Issue of an Occupation Certificate

61. Registration

The food business is required to be registered with Council prior to business operations commencing. The notification process can be completed online at Online Services | Wollongong City Council ([nsw.gov.au](https://www.nsw.gov.au)). Once you are logged in, select Lodge an Application, and then Operate a Food Business.

Alternatively, contact Council's Regulation and Enforcement Division on (02) 4227 7737 to obtain a registration form.

Reason:

To comply with Council's requirements.

Occupation and Ongoing Use

62. Servicing and deliveries

Service and delivery vehicles are not permitted to cross the shared path to access the site. The shared path must be kept free for the passage of pedestrians and cyclists in the interests of preserving public safety. All loading and deliveries must occur from the street.

Reason:

To preserve public safety.

63. Waste Management

Ongoing waste management must be carried out in accordance with the submitted Operational Waste Management Plan (prepared by SLR Consulting Australia dated 27 November 2023).

Revision 0.3) unless otherwise specified in the conditions of consent. Where implementation of the operational management of waste leads to unanticipated impacts on the public domain, the operator must respond to any Council requests to make variations to the waste servicing.

Reason:

To comply with Council's Development Control Plan.

64. Waste collection from kerb

All waste vehicles are to remain parked within the on-street loading zones during the collection of waste. No waste vehicles are to enter the site or cross the shared path. The shared path must be kept free for the passage of pedestrians and cyclists in the interests of preserving public safety.

Reason:

To preserve public safety.

65. Illumination of Signage

The illumination of the two (2) signs approved by this consent must be switched off outside the hours of operation.

Reason:

To ensure protection of the environment and neighbourhood amenity.

66. Storage of Waste Bins and Waste

All waste and bins associated with the development shall be stored within the waste storage rooms at all times. No waste shall be allowed to accumulate or shall be stored on or adjacent to the street frontage of the site at any time.

Reason:

To ensure protection of the environment and neighbourhood amenity.

67. Heritage - Bin Enclosure

The proposed bin enclosure is to be kept in a secure, neat and tidy condition at all times. No items to be stored outside of, on top of, adjacent to, or in the vicinity of the enclosure. Additional bins that cannot be accommodated within the enclosure must not be stored outside of the enclosure.

Reason:

To protect visual amenity.

68. Noise Restriction for Plants and Equipment

The noise (LAeq (15min)) emanating from mechanical plants such outdoor air conditioning, refrigeration and kitchen exhaust system must not exceed 5 dB(A) above the background noise level (LA90 (15min)) of the area at any boundary of the land and to be switched off by 10 pm.

Reason:

To ensure protection of the environment and neighbourhood amenity.

69. Live Music

The L_{Amax} noise levels from the live music must not exceed 65 dB(A) at the nearest residential Boundary/ the most affected residential apartment building. Live music is not permitted beyond 10 pm and outdoor areas of SLSC.

Reason:

To ensure protection of the environment and neighbourhood amenity.

70. Venue Management Plan

The SLSC North Wollongong Venue Management Plan dated December 2022 prepared by Design Collaboration Pty Ltd shall be implemented as part of the development. The following additional items shall be incorporated into the Plan of Management:

- a. A clearly delegated Manager shall be on site at all times.
- b. The Manager shall not leave the premises until all patrons have left the immediate area. The Manager must ensure that patrons leave in an orderly manner and shall move people along such that they do not loiter, act in an anti social manner or create a noise nuisance.

c. The following requirements as outlined in Condition 21 of DA-2021/300 regarding noise restrictions:

- i. The truck deliveries and services are restricted to daytime only i.e. 7.00 am to 6.00 pm (Mon-Fri) and 8.00 am to 6.00 pm on (Sat-Sun).
- ii. Empty glass bottle bins must be emptied only during the daytime.

Reason:

To ensure protection of the environment and neighbourhood amenity.

Reasons

The reasons for the imposition of the conditions are:

1. To minimise any likely adverse environmental impact of the proposed development.
2. To ensure the protection of the amenity and character of land adjoining and in the locality.
3. To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
4. To ensure the development does not conflict with the public interest.