



Draft Amendments to the DA Guide (Part 5.14 and Attachment 7)

Prepared Date:	June 2019
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Division/Department:	Planning and Development
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The DA Guide will be amended in the following manner:

Insertions - identified in blue and underlined

Deletions - ~~identified in red and strikethrough~~

5.14 Acoustic Report

An acoustic report must be prepared by a suitably qualified consultant. Council may ask for an acoustic report for any application that has the potential to create a noise impact including but not limited to applications for:

- ▶ Licenced premises
- ▶ Childcare facilities
- ▶ Gyms and health clubs
- ▶ Installation of pool pumps, air conditioning or ventilation

An acoustic report should include:

1. Identification of nearby noise-sensitive locations such as residential or commercial properties
2. Existing acoustic conditions in relevant locations within and around the site such as background noise measurements at the boundaries of the site
3. Discussions of relevant standards
4. Identification of noise sources within the proposal and assessment of likely noise impact on noise-sensitive locations.
5. A statement identifying how the proposal will comply with the relevant standards including details of any noise attenuation measures to be included

Licensed premises—additional matters

For a licensed premises involving a

1. Pub or registered club or other type of licensed premises with
 - a capacity of 100 or more patrons and/or
 - live or amplified music
2. Other “high risk” premises

the acoustic report must test or have regard to the anticipated conditions which are typical of the operation (or proposed operation) of the premises. This will require an assessment of all noise producing elements associated with the activities of the licensed premises, including but not limited to, noise from:

- internal areas of premises
- patrons seated at any open windows
- patrons in outdoor seating areas
- plant and equipment installed on the site
- patrons entering and leaving the premises .

Please also see the Noise Mitigation -Checklist which must form part of the Management Plan (see Attachment 7).

Attachment 7

Social Impact Reports and Management Plans

Licensed premises development - social impact reports and management plans

To help assess the effects of proposed licensed premises development a social impact report or management plan may be required. What these documents are, when they are required and what they should include is provided below.

Social impact reports for licenced premises

What is a social impact report?

A social impact report outlines what impacts will result from a proposed licensed premises development and how they have been addressed by an applicant. These impacts can be positive as well as negative. A positive impact can be the opportunity for people to access entertainment provided in hotels and clubs. A negative impact could be anti-social behaviour of the patrons of licenced premises.

When is it required?

Chapter F3 Licenced Premises of the Woollahra DCP requires a Social Impact Report to accompany:

- ▶ DAs
- ▶ applications to extend trading hours or increase the maximum number of persons permitted in a building
- ▶ as part of a review condition to extend trading hours or increase the maximum number of persons permitted in a building

Information to be included in Social Impact Reports

The information contained in Social Impact Reports needs to include:

- ▶ details of nearby community buildings, facilities or areas
- ▶ details of any consultation undertaken prior to the application being made with:
 - the occupiers of surrounding land
 - community groups
 - local police
 - Department of Health
 - Department of Community Services
 - Roads & Maritime Authority

and details of who was consulted, the method of consultation and any issues raised

- ▶ the outcome of consultation, i.e. were you able to resolve issues, concerns or objections raised and any intended future consultation
- ▶ the proximity of nearby licenced premises, their trading hours and capacity
- ▶ the positive social impacts of the development
- ▶ measures proposed to mitigate negative social impacts
- ▶ an assessment of the impact regarding health and crime with reference to the *Social Profile Report, Woollahra LGA* prepared by the NSW Office of Liquor Gaming & Racing, February 2009 (and as maybe updated)

Management plan guidelines for licenced premises

What is a management plan?

A management plan is a written commitment by an applicant for development involving licenced premises of measures to control the external effects of the operation of licenced premises on the community on a day to day basis. The measures included in the plan are aimed at:

- ▶ protecting the amenity of surrounding residential and other sensitive uses, and
- ▶ protecting the wellbeing of patrons and staff

When is a management plan required?

Management Plans need to be submitted for DAs (and other related applications) for applications involving licenced premises with a 'high risk rating'. The risk rating of licenced premises is shown in the following table:

Risk Rating of Licenced Premises		
Type of licence	Location/zone	Risk rating
Hotels and clubs irrespective of their capacity	Anywhere	HIGH
Small bars, on-premises, packaged liquor, producer/wholesaler, limited with a capacity of 100 or more patrons		
Any licenced premises	R.2 and R.3 zones	HIGH
On-licences/small bars	B.1	HIGH
	B.2, B.4, SP.3 and RE.1	LOW
Small bars, on-premises, packaged liquor, producer/wholesaler, limited with a capacity of less than 100 patrons	B.2	LOW

Management Plans need to be reviewed as part of the review of consent conditions which:

- ▶ provide for and extension of trading hours
- ▶ permit an increase in the number of persons permitted in a building (including outdoor areas)

The preparation of management plans may be imposed as a condition of development consent for licenced premises irrespective of its risk rating.

Information to be included in a management plan

The following information is to be included in a management plan:

- ▶ the type of licence under the *Liquor Act 2007* in respect of the premises, details of the licensee and the terms applying to the licence and to the development consent
- ▶ security arrangements - number of security staff, frequency of patrols and electronic surveillance systems inside and outside the premises
- ▶ handling large groups of people during peak trading periods, e.g. queuing of people wanting to access the premises
- ▶ details of the House Policy on how violence, anti-social behaviour and crime will be dealt with through the responsible service of alcohol and the promotion of the House Policy to patrons and staff
- ▶ the monitoring/control of patron behaviour within and outside the premises particularly at closing time
- ▶ surveillance of smoking areas to avoid the excessive emission of noise, and to facilitate the responsible disposal of cigarette butts
- ▶ availability of parking, public transport and any courtesy transportation and the means of increasing the awareness of patrons of transportation options in order to assist with the efficient and orderly movement of people away from the premises
- ▶ a complaints/incidents handling system to record complaints/incidents and the response to such complaints/incidents
- ▶ response to such complaints/incidents
- ▶ details of proposed special events
- ▶ details of the provision of music including the frequency and hours of entertainments provided by live bands, live music (DJ), amplified music and any other forms of entertainment
- ▶ details of the maximum number of patrons to be permitted on the premises
- ▶ lighting within the boundaries of the site
- ▶ general rubbish storage and removal arrangements including hours of pick up.
- ▶ bottle storage and removal arrangements including hours of pick up.
- ▶ Noise attenuation measures (if applicable) [- so also the Noise Attenuation - Checklist below](#)
- ▶ details of the management of patrons who are smoking.

Noise Attenuation - Checklist

For a licensed premises involving a

1. Pub or registered club or other type of licensed premises with

- a capacity of 100 or more patrons and/or
- live or amplified music

2. "High risk" premises

the acoustic report must include responses to the following questions:

<u>Noise Mitigation Measures</u>	<u>Applicant Response</u>
1. <u>What specialist sound insulation and other changes to the building structure have been incorporated to sufficiently control noise?</u>	
<u>Ventilation and access</u>	
2. <u>Which windows are opening and which are non-opening?</u>	
3. <u>What seals and glazing has been implemented?</u>	
4. <u>Are there requirements for artificial ventilation?</u>	
5. <u>Have the entrance doors be fitted with self-closers?</u>	
6. <u>How will entrance doors, windows and other openings will be closed to minimise noise disturbance?</u>	
7. <u>How will management regulate the use of outside areas, and how will patrons be prevented from accessing these areas outside of approved hours?</u>	
<u>Amplification (if relevant)</u>	
8. <u>Where are the speakers located which will amplify music and other noise?</u>	
9. <u>How will speakers be mounted to reduce transmission through the building structure?</u>	
10. <u>Has a noise limited been installed to controls amplified noise levels?</u>	
11. <u>What monitoring system has been established to demonstrate compliance with noise conditions</u> <u>e.g. after 10pm an hourly check of music noise levels at specified locations.</u>	

<u>Noise Mitigation Measures</u>	<u>Applicant Response</u>
<u>Rubbish, Bottle and Glass storage and removal</u>	
12. <u>What arrangements are there for general rubbish storage and removal including hours of pick up consistent with the SWMMP?</u>	
13. <u>What arrangements are there for bottle and glass storage and removal including hours of pick up consistent with the SWMMP?</u>	