

DECISION OF 3726th COUNCIL MEETING HELD ON MONDAY 25 NOVEMBER 2019

342. **Item 13: Planning Proposal No. 8/19 – Small Bars in Kirribilli Village**

Report of Lara Huckstepp, Executive Planner

In response to the Council resolution of 18 March 2018, community consultation was undertaken to gauge community expectations in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village.

Comprehensive community engagement was undertaken across the Kirribilli Peninsula between 19 July 2018 and 17 August 2018, with the response providing overwhelming support for the introduction of small bars as a permissible use within the Kirribilli Village, as well as support for later trading hours.

On 23 September 2019, Council resolved to prepare a Planning Proposal to amend the NSLEP 2013 to allow small bars on sites within Kirribilli Village that are not located adjacent to a residential interface. A Planning Proposal has been prepared to respond to this resolution. It is recommended that the intent of the Planning Proposal can be achieved by amending NSLEP 2013, in particular to make small bars permissible on the following land:

- 11-33 Burton Street, Kirribilli (inclusive);
- 32 Burton Street, Kirribilli; and
- Ennis Road Bays.

The North Sydney Local Planning Panel (NSLPP) considered the Planning Proposal and an Assessment Report prepared by Council Officers on 23 October 2019 and resolved to support the Planning Proposal proceeding to Gateway Determination.

It is therefore recommended that Council support the forwarding of the Planning Proposal to the Department of Planning, Industry and Environment (DPIE), seeking a Gateway Determination under s3.34 of the EP&A Act 1979.

It should also be noted that an amendment to the North Sydney DCP will be prepared for Council's consideration to address matters such as:

- Extension of trading hours in Kirribilli Village; and
- Review of amenity controls relating to the introduction of small bars within Kirribilli Village.

The intent will be to publicly exhibit the Planning Proposal and draft DCP amendment concurrently, early in 2020.

No funding has been allocated. Funds previously spent for the consultation were within existing budget lines in 2018-2019.

Recommending:

1. THAT Council resolves to endorse the attached Planning Proposal and forward it to the Minister for Planning in order to obtain a Gateway Determination in accordance with section 3.34 of the Environmental Planning and Assessment Act, 1979.

The Recommendation was moved by Councillor Barbour and seconded by Councillor Drummond.

The Motion was put and **carried**.

Voting was as follows:

For/Against 6/2

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Barbour	Y	
Beregi		N	Drummond	Y	
Keen	Absent		Gunning	Absent	
Brodie	Y		Mutton	Y	
Carr	Y		Baker		N

RESOLVED:

1. THAT Council resolves to endorse the attached Planning Proposal and forward it to the Minister for Planning in order to obtain a Gateway Determination in accordance with section 3.34 of the Environmental Planning and Assessment Act, 1979.

**Report to General Manager**

Attachments:

1. North Sydney Local Planning Panel Assessment Report & Minutes

SUBJECT: Planning Proposal No. 8/19 – Small Bars in Kirribilli Village**AUTHOR:** Lara Huckstepp, Executive Planner**ENDORSED BY:** Joseph Hill, Director City Strategy**EXECUTIVE SUMMARY:**

In response to the Council resolution of 18 March 2018, community consultation was undertaken to gauge community expectations in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village.

Comprehensive community engagement was undertaken across the Kirribilli Peninsula between 19 July 2018 and 17 August 2018, with the response providing overwhelming support for the introduction of small bars as a permissible use within the Kirribilli Village, as well as support for later trading hours.

On 23 September 2019, Council resolved to prepare a Planning Proposal to amend the NSLEP 2013 to allow small bars on sites within Kirribilli Village that are not located adjacent to a residential interface. A Planning Proposal has been prepared to respond to this resolution. It is recommended that the intent of the Planning Proposal can be achieved by amending NSLEP 2013, in particular to make small bars permissible on the following land:

- 11-33 Burton Street, Kirribilli (inclusive);
- 32 Burton Street, Kirribilli; and
- Ennis Road Bays.

The North Sydney Local Planning Panel (NSLPP) considered the Planning Proposal and an Assessment Report prepared by Council Officers on 23 October 2019 and resolved to support the Planning Proposal proceeding to Gateway Determination.

It is therefore recommended that Council support the forwarding of the Planning Proposal to the Department of Planning, Industry and Environment (DPIE), seeking a Gateway Determination under s3.34 of the EP&A Act 1979.

It should also be noted that an amendment to the North Sydney DCP will be prepared for Council's consideration to address matters such as:

- Extension of trading hours in Kirribilli Village; and
 - Review of amenity controls relating to the introduction of small bars within Kirribilli Village.
-

The intent will be to publicly exhibit the Planning Proposal and draft DCP amendment concurrently, early in 2020.

FINANCIAL IMPLICATIONS:

No funding has been allocated. Funds previously spent for the consultation were within existing budget lines in 2018-2019.

RECOMMENDATION:

1. THAT Council resolves to endorse the attached Planning Proposal and forward it to the Minister for Planning in order to obtain a Gateway Determination in accordance with section 3.34 of the Environmental Planning and Assessment Act, 1979.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction:	2. Our Built Infrastructure
Outcome:	2.2 Vibrant centres, public domain, villages and streetscapes
Outcome:	1.2 North Sydney is sustainable and resilient
Direction:	3. Our Future Planning
Outcome:	3.4 North Sydney is distinctive with a sense of place and quality design
Direction:	5. Our Civic Leadership
Outcome:	5.1 Council leads the strategic direction of North Sydney

BACKGROUND

A detailed history to the background of the Planning Proposal is contained in Council's Assessment Report which was considered by the North Sydney Local Planning Panel (NSLPP) on 23 October 2019 (refer to ATTACHMENT 1).

Council at its meeting held on 28 March 2018 resolved:

- 1. THAT public consultation be undertaken to gauge community expectation in relation to both café and restaurant hours and the permissibility of small bars in Kirribilli Village and Milsons Point.*
- 2. THAT a draft consultation strategy be reported to the Legal and Planning Committee in May 2018 and include financial and resourcing implications and the strategy have particular regard to accessing the views of residents and small business owners in both Milsons Point and Kirribilli*
- 3. THAT following the consultation period, a further report be submitted to Council.*

A report including a draft Community Engagement Strategy was considered at the Legal and Planning Committee on 7 May 2018. The minutes of this meeting were endorsed at the Council Meeting of 25 May 2018, where it was resolved:

- 1. THAT the small bars and extended trading hours for Kirribilli Village – Draft Community Engagement Strategy report be noted.*
- 2. THAT community consultation be undertaken in accordance with the draft Community Engagement Strategy*
- 3. THAT the outcome of the consultation be reported back to Council.*

Community engagement was undertaken between 19 July and 17 August 2018 wherein Council undertook a comprehensive engagement process to ascertain community views on trading hours and small bars in Kirribilli Village. This included direct letters to residents and business across the Kirribilli Peninsula (over 7,000 letters); notification on Council's website, Mosman Daily Advertisements together with social media posts and direct correspondence to government and

industry stakeholders. A total of 918 survey responses and 9 individual submissions were received. Key outcomes of the survey included:

- A total of 69% of respondents said they would like to see later trading hours in Kirribilli.
- The majority of respondents (62%) supported trading hours until 12 midnight Thursday – Saturday (weekends), with a further 18% of respondents supporting trading beyond 12pm midnight.
- A total of 75% of respondents said that small bars should be permitted in Kirribilli Village.
- A total of 47% considered trading hours for small bars should be the same as other businesses and an additional 39% of respondents felt that trading hours for small bars should be longer than other businesses.

North Sydney Local Area Command were consulted and verbally advised they raised no objection in principle to considering expanded trading hours and small bars in Kirribilli Village subject to careful amenity impacts, particularly at the zone interface. Premises located on the interface with residential zones are likely to result in a greater level of amenity impacts from small bars.

The outcomes of the consultation were reported to Council on 24 September 2018 wherein Council resolved:

- 1. THAT Council note the outcomes of the community consultation.*
- 2. THAT Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.*

A further report was considered by Council on 23 September 2019 which outlined options available for implement of small bars and later trading hours in Kirribilli Village and recommended as follows:

- 1. THAT Council prepare a planning proposal to amend North Sydney Local Environmental Plan 2013 to include an additional permitted use under Schedule 1 to allow small bars within those parts of Kirribilli Village that are not located adjacent to a residential interface.*
- 2. THAT the Planning Proposal be referred to the Local Planning Panel for their advice prior to being reported back to Council for the purposes of seeking a Gateway Determination.*
- 3. THAT Council prepare an amendment to North Sydney Development Control Plan 2013 Section 7 (Late night trading) to extend trading hours for the Kirribilli Village and strengthen development controls relating to small bars within Kirribilli Village.*
- 4. THAT once resolution 3 has been completed, that the draft DCP amendment be reported back to Council for adoption and endorsement to be placed on public exhibition.*
- 5. THAT the planning proposal and draft DCP amendment be exhibited concurrently.*

The attached Planning Proposal was prepared to respond to part 1 of this resolution.

The Planning Proposal was considered by the North Sydney Local Planning Panel at their meeting held on 23 October 2019 wherein the Panel provided the following recommendation to Council:

‘The Panel conducted a site inspection of the nominated area in the context of Kirribilli Village zoned B1 where it is proposed in the draft planning proposal to allow small bars as an additional use.

The Panel notes the sites nominated have no direct interface with the residential area and as such, the Panel supports the additional use. The Panel is of the opinion that this is a desirable addition given the context of this village abutting the Harbour Bridge viaducts.

It is noted that public consultation has informed the officer’s report and recommendation with 7,000 notifications to local residents and a response of 918 survey responses of the concept with a 75% positive response.

The Panel is cognisant of the need for a variety of services to be provided by the village to service the local residents and as such, in the event that there is a concentration of small bars at the expense of diversity in the retail village, Council may wish to review the additional use as the next general review of the LEP. It is noted that it is proposed to concurrently exhibit a DCP amendment for extended trading hours and the Panel supports this.

The Council Officer’s Report is endorsed and the Panel recommends to the Council that it proceed to a Gateway Determination and Exhibition of the proposal.’

CONSULTATION REQUIREMENTS

Should Council determine that the Planning Proposal can proceed, community engagement will be undertaken in accordance with Council’s Community Engagement Protocol, the requirements of any Gateway Determination issued in relation to the Planning Proposal and the Environmental Planning and Assessment Regulations 2000.

SUSTAINABILITY STATEMENT

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

DETAIL

1. Planning Proposal

1.1. Applicant

The applicant for the proposal is North Sydney Council.

1.2. Site Description

The planning proposal applies to certain land, illustrated by a solid red line within FIGURE 1, located within the Kirribilli Village (illustrated by a dotted yellow line in FIGURE 1).



The specific allotments affected by the Planning Proposal are identified in TABLE 1.

TABLE 1: Site Identification		
Street Address	Suburb	Legal Description
11-17 Broughton Street	Kirribilli	Lot 3 and 4, Sec: B, DP 1537
19 Broughton Street	Kirribilli	Lot 2, DP 1055909
21 Broughton Street	Kirribilli	SP 71204
23-25 Broughton Street	Kirribilli	Lot 1, DP119391
32 Burton Street	Kirribilli	Lot 1, DP103130
27-29 Broughton Street	Kirribilli	Lot 1, DP 337392
31 Broughton Street	Kirribilli	Lot 1, DP1031721
33 Broughton Street	Kirribilli	Lot 2, DP1031721

TABLE 1: Site Identification		
Street Address	Suburb	Legal Description
Bays 2-44 Ennis Road	Kirribilli	N/A

1.3. Current Planning Provisions

NSLEP 2013 was made on 2 August 2013 through its publication on the NSW legislation website and came into force on the 13 September 2013. The principal planning provisions relating to the subject site are as follows:

- Properties within Kirribilli Village are zoned *B1 Neighbourhood Zone* where they are centralised surrounding Broughton Street (refer to FIGURE 2).
- Properties within Ennis Road, as part of Kirribilli Village, are zoned *SP2 Infrastructure* (refer to FIGURE 2), and an additional permitted use under Schedule 1 (14) sets out:

14 Use of certain land at 2-28 Ennis Road, Kirribilli

- (1) *This clause applies to land at Bays 24–44, 2 28 Ennis Road, Kirribilli, being cubic spaces under the Warringah Expressway.*
- (2) *Development for the purposes of:*
 - (a) *any permissible use in Zone B1 Neighbourhood Centre*

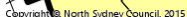


FIGURE 2:

*Extract of Sheet 2 to the Land Zoning Map to
NSLEP 2013*

1.4. Proposed Instrument Amendment

The objectives and primary intent of the planning proposal (Refer to Attachment 1) is to allow ‘small bars’ on nominated sites in Kirribilli Village. These are described in detail in Part 5 of the planning proposal.

The intent of the planning proposal is proposed to be achieved by Schedule 1 – Additional permitted uses being amended as follows (blue underline represents an insertion and ~~red strikethrough~~ represents a deletion):

14 Use of certain land at 2–~~28~~44 Ennis Road, Kirribilli

- (1) This clause applies to land at Bays 24–44, 2–~~28~~44 Ennis Road, Kirribilli, being cubic spaces under the Warringah Expressway.
- (2) Development for the following purposes ~~of~~ is permissible with development consent:
 - (a) any permissible use in Zone B1 Neighbourhood Centre ~~is permitted with development consent.~~
 - (b) small bars.

Use of certain land at 11-33 Broughton Street and 32 Burton Street, Kirribilli

- (1) This clause applies to land at 11-33 Broughton Street, Kirribilli, being Lots 3 and 4, Sec:B, DP 1537; Lot 2 DP 1055909; SP 71204; Lot 1, DP 119391; Lot 1, DP 337392; Lot 1, DP 1031721 and Lot 2, DP 1031721 and 32 Burton Street being Lot 1, DP 103130
- (2) Development for the purposes of small bars is permitted with development consent.

1.5. Assessment

A detailed assessment of the Planning Proposal is contained within the Assessment Report considered by the NSLPP on 23 October 2019 (refer to ATTACHMENT 1). The Assessment Report concluded that the Planning Proposal should proceed to a Gateway Determination.

1.6. Local Planning Panel

By Ministerial direction, all planning proposals are required to be referred to the Local Planning Panel. The minutes of the meeting and the Panel’s recommendation forms ATTACHMENT 1 to this report. The Panel’s recommendation included the following:

‘The Panel conducted a site inspection of the nominated area in the context of Kirribilli Village zoned B1 where it is proposed in the draft planning proposal to allow small bars as an additional use.

The Panel notes the sites nominated have no direct interface with the residential area and as such, the Panel supports the additional use. The Panel is of the opinion that this is a desirable addition given the context of this village abutting the Harbour Bridge viaducts.

It is noted that public consultation has informed the officer’s report and recommendation with 7,000 notifications to local residents and a response of 918 survey responses of the concept with a 75% positive response.

The Panel is cognisant of the need for a variety of services to be provided by the village to service the local residents and as such, in the event that there is a concentration of small bars at the expense of diversity in the retail village, Council may wish to review the additional use as the next general review of the LEP. It is noted that it is proposed to

concurrently exhibit a DCP amendment for extended trading hours and the Panel supports this.

The Council Officer's Report is endorsed and the Panel recommends to the Council that it proceed to a Gateway Determination and Exhibition of the proposal.'

Comment: Ensuing a variety of services and uses operate within Kirribilli Village is a key consideration of the recommendations of this planning proposal. The planning proposal intends to allow an additional permitted use of small bars only within a limited number of sites, ensuring that many sites within Kirribilli Village remain unchanged regarding permissible uses.

Notwithstanding this, Council is required to review its LEP each 5 years and this would provide an opportunity to address any impacts on Kirribilli Village resulting from the planning proposal.

No amendments to the Planning Proposal are required to respond to the recommendations of the Panel.

2. Amendment to the North Sydney Development Control Plan 2013

As part of the community consultation undertaken, in addition to community support for small bars there was overwhelming support for the introduction of later trading hours within Kirribilli Village.

Section 7 (Late Night Trading) NSDCP 2013 sets maximum trading hours for all properties throughout the LGA. Premises within Kirribilli Village in Broughton Street and Ennis Road are currently permitted to trade until 11pm (Thursday to Saturday) and to 10pm (Sunday to Wednesday), with premises in other locations permitted to trade until 10pm daily, with development consent.

A draft DCP amendment will be prepared to extend these trading hours across Kirribilli Village and to review DCP amenity controls relating to introducing small bars in to Kirribilli Village. A further report will be prepared and reported to Council to ensure the draft DCP amendments respond to the planning proposal, following gateway approval being granted. It is anticipated that concurrent exhibition of the planning proposal and draft DCP amendments to Late Night Trading will be undertaken in early 2020.

3. Conclusion

The Planning Proposal seeks to amend NSLEP 2013 to implement the outcomes of the community consultation and facilitate the provisions of small bars on some sites within Kirribilli which do not have a residential interface with the residential zone. The relevant requirements under s.3.34 of the EP&A Act and the matters identified in the DPIE's 'A guide to preparing planning proposals' (December 2018) have been adequately addressed in the Planning Proposal. The proposal is appropriate and is adequately justified.

It is therefore recommended that Council support the forwarding of the Planning Proposal to the DPIE, seeking a Gateway Determination under s3.34 of the EP&A Act 1979.

**NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS****DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING
HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY,
ON 23 OCTOBER 2019, AT 12 NOON.****PRESENT****Chair:**

Jan Murrell in the Chair.

Panel Members:

Grant Christmas, Panel Member
Jason Perica, Panel Member
Jane Van Hagen, Community Representative

Staff:

Lara Huckstepp, Executive Assessment Planner
Ben Boyd, Executive Strategic Planner
Liam Rogers, Student Strategic Planner

Administrative Support

Peita Rose, Governance Officer (Minutes)

Apologies: Nil.

1. Minutes of Previous Meeting

The Minutes of the NSLPP - Planning Proposal Meeting of 14 August 2019 were confirmed following that meeting.

2. Declarations of Interest

Nil

NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS – 23/10/19
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3. Business Items

On 23 February 2018, the Minister for Planning released a Section 9.1 Direction which outlines the instance when a Planning Proposal must be referred to a Local Planning Panel for advice prior to a Council determining as to whether that Planning Proposal should be forwarded to the Department of Planning and Environment for the purposes of seeking a Gateway Determination.

The Panel has considered the following Business Items and provided recommendations on each matter as described in these Minutes.

ITEM 1

PROPOSAL No:	PP 7/19
ADDRESS:	North Sydney LEP Review 2019 (T/V/W)
PROPOSAL:	To amend North Sydney Local Environmental Plan 2013 to give effect to the recommendations and actions of the Draft Local Strategic Planning Statement (endorsed on 24 June 2019 for public exhibition), Draft Local Housing Strategy (endorsed on 24 June 2019 for public exhibition), meeting the legislative requirement under the Environmental Planning and Assessment Act to regularly review and update Council's principal LEP and to ensure that it remains a clear, transparent and contemporary planning instrument by incorporating a number of minor housekeeping amendments.
REPORT BY NAME:	Ben Boyd, Executive Strategic Planner
APPLICANT:	North Sydney Council

Panel Recommendation to Council:

The Council Officer's Report is endorsed and the Panel recommends to the Council that it proceed to a Gateway Determination and exhibition of the proposal.

The Panel makes the following observations:

- a) Clause 6.12.AA could be reviewed to:
 - ensure that the impacts from the proposals affected by the clause are material and related to the proposed additions;
 - consider whether excessive excavation be a matter for consideration in the clause;
 - consider compliance with other controls and standards when considering the materiality of an impact;
 - consider whether the clause be modified and extended to apply to all residential flat buildings in the R3 Zone.
- b) The Panel notes the proposed listing of the two additional heritage items and with the benefit of site inspections makes the following comments:
 - With respect to 33 Spruson Street, the Panel agrees that it is merely an administrative oversight as one half of the building is heritage listed and the other semi is not. These are clearly two of the oldest dwellings in the area and the listing warrants being extended to cover the whole building.

NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS – 23/10/19
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- For the proposed listing of number 3 Parker Street, the Panel notes that while there has been an independent heritage review recommending the listing of the site, this appears to have been initiated by submission of a development application and the request for an Interim Heritage Order. While the Panel does not disagree with the listing being exhibited in the draft plan, at the same time the Panel notes that there are other potential items, perhaps of even greater heritage value that currently have not been recognised due to the need for a comprehensive review of potential items of the heritage in the municipality. It is understood Council will be embarking on this exercise and this should limit the need for future IHOs with a more comprehensive and informed study.

The Panel acknowledges the extensive amount of work and commitment given to prepare the Draft Plan and other documentation.

The Panel supports the Officer's Comprehensive Report and Recommendation and considers this review warrants Council's support. The Panel notes this is the first of regular reviews in accordance with Council's requirement to implement new planning controls to give effect to the strategic plans that apply to the LGA, in particular the Local Strategic Plan Statement, North District Plan and Sydney Metropolitan Plan. The Panel recognises from the officer's report that there will be a need for the three documents (Local Housing Strategy, Local Strategic Planning Statement and Planning Proposal) to be consistent and minor changes may be required prior to forwarding to the Department for Gateway.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Jane Van Hagen	X	
Grant Christmas	X				
Jason Perica	X				

ITEM 2

PROPOSAL No:	PP 8/19
ADDRESS:	Kirribilli Village Planning Proposal 2019 (T/V/W)
PROPOSAL:	To amend North Sydney Local Environmental Plan 2013 by: 1. Including new clauses to permit small bars with development consent on land at: <ul style="list-style-type: none"> 11-33 Broughton Street, Kirribilli 32 Burton Street, Kirribilli Amending clause 14 (use of certain land at Bays 2-44 Ennis Road) to permit small bars with development consent
REPORT BY NAME:	Lara Huckstepp, Executive Assessment Planner
APPLICANT:	North Sydney Council

Panel Recommendation to Council:

The Panel conducted a site inspection of the nominated area in the context of Kirribilli village zoned B1 where it is proposed in the draft planning proposal to allow small bars as an additional use.

The Panel notes the sites nominated have no direct interface with the residential area and as such, the Panel supports the additional use. The Panel is of the opinion that this is a desirable addition given the context of this village abutting the Harbour Bridge viaducts.

NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS – 23/10/19
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It is noted that public consultation has informed the officer's report and recommendation with 7000 notifications to local residents and a response of 918 survey responses of the concept with a 75% positive response.

The Panel is cognisant of the need for a variety of services to be provided by the village to service the local residents and as such, in the event that there is a concentration of small bars at the expense of diversity in the retail village, Council may wish to review the additional use at the next general review of the LEP. It is noted that it is proposed to concurrently exhibit a DCP amendment for extended trading hours and the Panel supports this.

The Council Officer's Report is endorsed and the Panel recommends to the Council that it proceed to a Gateway Determination and Exhibition of the proposal.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Jane Van Hagen	X	
Grant Christmas	X				
Jason Perica	X				

The public meeting concluded at 12.35pm.

The Panel Determination session commenced at 12.40pm.

The Panel Determination session concluded at 3.10pm.

Endorsed by Jan Murrell
 North Sydney Local Planning Panel
23 October 2019

Item **2 – PP8/19** - REPORTS **23/10/19**N O R T H S Y D N E Y C O U N C I L R E P O R T S

NSLPP MEETING HELD ON 23/10/19

Attachments:
1. Planning Proposal

ADDRESS/WARD:	Kirribilli Village Planning Proposal 2019 (T/V/W)
PROPOSAL NO:	PP 8/19
PROPOSAL:	<p>To amend North Sydney Local Environmental Plan 2013 by:</p> <ol style="list-style-type: none">1. Including new clauses to permit small bars with development consent on land at:<ul style="list-style-type: none">• 11-33 Broughton Street, Kirribilli• 32 Burton Street, Kirribilli2. Amending clause 14 (use of certain land at Bays 2-44 Ennis Road) to permit small bars with development consent
OWNER:	N/A
APPLICANT:	North Sydney Council
AUTHOR:	Lara Huckstepp, Executive Planner
DATE OF REPORT:	15 October 2019
DATE LODGED:	27 September 2019

EXECUTIVE SUMMARY

In response to a Mayoral Minute at Council Meeting held on 28 March 2018, community consultation was undertaken to gauge community expectations in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village.

Comprehensive community engagement was undertaken across the Kirribilli Peninsular between 19 July 2018 and 17 August 2018, with the response providing overwhelming support for the introduction of small bars as a permissible use within the Kirribilli Village, as well as support for later trading hours.

On 23 September 2019 Council resolved to prepare a planning proposal to amend the NSLEP 2013 to allow small bars on sites within Kirribilli Village that are not located adjacent to a residential interface. This Planning Proposal responds to this report.

It is recommended that the intent of the planning proposal can be achieved by amending NSLEP 2013, in particular to amend Schedule 1 - additional permitted uses as follows:

1. Include a new clause to permit small bars with development consent on the following sites:
 - 11-33 Broughton Street, Kirribilli (inclusive)
 - 32 Burton Street, Kirribilli
2. Amend Clause 14 – Ennis Road Bays, to incorporate a new subclause to include to permit small bars with development consent.

The Planning Proposal is supported as it:

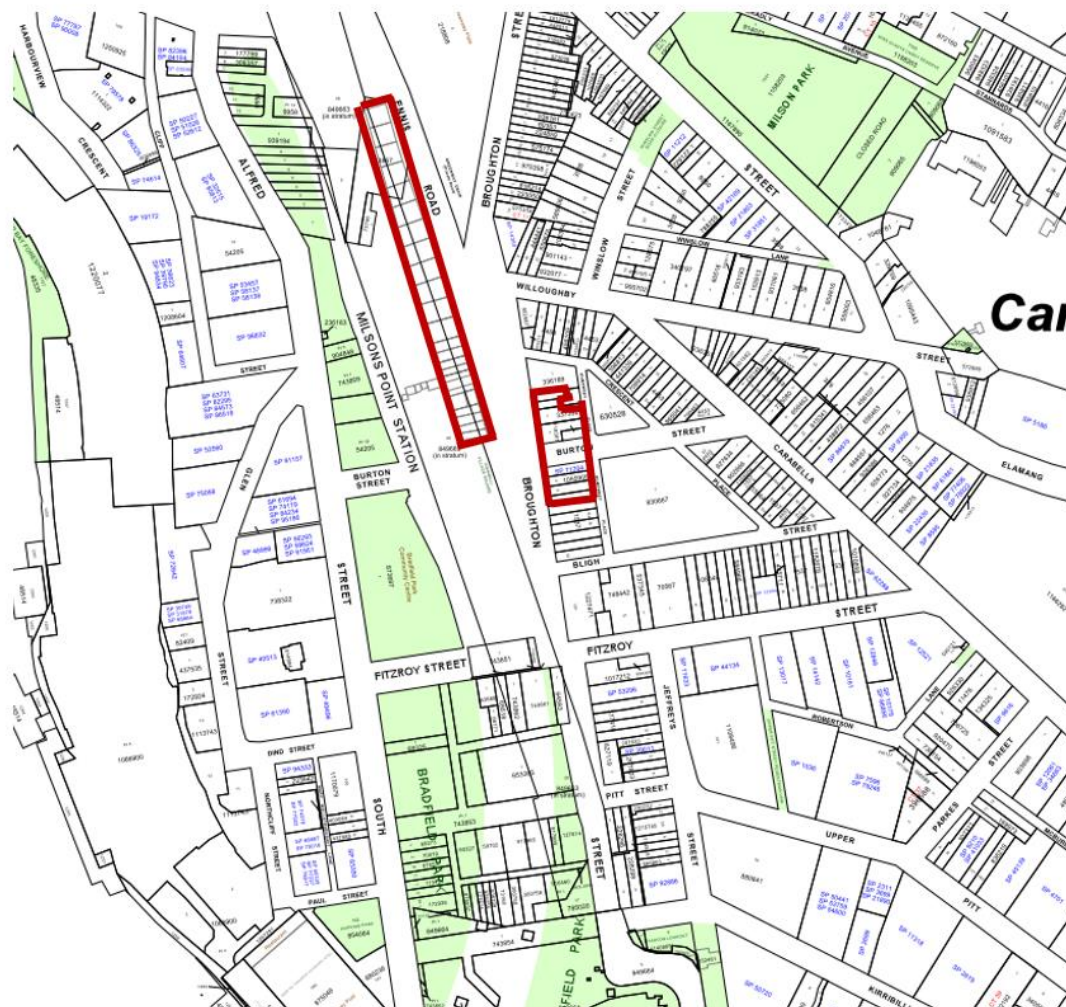
- generally complies with the relevant LEP making provisions under the EP&A Act;
- generally complies with the Department of Planning, Industry and Environment's (DPIE) 'A guide to preparing planning proposals' (December 2018); and
- is unlikely to result in any adverse impacts on the environment or wider community.

For these reasons, the Planning Proposal is considered to be satisfactory and it is recommended that the Local Planning Panel supports the progression of the Planning Proposal to the DPIE seeking a Gateway Determination.

Report of Lara Huckstepp, Executive Planner
 RE: PP 8/19 Kirribilli Village Planning Proposal 2019

(3)

LOCATION MAP



Report of Lara Huckstepp Executive Planner
RE: PP 8/19 Kirribilli Village Planning Proposal 2019

(4)

DESCRIPTION OF PROPOSAL

Planning Proposal 8/19 seeks to amend the North Sydney Local Environmental Plan (NSLEP) 2013 by:

1. Include a new clause to permit small bars with development consent on land at:
 - 11-33 Broughton Street, Kirribilli (inclusive)
 - 32 Burton Street, Kirribilli
2. Amend Clause 14 (use of certain land at Bays 2-44 Ennis Road) to permit small bars with development consent.

PANEL REFERRAL

On 23 February 2018, the Minister for Planning released a section 9.1 Direction which outlines the instances when a planning proposal must be referred to a Local Planning Panel for advice prior to a council determining whether that planning proposal should be forwarded to the DPE for the purposes of seeking a Gateway Determination.

All planning proposals are required to be referred to the Local Planning Panel, unless they meet any of the following exemptions:

- the correction of an obvious error in a local environmental plan;
- matters that are of a consequential, transitional, machinery or other minor nature; or
- matters that council's general manager considers will not have any significant adverse impact on the environment or adjacent land.

The Planning Proposal does not meet any of the exemption criteria and therefore the Planning Proposal must be referred to the Local Planning Panel for advice prior to Council making any determination on the matter.

BACKGROUND

Council at its meeting held on 28 March 2018 resolved:

1. That public consultation be undertaken to gauge community expectation in relation to both café and restaurant hours and the permissibility of small bars in Kirribilli Village and Milsons Point.
2. That a draft consultation strategy be reported to the Legal and Planning Committee in May 2018 and include financial and resourcing implications and the strategy have particular regard to accessing the views of residents and small business owners in both Milsons Point and Kirribilli
3. That following the consultation period, a further report be submitted to Council.

A report including a draft Community Engagement Strategy was considered at the Legal and Planning Committee held on 7 May 2018. The minutes of this meeting were endorsed at the Council Meeting 25 May 2018, where it was resolved:

1. That the small bars and extended trading hours for Kirribilli Village – Draft Community Engagement Strategy report be noted.
2. That community consultation be undertaken in accordance with the draft Community Engagement Strategy
3. That the outcome of the consultation be reported back to Council.

Report of Lara Huckstepp Executive Planner
RE: PP 8/19 Kirribilli Village Planning Proposal 2019

(5)

Community engagement was undertaken between 19 July and 17 August 2018 wherein Council undertook a comprehensive engagement process to ascertain community views on trading hours and small bars in Kirribilli Village. This included direct letters to residents and business across the Kirribilli Peninsular (over 7,000 letters); notification on Council's website, Mosman Daily Advertisements together with social media posts and direct correspondence to government and industry stakeholders. A total of 918 survey responses and 9 individual submissions were received. Key outcomes of the survey included:

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- A total of 75% of respondents said that small bars should be permitted in Kirribilli Village.
- A total of 47% considered trading hours for small bars should be the same as other businesses and an additional 39% of respondents felt that trading hours for small bars should be longer than other businesses.

North Sydney Local Area Command were consulted and verbally advised they raised no objection in principle to considering expanded trading hours and small bars in Kirribilli Village subject to careful amenity impacts, particularly at the zone interface. Premises located on the interface with residential zones are likely to result in a greater level of amenity impacts from small bars.

The outcomes of the consultation were reported to Council on 24 September 2018 wherein Council resolved:

1. *That Council note the outcomes of the community consultation.*
2. *That Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.*

A further report was considered by Council on 23 September 2019 which outlined options available for implement of small bars and later trading hours in Kirribilli Village and recommended as follows:

1. *That Council prepare a planning proposal to amend North Sydney Local Environmental Plan 2013 to include an additional permitted use under Schedule 1 to allow small bars within those parts of Kirribilli Village that are not located adjacent to a residential interface.*
2. *That the Planning Proposal be referred to the Local Planning Panel for their advice prior to being reported back to Council for the purposes of seeking a Gateway Determination.*
3. *That Council prepare an amendment to North Sydney Development Control Plan 2013 Section 7 (Late night trading) to extend trading hours for the Kirribilli Village and strengthen development controls relating to small bars within Kirribilli Village.*
4. *That once resolution 3 has been completed, that the draft DCP amendment be reported back to Council for adoption and endorsement to be placed on public exhibition.*
5. *That the planning proposal and draft DCP amendment be exhibited concurrently.*

This planning proposal responds to the parts 1 and 2 of the above resolution. A draft amendment to Section 7 (Late Night Trading) North Sydney DCP 2013 to extend trading hours for the Kirribilli Village and to strengthen the development controls relating to small bars, will be reported to Council with the Planning Proposal.

Detail

1. Applicant

The applicant for the proposal is North Sydney Council.

2. Site Description

The planning proposal applies to certain land, illustrated by a solid red line within FIGURE 1, located within the Kirribilli Village (illustrated by a dotted yellow line in FIGURE 1).



FIGURE 1: Aerial Photograph (2018)

The specific allotments affected by the Planning Proposal are identified in TABLE 1.

Report of Lara Huckstepp Executive Planner
 RE: PP 8/19 Kirribilli Village Planning Proposal 2019

(7)

TABLE 1: Site Identification		
Street Address	Suburb	Legal Description
11-17 Broughton Street	Kirribilli	Lot 3 and 4, Sec: B, DP 1537
19 Broughton Street	Kirribilli	Lot 2, DP 1055909
21 Broughton Street	Kirribilli	SP 71204
23-25 Broughton Street	Kirribilli	Lot 1, DP119391
32 Burton Street	Kirribilli	Lot 1, DP103130
27-29 Broughton Street	Kirribilli	Lot 1, DP 337392
31 Broughton Street	Kirribilli	Lot 1, DP1031721
33 Broughton Street	Kirribilli	Lot 2, DP1031721
Bays 2-44 Ennis Road	Kirribilli	N/A

3. Local Context

Kirribilli Village is a vibrant local centre with a harbourside location and served by Milsons Point Railway Station. Ennis Road, as part of Kirribilli Village, comprises a series of bays located below the approaches to the Sydney Harbour Bridge. Kirribilli Village provides a variety of small scale retail, business and community uses that serve the needs of the people who live and work in the surrounding neighbourhood.

4. Current Planning Provisions

NSLEP 2013 was made on 2 August 2013 through its publication on the NSW legislation website and came into force on the 13 September 2013. The principal planning provisions relating to the subject site are as follows:

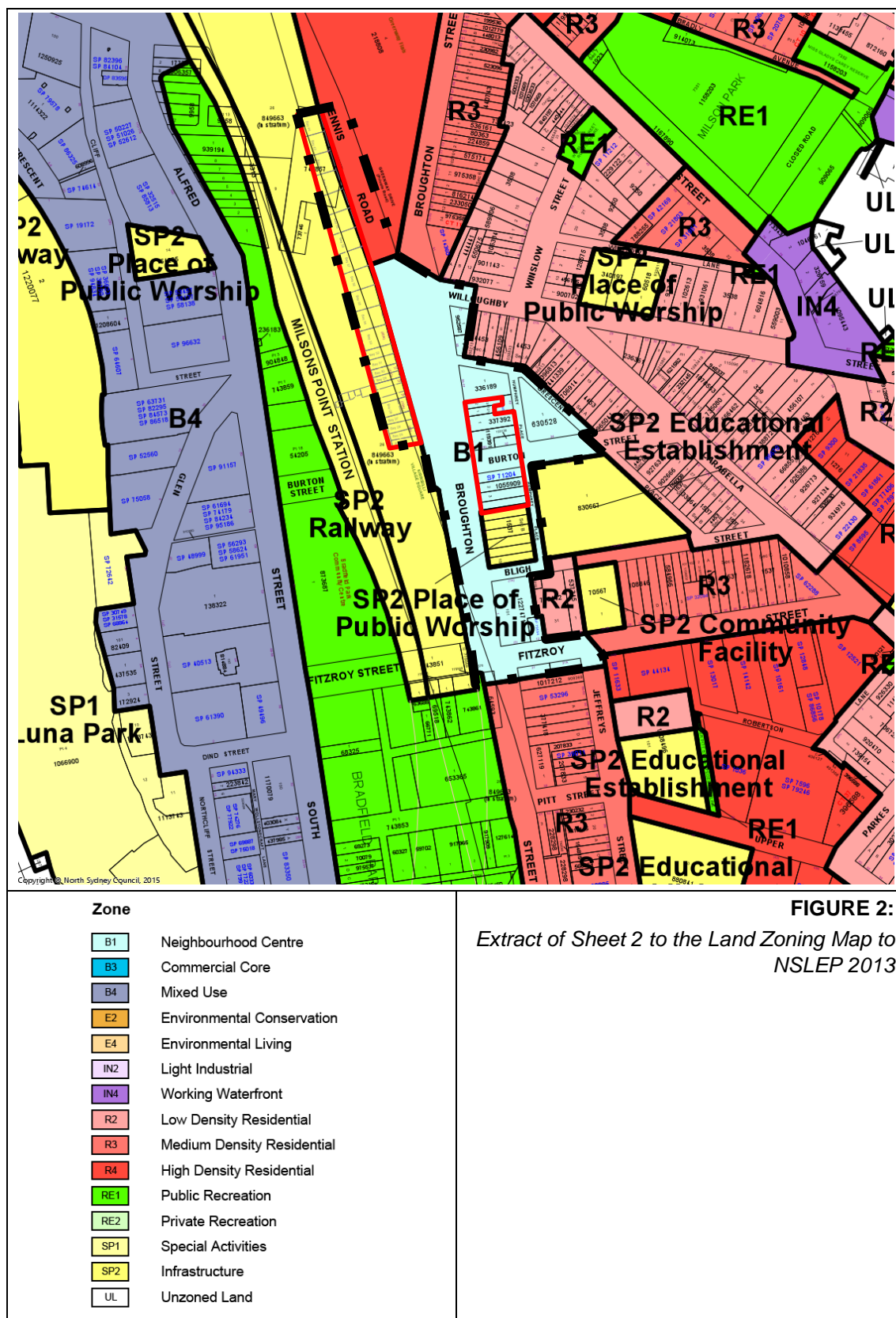
- Properties within Kirribilli Village are zoned *B1 Neighbourhood Zone* where they are centralised surrounding Broughton Street (refer to FIGURE 2).
- Properties within Ennis Road, as part of Kirribilli Village, are zoned *SP2 Infrastructure* (refer to FIGURE 2), and an additional permitted use under Schedule 1 (14) sets out:

14 Use of certain land at 2-28 Ennis Road, Kirribilli

- (1) This clause applies to land at Bays 24–44, 2 28 Ennis Road, Kirribilli, being cubic spaces under the Warringah Expressway.
- (2) Development for the purposes of:
 - (a) any permissible use in Zone B1 Neighbourhood Centre

Report of Lara Huckstepp Executive Planner
RE: PP 8/19 Kirribilli Village Planning Proposal 2019

(8)



5. Proposed Instrument Amendment

The objectives and primary intent of the Planning Proposal (Refer to Attachment 1) is to allow 'small bars' on nominated sites in Kirribilli Village. These are described in detail in Part 5 of the Planning Proposal.

Report of Lara Huckstepp Executive Planner
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(9)

The intent of the Planning Proposal is proposed to be achieved by Schedule 1 – Additional permitted uses being amended as follows:

The intent of the Planning Proposal is proposed to be achieved by Schedule 1 – Additional permitted uses being amended as follows (blue underline represents an insertion and ~~red strikethrough~~ represents a deletion):

14 Use of certain land at 2–~~2844~~ Ennis Road, Kirribilli

- (1) This clause applies to land at Bays 24–44, 2–~~2844~~ Ennis Road, Kirribilli, being cubic spaces under the Warringah Expressway.
- (2) Development for the following purposes ~~of~~ is permissible with development consent:
 - (a) any permissible use in Zone B1 Neighbourhood Centre ~~is permitted with development consent.~~
 - (b) small bars.

Use of certain land at 11-33 Broughton Street and 32 Burton Street, Kirribilli

- (1) This clause applies to land at 11-33 Broughton Street, Kirribilli, being Lots 3 and 4, Sec:B, DP 1537; Lot 2 DP 1055909; SP 71204; Lot 1, DP 119391; Lot 1, DP 337392; Lot 1, DP 1031721 and Lot 2, DP 1031721 and 32 Burton Street being Lot 1, DP 103130
- (2) Development for the purposes of small bars is permitted with development consent.

ASSESSMENT

6. Planning Proposal Structure

The Planning Proposal is considered to be generally in accordance with the requirements of s.3.33 of the Environmental Planning and Assessment (EP&A) Act 1979 and Department of Planning, Industry and Environment's (DPIE) 'A guide to preparing planning proposals' (December 2018). In particular, the Planning Proposal adequately sets out the following:

- A statement of the objectives or intended outcomes of the proposed local environmental plan;
- An explanation of the provisions that are to be included in the proposed local environmental plan;
- Justification for those objectives, outcomes and provisions and the process for their implementation; and
- Details of the community consultation that is to be undertaken on the Planning Proposal.

7. Justification of the Planning Proposal

In response to community consultation, this planning proposal has principally been prepared to allow the use of 'small bars' on nominated sites in Kirribilli Village. The inclusion of small bars as a permissible use on these sites will provide flexibility as to where these uses can occur and is intended to contribute to the vibrancy of the local centre.

To ensure the proposal results in reasonable impacts on the properties at the residential interface of Kirribilli Village, properties where small bars are proposed to be permitted with development consent have been selected where they:

- Sites which do not have an interface with the residential zone;
- Sites which benefit from a primary access to, or in proximity to primary roads of Broughton Street and Ennis Road.

The proposed amendments do not give rise to any adverse environmental, social or economic impacts.

8. Moratorium on Planning Proposals

As previously indicated, Council has resolved to not accept any new planning proposals involving a residential use, until the earlier of 1 July 2020 or the completion of any gazetted amendments to the NSLEP 2013 in respect of any Land Use and Infrastructure Plan produced by the DPIE's Priority Precinct planning process.

This proposed amendment is consistent with the outcomes of the Draft LSPS and Draft LHS, which have been prepared as part of a strategic approach to development within the entire LGA. The progression of the Planning Proposal is not considered to be inconsistent with the intent of the Moratorium, which is principally aimed at unsolicited planning proposals for spot rezonings.

9. Submissions

There are no statutory requirements to publicly exhibit a Planning Proposal before the issuance of a Gateway Determination.

However, Council sometimes receives submissions in response to planning proposals which have been lodged but not determined for the purposes of seeking a Gateway Determination. The generation of submissions at this stage of the planning process, arise from the community becoming aware of their lodgement through Council's application tracking webpage.

These submissions are normally considered as part of Council's assessment report for a Planning Proposal, to illustrate the level of public interest in the matter before Council makes its determination.

At the time of reporting, no (0) submissions have been received.

10. CONCLUSION

The Planning Proposal seeks to amend NSLEP 2013 to give effect to the community consultation and enable small bars as a permissible use within nominated sites in Kirribilli Village, as set out in this report. Sites have been selected for inclusion to permit small bars with development consent in Kirribilli Village where they do not have a direct interface with the residential zone and where primary access from premises can be provided to or in proximity to, primary roads of Broughton Street and Ennis Road.

The relevant requirements under s.3.33 of the EP&A Act and the matters identified in the DPIE's 'A guide to preparing planning proposals' (December 2018) have been adequately addressed in the Planning Proposal. The proposal is appropriate and is adequately justified.

It is therefore recommended that North Sydney Local Planning Panel support the forwarding of the Planning Proposal to the DPIE, seeking a Gateway Determination under s.3.34 of the EP&A Act 1979.

RECOMMENDATION

THAT the Panel resolves to support the Planning Proposal being forwarded to the Department of Planning and Environment seeking a Gateway Determination.

Lara Huckstepp
EXECUTIVE PLANNER

Marcelo Occhiuzzi
MANAGER STRATEGIC PLANNING



PLANNING PROPOSAL

Small Bars in Kirribilli Village

16 October 2019

1 INTRODUCTION

North Sydney Council (Council) has prepared a Planning Proposal to amend North Sydney Local Environmental Plan (NSLEP) 2013.

The intent of the Planning Proposal is to include small bars as an additional permissible use on nominated sites within Kirribilli Village where these sites are not located adjacent to a residential interface.

The Planning Proposal responds to recent community consultation, wherein support was expressed for small bars and later trading hours within Kirribilli Village, whilst ensuring its local character and village atmosphere is retained. This planning proposal is consistent with the resolution of the Council meeting held on 23 September 2019.

The intent of the Planning Proposal can be achieved by amending Schedule 1 – Additional permitted uses as follows:

- Include a new clause to permit small bars with development consent on the following sites:
 - 11-33 Broughton Street, Kirribilli (inclusive)
 - 32 Burton Street, Kirribilli
- Amend Clause 14 - Ennis Road Bays, to incorporate a new subclause to include to permit small bars with development consent.

The Planning Proposal has been prepared in accordance with 3.33 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and the Department of Planning, Industry and Environment's (DPIE) document "*A guide to preparing planning proposals*" (December 2018).

2 BACKGROUND

2.1 Council Reports

Council resolved at its meeting held on 28 March 2018:

1. *That public consultation be undertaken to gauge community expectation in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village and Milsons Point.*
2. *That a draft consultation strategy be reported to the Legal and Planning Committee in May 2018 and include a financial and resourcing implications and the strategy have particular regard to accessing the views of residents and small business owners in both Milsons Point and Kirribilli*
3. *That following the consultation period, a further report be submitted to Council.*

A report including the draft Community Engagement Strategy was considered at the Legal and Planning Committee held on 7 May 2018. The minutes of this meeting were endorsed at the Council Meeting on 25 May 2018, where it was resolved;

1. *That the Small Bars and Extended Trading Hours for Kirribilli Village – Draft Community Engagement Strategy report be noted.*
2. *That the community consultation be undertaken in accordance with the draft Community Engagement Strategy.*
3. *That the outcome of the consultation be reported back to Council.*

Community engagement was undertaken between 19 July and 17 August 2018 wherein Council undertook a comprehensive engagement process to ascertain community views on trading hours and small bars in Kirribilli Village. This included direct letters to residents and business across the Kirribilli Peninsular (over 7,000 letters); notification on Council's website, Mosman Daily Advertisements together with social media posts and direct correspondence to government and industry stakeholders. A total of 918 survey responses and 9 individual submissions were received. Key outcomes of the survey included:

- A total of 69% of respondents said they would like to see later trading hours in Kirribilli.
- The majority of respondents (62%) supported trading hours until 12 midnight Thursday – Saturday (weekends), with a further 18% of respondents supporting trading beyond 12pm midnight.
- A total of 75% of respondents said that small bars should be permitted in Kirribilli Village.
- A total of 47% considered trading hours for small bars should be the same as other businesses and an additional 39% of respondents felt that trading hours for small bars should be longer than other businesses.

North Sydney Local Area Command were consulted and verbally advised they raised no objection in principle to considering expanded trading hours and small bars in Kirribilli Village subject to careful amenity impacts, particularly at the zone interface. Premises located on the interface with residential zones are likely to result in a greater level of amenity impacts from small bars.

Concerns that were raised by those who did not support the introduction small bars and later trading hours in Kirribilli Village included:

- Loss of amenity for residents
- Increased noise and disturbance
- Decreased level of safety
- Increased level of crime
- Loss of the Village atmosphere and character
- Loss of diversity of offerings in Kirribilli if small bars proliferate the locality
- Lack of car parking and greater traffic impacts

The outcomes of the consultation were reported to Council on 24 September 2018 wherein Council resolved:

1. *That Council note the outcomes of the community consultation.*
2. *That Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.*

A further report was considered by Council on 23 September 2019 which outlined options available for implement of small bars and later trading hours in Kirribilli Village and recommended as follows:

1. *That Council prepare a planning proposal to amend North Sydney Local Environmental Plan 2013 to include an additional permitted use under Schedule 1 to allow small bars within those parts of Kirribilli Village that are not located adjacent to a residential interface.*
2. *That the Planning Proposal be referred to the Local Planning Panel for their advice prior to being reported back to Council for the purposes of seeking a Gateway Determination.*
3. *That Council prepare an amendment to North Sydney Development Control Plan 2013 Section 7 (Late night trading) to extend trading hours for the Kirribilli Village and strengthen development controls relating to small bars within Kirribilli Village.*
4. *That once resolution 3 has been completed, that the draft DCP amendment be reported back to Council for adoption and endorsement to be placed on public exhibition.*
5. *That the planning proposal and draft DCP amendment be exhibited concurrently.*

This planning proposal has been prepared to respond to resolution of Council. It is also noted that amendments to the North Sydney Development Control will also be made to support this planning proposal as per resolution 3.

3 SITE LOCALITY

The Planning Proposal applies to certain land, illustrated by a solid red line within FIGURE 1, located within the Kirribilli Village (illustrated by a dotted yellow line in Figure 1).



FIGURE 1:
Aerial Photograph (2018)

The specific allotments affected by the planning proposal are identified in TABLE 1.

TABLE 1: Site Identification		
Street Address	Suburb	Legal Description
11-17 Broughton Street	Kirribilli	Lot 3 and 4, Sec B, DP 1537
19 Broughton Street	Kirribilli	Lot 2, DP1055909
21 Broughton Street	Kirribilli	SP71204
23-25 Broughton Street	Kirribilli	Lot 1, DP119391
32 Burton Street	Kirribilli	Lot 1, DP103130
27-29 Broughton Street	Kirribilli	Lot 1, DP 337392

TABLE 1: Site Identification		
Street Address	Suburb	Legal Description
31 Broughton Street	Kirribilli	Lot 1, DP1031721
33 Broughton Street	Kirribilli	Lot 2, DP1031721
Bays 2-44 Ennis Road	Kirribilli	N/A

Kirribilli Village

Kirribilli Village is a vibrant local centre with a harbourside location and served by Milsons Point Railway Station. Ennis Road, as part of Kirribilli Village, comprises a series of bays located below the approaches to the Sydney Harbour Bridge. Kirribilli Village provides a variety of small scale retail, business and community uses that serve the needs of the people who live and work in the surrounding neighbourhood.

Local context

Kirribilli Village is generally surrounded by residential zones to the northern, eastern and southern periphery, which incorporates a mix of R2 low density residential, R3 medium density and R4 high density residential development.

The Railway line provides the western boundary to Kirribilli Village. To the west of the Railway line is Milsons Point, comprising B4 Mixed Use development. It is noted that the B4 Mixed Use zone permits small bars.

Bradfield Park and Sydney Harbour are located to the south and southwest of Kirribilli Village.

4 STATUTORY CONTEXT

NSLEP 2013 is the principal planning instrument that applies to the land subject to the planning proposal. The relevant provisions of NSLEP 2013 are discussed in the following subsections.

4.1 Aims of Plan

Clause 1.2 of NSLEP 2013 outlines the aims of the LEP. In particular, it states:

- (1) *This Plan aims to make local environmental planning provisions for land in North Sydney in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*
- (2) *The particular aims of this Plan are as follows:*
 - (a) *to promote development that is appropriate to its context and enhances the amenity of the North Sydney community and environment,*
 - (b) *in relation to the character of North Sydney's neighbourhoods:*
 - (i) *to ensure that new development is compatible with the desired future character of an area in terms of bulk, scale and appearance, and*
 - (ii) *to maintain a diversity of activities while protecting residential accommodation and local amenity, and*
 - (iii) *to ensure that new development on foreshore land does not adversely affect the visual qualities of that foreshore land when viewed from Sydney Harbour and its tributaries,*
 - (c) *in relation to residential development:*
 - (i) *to ensure that new development does not adversely affect residential amenity in terms of visual and acoustic privacy, solar access and view sharing, and*
 - (ii) *to maintain and provide for an increase in dwelling stock, where appropriate,*
 - (d) *in relation to non-residential development:*
 - (i) *to maintain a diversity of employment, services, cultural and recreational activities, and*
 - (ii) *to ensure that non-residential development does not adversely affect the amenity of residential properties and public places, in terms of visual and acoustic privacy, solar access and view sharing, and*
 - (iii) *to maintain waterfront activities and ensure that those activities do not adversely affect local amenity and environmental quality,*
 - (e) *in relation to environmental quality:*
 - (i) *to maintain and protect natural landscapes, topographic features and existing ground levels, and*
 - (ii) *to minimise stormwater run-off and its adverse effects and improve the quality of local waterways,*
 - (f) *to identify and protect the natural, archaeological and built heritage of North Sydney and ensure that development does not adversely affect its significance,*
 - (g) *to provide for the growth of a permanent resident population and encourage the provision of a full range of housing, including affordable housing.*

4.2 Land Use Table

The Planning Proposal applies to land in the following zones:

- *B1 Neighbourhood Centre; and*
- *SP2 Infrastructure.*

The relevant objectives and provisions of these zones, other than those zones that only apply to road reserves, state:

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To encourage active street life while maintaining high levels of residential amenity.
- To encourage development for the purpose of shop top housing.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education facilities; Kiosks; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Tank-based aquaculture; Take away food and drink premises

4 Prohibited

Pond-based aquaculture; Any development not specified in item 2 or 3

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

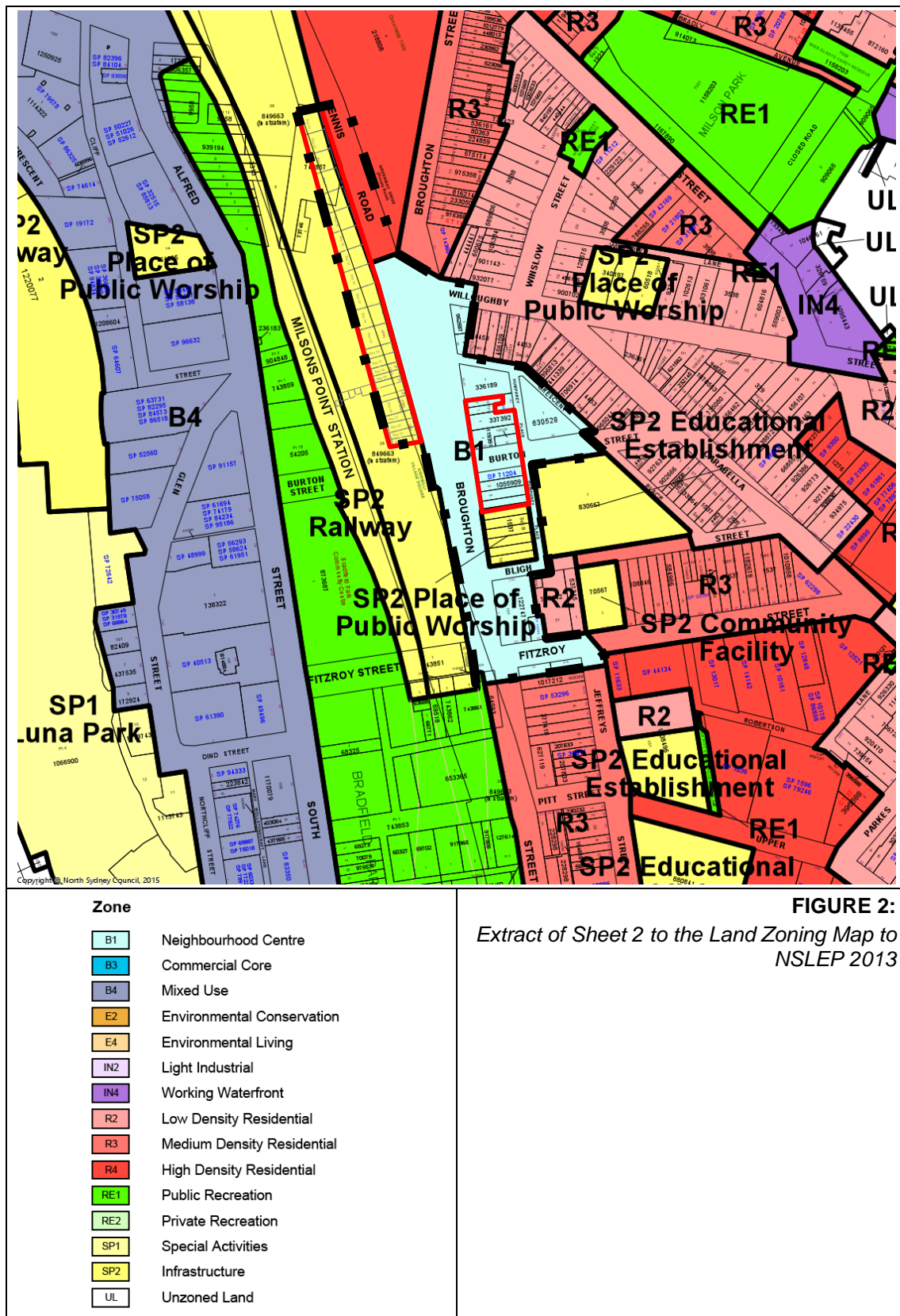
Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

Zone RE1 Public Recreation

The zoning of land is identified on the Land Zoning Map, which comprises 5 separate sheets. Land to which the Planning Proposal principally relates is identified on Sheet LNZ_002, an extract of which is illustrated in FIGURE 2.



4.3 Additional Permitted Uses

Clause 2.5 of NSLEP relates to additional permitted uses for particular land. This clause states:

- (1) *Development on particular land that is described or referred to in Schedule 1 may be carried out:*
 - (a) *with development consent, or*
 - (b) *if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.*
- (2) *This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.*

The following clauses within Schedule 1 to NSLEP 2013 are relevant to the Planning Proposal:

14 Use of certain land at 2–28 Ennis Road, Kirribilli

- (1) *This clause applies to land at Bays 24–44, 2–28 Ennis Road, Kirribilli, being cubic spaces under the Warringah Expressway.*
- (2) *Development for the purposes of any permissible use in Zone B1 Neighbourhood Centre is permitted with development consent.*

4.4 Building Height

Clause 4.3 of NSLEP 2013 sets maximum building heights for all land identified on the Height of Buildings Map. In particular, it states:

- (1) *The objectives of this clause are as follows:*
 - (a) *to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,*
 - (b) *to promote the retention and, if appropriate, sharing of existing views,*
 - (c) *to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,*
 - (d) *to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,*
 - (e) *to ensure compatibility between development, particularly at zone boundaries,*
 - (f) *to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*
- (2A) - (2C) *(Repealed)*

Land to which the Planning Proposal relates is identified on Sheet HOB_002 of the Height of Buildings Map, an extract of which is illustrated in FIGURE 3.



Maximum Building Height (m)

A	1	S	24
I	8.5	T1	25
K	10	T2	26
L	11	U1	30
M	12	U2	33
N	13	W1	40
O1	15	W2	42
O2	16	X	49
Q1	19.15	Y	50
Q2	20	AF	180

Maximum Building Height (RL m)

	0 - 20
	21 - 40
	41 - 60
	61 - 80
	81 - 100
	101 - 120
	121 - 140
	141 - 160
	161 - 180
	181 - 200
	200 +

FIGURE 3:

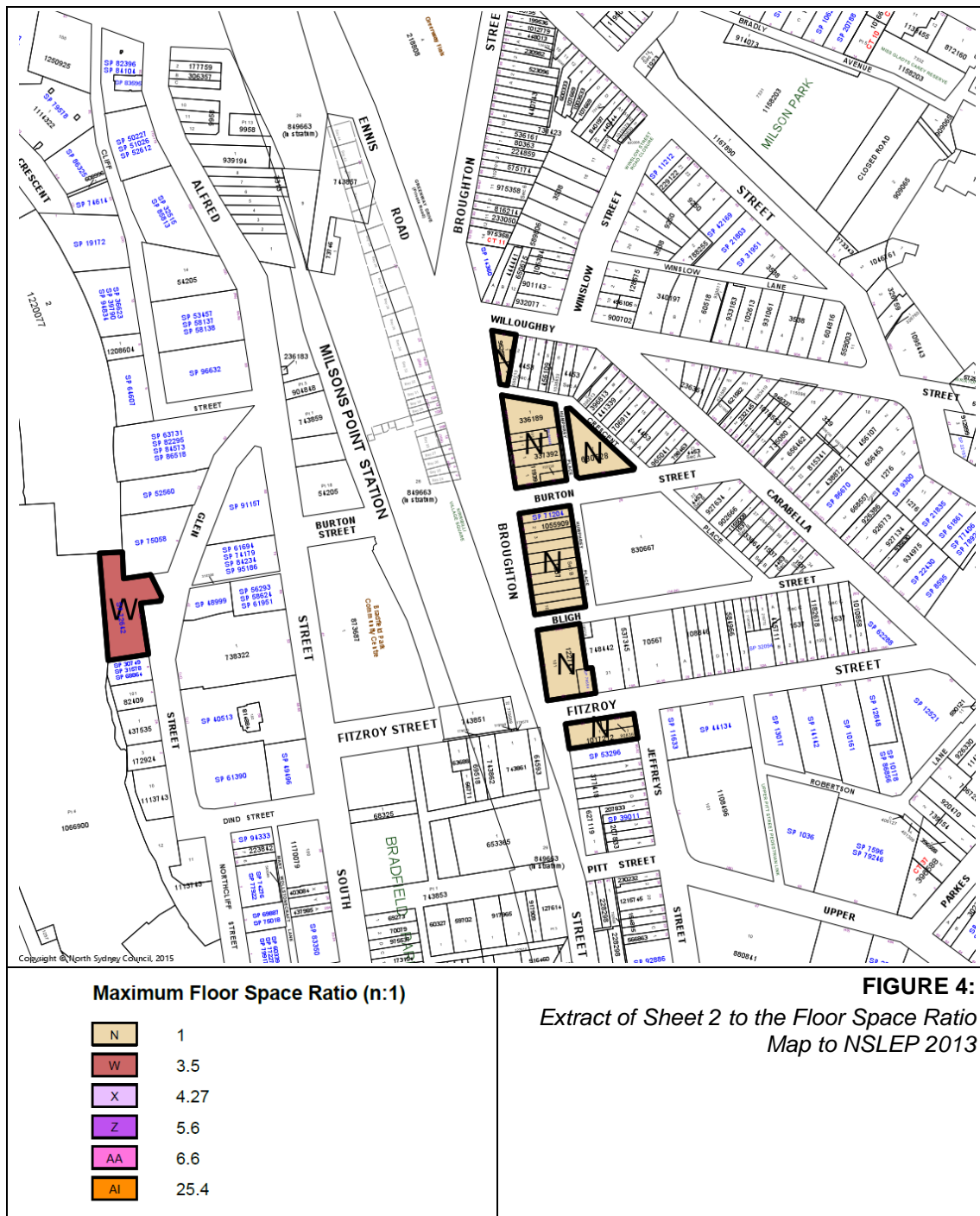
Extract of Sheet 2 to the Height of Buildings
Map to NSLEP 2013

4.5 Floor space ratios

Clause 4.4 of NSLEP 2013 sets maximum floor space ratios for all land identified on the Floor Space Ratio Map. In particular, it states:

- (1) *The objectives of this clause are as follows:*
 - (a) *to ensure the intensity of development is compatible with the desired future character and zone objectives for the land,*
 - (b) *to limit the bulk and scale of development.*
- (2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

Land to which the Planning Proposal relates is identified on Sheet FSR_002 of the Floor Space Ratio Map, an extract of which is illustrated in FIGURE 4.



4.6 Heritage conservation

Clause 5.10 of NSLEP contains specific provisions relating to heritage conservation and states:

- (1) **Objectives**
The objectives of this clause are as follows:
 - (a) to conserve the environmental heritage of North Sydney,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - (c) to conserve archaeological sites,
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
- (2) **Requirement for consent**

Development consent is required for any of the following:

- (a) *demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - (i) *a heritage item,*
 - (ii) *an Aboriginal object,*
 - (iii) *a building, work, relic or tree within a heritage conservation area,*
 - (b) *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
 - (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
 - (d) *disturbing or excavating an Aboriginal place of heritage significance,*
 - (e) *erecting a building on land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
 - (f) *subdividing land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*
- (3) *When consent not required*
However, development consent under this clause is not required if:
- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
 - (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
 - (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*
 - (b) *the development is in a cemetery or burial ground and the proposed development:*
 - (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
 - (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*
 - (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
 - (d) *the development is exempt development.*
- (4) *Effect of proposed development on heritage significance*
The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) *Heritage assessment*
The consent authority may, before granting consent to any development:
- (a) *on land on which a heritage item is located, or*
 - (b) *on land that is within a heritage conservation area, or*
 - (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*

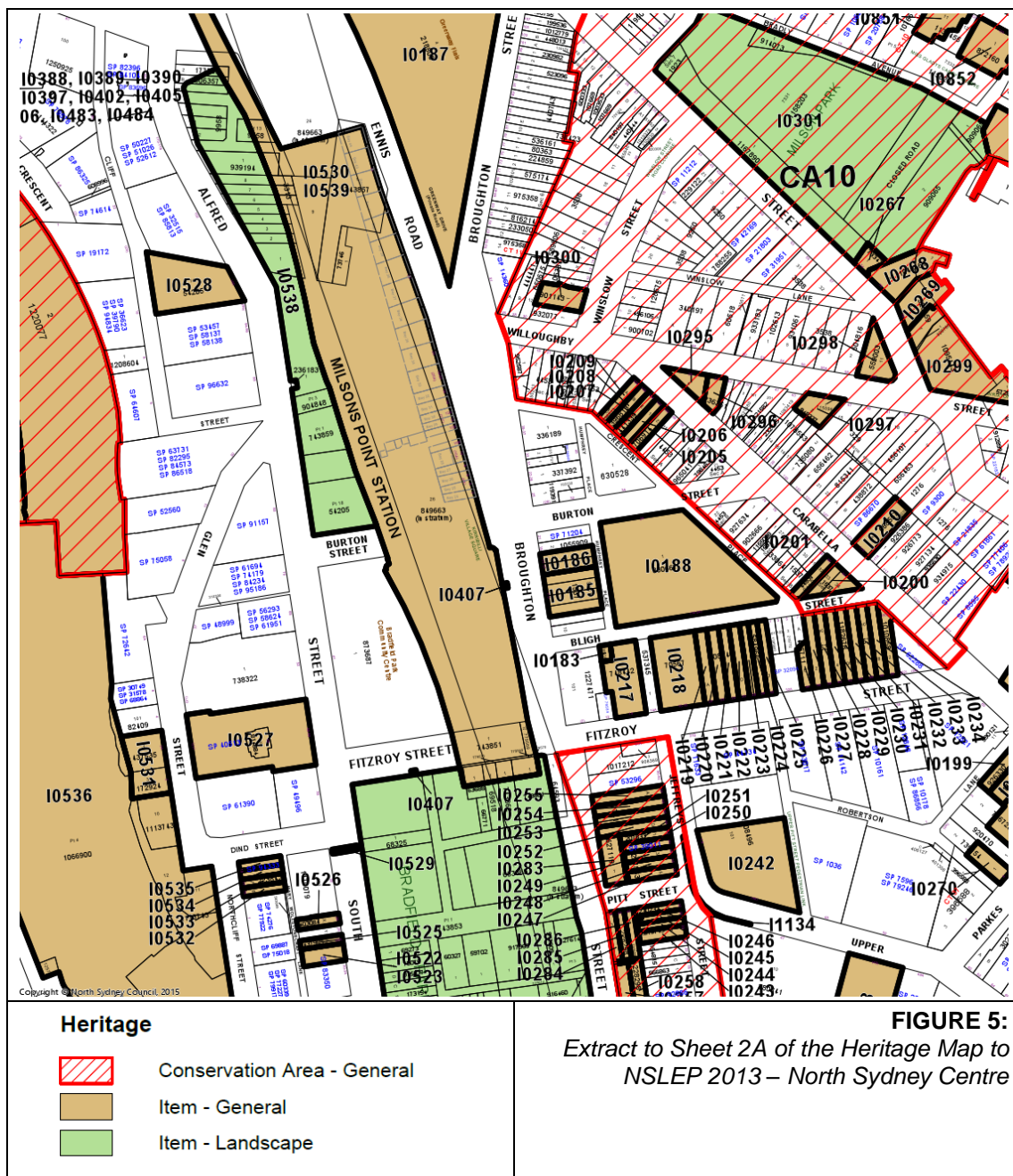
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

- (6) *Heritage conservation management plans*
The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) *Archaeological sites*
The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):
 - (a) *notify the Heritage Council of its intention to grant consent, and*
 - (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (8) *Aboriginal places of heritage significance*
The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:
 - (a) *consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
 - (b) *notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*
- (9) *Demolition of nominated State heritage items*
The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:
 - (a) *notify the Heritage Council about the application, and*
 - (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (10) *Conservation incentives*
The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:
 - (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
 - (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
 - (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
 - (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
 - (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

A note is also attached to this clause which states:

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

Land to which the Planning Proposal relates is identified on Sheet HER_002 of the Heritage Map, an extract of which is illustrated in FIGURE 5.



The following clauses within Schedule 5 to NSLEP 2013 are relevant to the Planning Proposal:

Locality	Item Name	Address	Property description	Significance	Item No.
Kirribilli	St John the Baptist Anglican Church	7–9 Broughton Street	Lots 5–8, Section B, DP 1537	Local	I0185
Kirribilli	The Fantasia Preschool	11–17 Broughton Street	Lots 3 and 4, Section B, DP 1537	Local	I0186

Locality	Item Name	Address	Property description	Significance	Item No.
Milsons Point	Sydney Harbour Bridge approach viaducts, arches and bays under Warringah Freeway	Sydney Harbour Bridge and approach viaducts, including 2–4 Ennis Road and 2–74 Middlemiss Street		State	10530

A small portion of Kirribilli Village (45 Broughton Street and 17 Willoughby Street) is located within the Careening Cove Conservation Area (CA10).

A small portion of Kirribilli Village (31 and 31a Fitzroy Street) is located within the Jeffreys Street Conservation Area (CA26).

4.7 Definitions

Clause 1.4 of NSLEP 2013 makes reference to the Dictionary which provides definitions of terms used within the LEP. In particular, the relevant terms to the Planning Proposal are defined as follows:

North Sydney Centre means the land identified as “North Sydney Centre” on the North Sydney Centre Map.

North Sydney Centre Map means the North Sydney Local Environmental Plan 2013 North Sydney Centre Map.

Small bars means a small bar within the meaning of the Liquor Act 2007.

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

5 THE PLANNING PROPOSAL

5.1 PART 1: STATEMENT OF OBJECTIVES

The primary purpose of this Planning Proposal is to enable the use of 'small bars' as an additional permitted use, pursuant to Schedule 1, on sites within Kirribilli Village which do not have a residential interface.

It is also proposed to correct the address to the Ennis Road Bays located at 2-44 Ennis Road, Kirribilli which Schedule 1 incorrectly describes as 2-28 Ennis Road.

5.2 PART 2: EXPLANATIONS OF PROVISIONS

The intent of the Planning Proposal can be achieved by amending Schedule 1 – Additional permitted uses NSLEP 2013 as follows:

1. Including new clauses to permit small bars with development consent on land at:
 - 11-33 Broughton Street, Kirribilli; and
 - 32 Burton Street, Kirribilli
2. Amending clause 14 (use of certain land at 2-28 Ennis Road, Kirribilli) to permit small bars with development consent.

The specific amendments sought to the written instrument are identified in the following subsection.

5.2.1 Schedule 1 – Additional permitted uses

The intent of the Planning Proposal is proposed to be achieved by Schedule 1 – Additional permitted uses being amended as follows (blue underline represents an insertion and ~~red strikethrough~~ represents a deletion):

- 14 Use of certain land at 2–~~28~~44 Ennis Road, Kirribilli**
- (1) *This clause applies to land at Bays 24–44, 2–~~28~~44 Ennis Road, Kirribilli, being cubic spaces under the Warringah Expressway.*
 - (2) *Development for the following purposes ~~of~~ is permissible with development consent:*
 - (a) *any permissible use in Zone B1 Neighbourhood Centre ~~is permitted with development consent.~~*
 - (b) *small bars.*

- # Use of certain land at 11-33 Broughton Street and 32 Burton Street, Kirribilli
- (1) This clause applies to land at 11-33 Broughton Street, Kirribilli, being Lots 3 and 4, Sec:B, DP 1537; Lot 2 DP 1055909; SP 71204; Lot 1, DP 119391; Lot 1, DP 337392; Lot 1, DP 1031721 and Lot 2, DP 1031721 and 32 Burton Street being Lot 1, DP 103130
 - (2) Development for the purposes of small bars is permitted with development consent.

5.3 PART 3: JUSTIFICATION

5.3.1 Section A – Need for the planning proposal

1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

YES.

The Planning Proposal is informed by the following reports:

- Report to Legal and Planning Committee on 7 May 2018 (minutes endorsed by Council on 25 May 2018)
- Report to Council on 24 September 2018 (Post consultation outcomes)
- Report to Council Meeting on 23 September 2019. (See **Attachment A**)

Draft North Sydney Local Strategic Planning Statement

On 24 June 2019, Council resolved to endorse a draft LSPS for the LGA and place it on public exhibition for a minimum of 42 days.

The draft LSPS expresses the desired future direction for housing, employment, transport, recreation, environment and infrastructure for the LGA as a whole and reflects the outcomes sought by the Metropolitan Plan and NDP. The relevant actions of the draft LSPS are as follows:

Action P1.4

Ensure the night-time economy's diversity and ability to grow by refining planning controls to enable a range of entertainment, recreational, cultural and retail options in appropriate locations and allow for the contemporary requirements of late night trading and small bars to activate North Sydney's streets and public spaces

Action P2.2

Ensure new employment sites cater to a range of business types and sizes.

Action P4.1

Support North Sydney's visitor economy, maximising the economic benefits, while managing the environmental and social impacts on the LGA

The planning proposal is consistent with the relevant actions by including small bars within nominated sites in Kirribilli Village to improve flexibility as to where these types of uses can occur and to further enhance the night time economy within Kirribilli Village.

Should it be required, the planning proposal will be further amended prior to forwarding to the DPIE for the purposes of Gateway Determination to ensure that it aligns with the finalised adopted version of the LSPS which is anticipated to be made on the same day as Council will adopt this planning proposal.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

YES

The consultation outcomes outline community support for the introduction of small bars within Kirribilli Village. Various options have been explored with regards to implementation, as outlined below:

Option 1: Allowing small bars as a permitted use in the B1 Neighbourhood Centre zone

This option involves Council including small bars as a permitted use within the B1 Neighbourhood Centre zone. This zone is Council's lowest order business zone, comprising the smaller Villages of Kirribilli and Cammeray, as well as numerous isolated pockets and sites that are immediately surrounded by residential zones.

Allowing small bars as a permissible use across all B1 Neighbourhood Centre zone sites is considered likely to result in adverse amenity impacts at the residential interface, particularly within smaller centres and isolated sites. The impacts of these uses would generally be provided with no buffer to the small bars.

These centres and sites that are zoned B1 Neighbourhood Centre were reviewed as part of adoption of the North Sydney Local Environmental Plan 2013 and are considered to generally co-exist appropriately in their surroundings and context. Allowing small bars across all of these sites would be contrary to the objectives of the B1 Neighbourhood Centre zone and contrary to the desired character in some localities. This option is not considered to be appropriate.

Option 2: Rezoning Kirribilli Village to an alternative business zoning

This option involves rezoning land within Kirribilli Village to a higher order business zone which permits small bars as a permitted use. Available options are the B4 Mixed Use or B3 Commercial core zones that are currently used by Council, or the B2 Local Centre zone that is zone that is not utilised with the NSLEP 2013. A detailed comparison of the objectives and permitted uses within the B1 Neighbourhood Centre zone and the differences with the B4 Mixed Use, B3 Commercial Core, and the B2 Local Centre have been undertaken are attached to the Council Report 23 September 2019 (**See Attachment 1**). In summary:

- B3 Commercial core zone reflects the highest order commercial centre. The B3 Commercial core objectives and permitted uses provide employment opportunities and prohibit residential development. North Sydney CBD as well as small part of Crows Nest and St Leonards are zoned Commercial Core. The objectives of this zone do not include retaining a residential character. Kirribilli Village comprises shop to housing as well as commercial development. The objectives and permitted uses within the B3 Commercial Core zone are inconsistent with the existing and desired character of the Kirribilli Village.
- B4 Mixed Use zone is a higher order zone to B1 Neighbourhood Centre zone, illustrated through the additional types of commercial activities that are permitted. This zone typically provides for larger scale retail and business uses, intended to serve the needs of a sub-regional catchment. The objectives and permitted uses within the B4 Mixed Use zone are inconsistent with the existing and desired character of the Kirribilli Village, which is a local centre.
- B2 Local Centre zone is a zone that is within the standard instrument however is not currently utilised in the NSLEP 2013. It is also a higher order zone providing a focus on employment and does not include objectives on maintaining a high level of residential amenity. Whilst this zoning is the least intensive option of the rezoning options available to Council, it remains a higher order zone that is considered to be inconsistent with the existing and desired character of the Kirribilli Village.

Options 1 and 2 were considered to be inappropriate, likely to change the local character of Kirribilli Village. The community consultation outcomes

overwhelmingly supported retaining the existing character of Kirribilli Village, which is a vibrant local centre. Future planning for this local centre should ensure the existing character is maintained, with additional uses complementing the existing uses, rather than changing its character. This option is not considered to be appropriate.

Option 3 (Recommended) - Small bars as an additional permitted use on certain sites within the Kirribilli Village – The Planning Proposal aims to implement this option.

In order to retain the existing local character and built form of Kirribilli Village, this planning proposal recommends the existing B1 Neighbourhood Centre zoning be retained. This zoning is considered to best reflect the character of Kirribilli Village, with its zone objectives reflecting its unique local character as a neighbourhood centre.

To facilitate small bars, it is considered most appropriate to nominate sites where small bars could be permitted within Kirribilli Village in locations where their operation would be unlikely to result in amenity impacts to properties within the residential zones located on the zone interface. This approach seeks to facilitate the outcomes of the community consultation, whilst minimising the amenity impacts and ensuring the retention of the local character of Kirribilli Village.

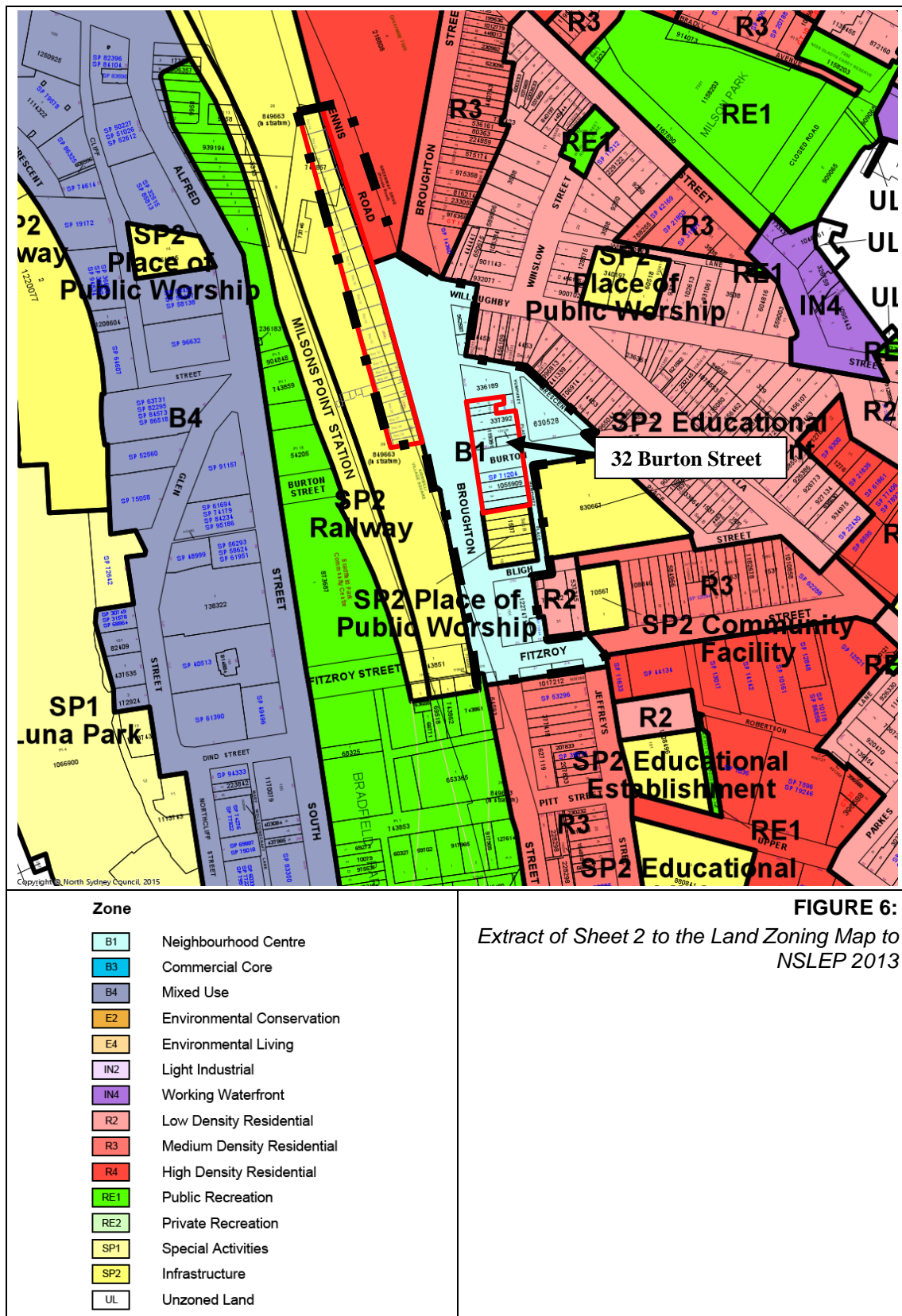
Each site within Kirribilli Village has been examined with a view to allowing small bars. Proposed locations where small bars are proposed to be permitted with development consent have been selected where they can demonstrate:

- There is no interface with a residential zone;
- The site benefits from access to, or in proximity to, the primary roads of Broughton Street or Ennis Road.

The sites which were consistent with this criteria form the basis of this planning proposal. They include:

- **11-33 Broughton Street, Kirribilli** – These sites each have a frontage to Broughton Street and do not have an interface with a residential zone. It is noted that to the north of this row of premises at No.35-37 Broughton Street is the Kirribilli Hotel which benefits from an additional permitted use of a pub. To the south of this row of premises at No. 7-9 Broughton Street is a Church zoned 'Special Use – church'.
- **32 Burton Street, Kirribilli** – This site is located at the rear (south) of 25 Broughton Street and its frontage does not have an interface with a residential zone.
- **Bays 2-44 Ennis Road** – These sites are located within a series of bays below the approach to the Sydney Harbour Bridge and have a frontage to Ennis Road. The closest residential development is located at least 30m away, within the Greenway Development.

These sites are illustrated by a solid red line within FIGURE 6, located within the Kirribilli Village (illustrated by a dotted black line in Figure 6).



5.3.2 Section B – Relationship to strategic planning framework

3. ***Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?***

A Metropolis of Three Cities

Released by the GSC in March 2018, *A Metropolis of Three Cities* (Metropolitan Plan) sets the planning framework for the growth of the Sydney metropolitan area over the next 40 years. The Metropolitan Plan sets targets of an additional 725,000 homes and 817,000 jobs in Greater Sydney by 2036.

Objectives, Strategies and Actions identified in the Metropolitan Plan which are relevant to the Planning Proposal are as follows:

- *Objective 12: Great places that bring people together*
 - *Strategy 12.1: Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:*
 - *prioritising a people-friendly public realm and open spaces as a central organising design principle*
 - *recognising and balancing the dual function of streets as places for people and movement*
 - *providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres*
 - *integrating social infrastructure to support social connections and provide a community hub*
 - *recognising and celebrating the character of a place and its people.*
- *Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities*
 - *Strategy 14.1: Integrate land use and transport plans to deliver the 30-minute city.*
 - *Strategy 14.2: Investigate, plan and protect future transport and infrastructure corridors*
 - *Strategy 14.3: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.*
- *Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive*
- *Objective 22: Investment and business activity in centres*
 - *Strategy 22.1: Provide access to jobs, goods and services in centres by:*
 - *attracting significant investment and business activity in strategic centres to provide jobs growth*
 - *diversifying the range of activities in all centres*
 - *creating vibrant, safe places and a quality public realm*
 - *focusing on a human-scale public realm and locally accessible open space*
 - *balancing the efficient movement of people and goods with supporting the liveability of places on the road network*
 - *improving the walkability within and to centres*
 - *completing and improving a safe and connected cycling network to and within centres*

- *improving public transport services to all strategic centres*
- *conserving and interpreting heritage significance*
- *designing parking that can be adapted to future uses*
- *providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts*
- *creating the conditions for residential development within strategic centres and within walking distance (up to 10 minutes), but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need.*
- **Objective 24: Economic sectors are targeted for success**
 - **Strategy 24.1:** Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers
 - **Strategy 24.2:** Consider the following issues when preparing plans for tourism and visitation:
 - *encouraging the development of a range of well-designed and located facilities*
 - *enhancing the amenity, vibrancy and safety of centres and township precincts*
 - *supporting the development of places for artistic and cultural activities*
 - *improving public facilities and access*
 - *protecting heritage and biodiversity to enhance cultural and eco-tourism*
 - *supporting appropriate growth of the night-time economy*
 - *developing industry skills critical to growing the visitor economy*
 - *incorporating transport planning to serve the transport access needs of tourists*

The Planning Proposal is considered to be generally consistent with the relevant goals, directions and actions of the Metropolitan Plan, as it will enhance the vibrancy of Kirribilli Village as an important local centre within the North Sydney LGA, which protecting the amenity of surrounding residential development.

North District Plan

Also in March 2018, the GSC released North District Plan (NDP). The North Sydney LGA is located in the North District along with other LGAs including Lane Cove, Ryde, Willoughby, Hunters Hill, Mosman, Ku-ring-gai, Hornsby and Northern Beaches. The NDP sets the following relevant targets:

- **Employment:** an additional 15,600-21,100 jobs by 2036 in the North Sydney Strategic Centre; and
an additional 6,900-16,400 jobs by 2036 in the St Leonards (some of which is to be accommodated in the LGAs of Lane Cove and Willoughby)
- **Housing:** an additional 3,000 dwellings by 2021 for the North Sydney LGA; and
an additional 97,000 dwellings by 2036 for the North District.

Priorities identified in the NDP which are relevant to the Planning Proposal are as follows:

- *Planning Priority N6: Creating and renewing great places and local centres, and respecting the District's heritage.*
 - Objective 12: Great places that bring people together.
 - Objective 13: Environmental heritage is identified, conserved and enhanced.
 - *Action 19: Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:*
 - a. *prioritising a people-friendly public realm and open spaces as a central organising design principle*
 - b. *recognising and balancing the dual function of streets as places for people and movement*
 - c. *providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres*
 - d. *integrating social infrastructure to support social connections and provide a community hub*
 - e. *recognising and celebrating the character of a place and its people*
- *Planning Priority N8: Eastern Economic Corridor is better connected and more competitive.*
 - Objective 15: The Eastern, GPOP and Western economic corridor are better connected and more competitive
- *Planning Priority N12: Delivering integrated land use and transport planning and a 30-minute city*
 - Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities.
 - *Action 50: Integrate land use and transport plans to deliver the 30-minute city.*
- *Planning Priority N13: Supporting growth of targeted industry sectors.*
 - Objective 24: Economic sectors are targeted for success.
 - *Action 54: Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers.*
 - *Action 55: When preparing plans for tourism and visitation, consider:*
 - a. *encouraging the development of a range of well-designed and located facilities.*
 - b. *enhancing the amenity, vibrancy and safety of centres and township precincts*
 - c. *supporting the development of places for artistic and cultural activities.*
 - d. *improving public facilities and access*
 - e. *protecting heritage and biodiversity to enhance cultural and eco-tourism*
 - f. *supporting appropriate growth of the night-time economy*
 - g. *developing industry skills critical to growing the visitor economy.*
 - h. *incorporating transport planning to serve the transport access needs of tourists.*

- *Action 58: Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.*
- *Action 59: Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.*

The Planning Proposal is considered to be consistent with the above priorities of the NDP. The inclusion of the additional permitted use of small bars will ensure the unique and valued local character of Kirribilli Village is retained, whilst including an additional contemporary use of small bars will complement the existing uses on appropriate sites.

4. *Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?*

YES.

Draft North Sydney Local Strategic Planning Statement

Consistency with this document is addressed above.

Community Strategic Plan 2018-2028

The North Sydney Community Strategic Plan 2018–2028 (CSP) outlines the community-wide priorities and aspirations for the LGA, and provides long-term goals, objectives and actions to achieve these visions. The CSP is Council's most important strategic document and is used to guide and inform Council's decision making and planning for the next ten years.

The relevant Directions, Outcomes, and Strategies of the CSP are as follows:

Direction: 2 Our Built Environment

Outcome: 2.2 Vibrant centres, public domain, villages and streetscapes

Strategies: 2.2.1 Enhance public domains and village streetscapes through planning and activation, celebrating their unique character

Direction: 3 Our Economic Vitality

Outcome 3.1 Prosperous and vibrant economy

Strategy 3.1.1 Encourage a diverse mix of business size and type

Strategy 3.1.2 Support existing business and attract and foster new businesses

Strategy 3.1.4 Promote and enhance the night time/after hours and weekend offer

Strategy 3.1.5 Foster and support tourism activity in North Sydney

Strategy 3.1.6 Balance visitor impacts with residents' lifestyles and economic development

The Planning Proposal will allow these Directions, Outcomes and Strategies to be pursued in a robust and strategic manner. In particular, it will:

- Contribute to the vitality of the Kirribilli Village
- Allow for an appropriate mix of uses centrally within the Village
- Balance the amenity impacts of additional use of small bars through providing a buffer to the residential zone.
- Retain and complement the local character of the Kirribilli Village

North Sydney Council Delivery Program 2018/19-2020/21

The North Sydney Council Delivery Program 2018/19-2020/21 (Delivery Program) was prepared in accordance with NSW State Government's Integrated Planning and Reporting Framework requirements. The Delivery Program outlines Council's priorities and service delivery programs over four years that will contribute to the long-term strategies and desired outcomes of the Plan.

The Planning Proposal directly supports the vision of the Delivery Program as the five Directions mirror those of the CSP.

5. *Is the planning proposal consistent with applicable state environmental planning policies?*

The Planning Proposal is consistent with those State Environmental Planning Policies (SEPPs) which are relevant to the North Sydney Local Government Area, as demonstrated in TABLE 3.

TABLE 3: Consistency with SEPPs		
Direction	Consist -ency	Comment
SEPP No. 1 – Development Standards	N/A	This SEPP does not apply pursuant to Clause 1.9 of NSLEP 2013.
SEPP No. 19 - Bushland in urban areas	N/A	This SEPP does not apply as the lands affected by the Planning Proposal do not contain bushland or are located adjacent to land containing bushland.
SEPP No. 33 - Hazardous and offensive development	N/A	This SEPP does not apply as the Planning Proposal does not relate to land upon which hazardous and offensive development is permitted.
SEPP No. 50 - Canal estate development	YES	The Planning Proposal is consistent with the SEPP by maintaining a prohibition on canal estate development.
SEPP No. 55 - Remediation of land	N/A	The Planning Proposal does not seek to amend the permissibility of land use within any zone, nor introduce a site specific use which may be sensitive to contamination issues.
SEPP No. 64 - Advertising and signage	N/A	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP No. 65 - Design Quality of Residential Apartment Development	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Affordable Rental Housing) 2009	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Building Sustainability Index: BASIX) 2004	N/A	The Planning Proposal does not relate to building sustainability.

TABLE 3: Consistency with SEPPs		
Direction	Consist -ency	Comment
SEPP (Coastal Management) 2018	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Educational Establishments and Child Care Facilities) 2017	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Exempt and Complying Development Codes) 2008	N/A	The Planning Proposal does not seek to introduce any additional exempt or complying development types.
SEPP (Housing for Seniors or People with a Disability) 2004 - <i>formerly SEPP (Seniors Living) 2004</i>	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Infrastructure) 2007	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (State Significant Precincts) 2005 - <i>formerly SEPP Major Development, SEPP Major Projects & SEPP State Significant Development</i>	N/A	The Planning Proposal does not relate to any state significant sites identified under this SEPP and therefore does not apply.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	YES	The Planning Proposal is consistent with the SEPP as it will not impede the attainment of the aims and objectives of this SEPP.
SEPP (Miscellaneous Consent Provisions) 2007 - <i>formerly SEPP (Temporary Structures) 2007</i>	N/A	This SEPP does not apply as the Planning Proposal does not relate to development for the purposes of temporary structures.
SEPP (State and Regional Development) 2011	N/A	This SEPP does not apply as the Planning Proposal does not relate to state or regional development nor the operation of joint regional planning panels.
SEPP (Vegetation in Non-Rural Areas) 2017	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
Sydney REP (Sydney Harbour Catchment) 2005	YES	The Planning Proposal is consistent with the SEPP as it will not impede the attainment of the aims and objectives of this SEPP.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?*

The Planning Proposal is consistent with the relevant Directions issued under Section 9.1 of the EP&A Act by the Minister to Councils, as demonstrated in TABLE 4.

TABLE 4: Consistency with s.117 Directions		
Direction	Consistency	Comment
1. Employment and Resources		
1.1 Business & Industrial Zones	YES	The Planning Proposal does not seek to reduce any commercial or industrial zoning under NSLEP 2013 nor does it seek to reduce the level of permissible non-residential floor space achievable on the affected lands.
1.2 Rural Zones	N/A	This Direction does not apply as there are no existing rural zones under NSLEP 2013 or proposed under the Planning Proposal.
1.3 Mining, Petroleum Production & Extractive Industries	YES	The Planning Proposal does not seek to alter the permissibility of these types of land uses.
1.4 Oyster Aquaculture	N/A	This Direction does not apply as the Planning Proposal is not located in a water catchment area that directly drains to a water body containing a Priority Oyster Aquaculture Area or a current oyster aquaculture lease in the national parks estate.
1.5 Rural Lands	N/A	This Direction does not apply as the Planning Proposal does not propose any changes that will affect development in a rural or environmental protection zone.
2 Environmental Heritage		
2.1 Environmental Protection Zones	N/A	This Direction does not apply as the Planning Proposal does not affect land in an environmental protection zone.
2.2 Coastal Protection	YES	<p>The Planning Proposal is consistent with the Direction as it will not impede the attainment of the objectives of the Coastal Management Act, NSW Coastal Management Manual, or NSW Coastal Design Guidelines.</p> <p>The Planning Proposal does not seek to rezone land that would enable increased development or more intensive land use on land:</p> <ul style="list-style-type: none"> • within a coastal vulnerability area • land affected by an identified coastal hazard; and • coastal wetlands and littoral rainforest area.
2.3 Heritage Conservation	YES	<p>The Planning Proposal does not alter the existing heritage conservation provisions within NSLEP 2013 which already satisfy the requirements of the Direction.</p> <p>Nor is it proposed to remove any heritage items from Schedule 5.</p>

TABLE 4: Consistency with s.117 Directions		
Direction	Consist-ency	Comment
2.4 Recreation Vehicle Areas	N/A	The Planning Proposal does not enable land to be developed for the purposes of a recreational vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
3 Housing, Infrastructure & Urban Development		
3.1 Residential Zones	YES	The Planning Proposal is consistent with the requirements of the Direction as it will not reduce the ability to use land zoned B1 Neighbourhood Centres for residential accommodation.
3.2 Caravan Parks & Manufactured Home Estates	N/A	This Direction does not apply as the Planning Proposal does not seek to permit caravan parks or manufactured home estates under NSLEP 2013.
3.3 Home Occupations	YES	The Planning Proposal does not alter the existing provisions within NSLEP 2013 that relate to home occupations, which already satisfy the requirements of the Direction.
3.4 Integrating Land Use & Transport	YES	The Planning Proposal seeks to allow an additional commercial use within close proximity to an existing railway station thereby maximising public transportation use for a wider variety of uses.
3.5 Development Near Licensed Aerodromes	YES	Despite not being located in close proximity to Sydney Airport, almost the entire LGA is affected by an Obstacle Limitation Surface (OLS) of 156m AHD. Whilst the Planning Proposal seeks to introduce new maximum building heights on some sites within the LGA, none of these new controls will result in OLS being exceeded.
3.6 Shooting Ranges	N/A	This Direction does not apply as the Planning Proposal does not relate to land in the vicinity of a shooting range.
3.7 Reduction in non-hosted short term rental accommodation period	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
4 Hazard and Risk		
4.1 Acid Sulfate Soils	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by Acid Sulfate Soils.
4.2 Mine Subsidence & Unstable Land	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by mine subsidence nor has it been identified as being unstable land.
4.3 Flood Prone Land	N/A	This Direction does not apply as the Planning Proposal does not relate to land identified as being flood prone land.

TABLE 4: Consistency with s.117 Directions		
Direction	Consist -ency	Comment
4.4 Planning for Bushfire Protection	N/A	This Direction does not apply as the Planning Proposal does not relate to land identified as being bushfire prone land.
5 Regional Planning		
5.1 Implementation of Regional Strategies	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by one of the identified strategies.
5.2 Sydney Drinking Water Catchment	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast.	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast.	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.9 North West Rail Link Corridor Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.10 Implementation of Regional Plans	YES	Refer to question 3 to Section 5.3.2 of this report.
5.11 Development of Aboriginal Land Council land	N/A	This Direction does not apply as the Planning Proposal does not relate to any land identified under State Environmental Planning Policy (Aboriginal Land) 2019.
6 Local Plan Making		
6.1. Approval & Referral Requirements	YES	The Planning Proposal seeks to remove the Director General's certification requirements for the satisfactory provision of railway infrastructure.
6.2 Reserving Land for Public Purposes	YES	The Planning Proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provisions	YES	The Planning Proposal seeks to incorporate an additional specific use on certain land within Kirribilli Village. This is the preferred solution as described in section 5.3 to this report.
7 Metropolitan Planning		
7.1 Implementation of the A Plan for Growing Sydney	N/A	This Regional Plan has been superseded by the Greater Sydney Region Plan – A Metropolis of Three Cities, which was released in March 2018.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.

TABLE 4: Consistency with s.117 Directions		
Direction	Consistency	Comment
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any land comprising the Greater Parramatta Priority Growth Area.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.

5.3.3 Section C – Environmental, social and economic impact.

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal relates to land in densely urbanised areas and it is unlikely that the Planning Proposal will adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The exclusion of sites which have a residential interface is considered to adequately address the likely impacts of the proposed additional use of small bars within Kirribilli Village.

Section 7 NSDCP 2013 provides additional amenity controls for managing the impacts of late night trading. It is intended that, as resolved by Council, a further amendment to the NSDCP will be made in the context of this planning proposal. Specific impacts of each future use will be considered in the assessment of any future development application.

There are considered to be no environmental effects anticipated by the implementation of the planning proposal.

9. *How has the planning proposal adequately addressed any social and economic effects?*

The additional use of small bars is considered unlikely to result in any adverse social or economic effects. No change is proposed to any other permissible use within the zone. Despite the additional use of small bars, it is considered that this is unlikely to change to character of the locality with regards to its retail or business offering. In addition, no change is proposed to the permissible uses within the 'buffer' areas. The planning proposal is considered to ensure that a range of retail, business, food and drink premises will continue to be provided within the Kirribilli Village.

There is no reduction in permissible uses within Kirribilli Village. There are considered to be no social or economic impacts anticipated by the implementation of the planning proposal.

5.3.4 Section D – State and Commonwealth interests

10. *Is there adequate public infrastructure for the planning proposal?*

The planning proposal provides no additional floor space. Kirribilli Village is well served with public transport with Milsons Point Railway Station. Implementation of the Planning Proposal is unlikely to adversely impact upon the provision of other public infrastructure services within the locality.

11. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

The Planning Proposal has not yet been considered by State or Commonwealth public authorities.

In light of the proposed changes to NSLEP 2013, Council considers that at least the following public authorities should be consulted with during the public exhibition process:

- (a) North Sydney Local Area Police Command.

5.4 PART 4 : MAPPING

No maps to the LEP are proposed to be amended to give effect to the planning proposal.

5.5 PART 5: COMMUNITY CONSULTATION

Consultation will be undertaken in accordance with the requirements made by the Gateway Determination and Council's guidelines and it is noted that significant preliminary public consultation has been undertake to arrive at this point of the plan making process.

5.6 PART 6: PROJECT TIMELINE

TABLE 5 provides a project timeline having regard to identified milestones and estimating approximately 12 months from submitting the proposal to the DPE to the amending LEP being made.

TABLE 5 – Project Timeline									
Milestone	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	June 2020	Jul 2020
1. Request for Gateway Determination sent to DPIE									
2. DPIE considers request									
3. Gateway Determination issued to Council									
4. Public exhibition undertaken									
5. Council considers post exhibition report									
6. Submission to DPIE requesting making of LEP									
7. Drafting of LEP and making									

ANNEXURE A

- Report to Council 23/9/2019

**DECISION OF 3723rd COUNCIL MEETING
HELD ON MONDAY 23 SEPTEMBER 2019**

267. Item 10: Small Bars and Trading Hours in Kirribilli Village

Report of Lara Huckstepp, Executive Planner

On 24 September 2018 Council resolved to prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli, in response to the outcomes of community consultation. This report explores options for implementation.

It is recommended that a planning proposal be prepared to amend the North Sydney Local Environmental Plan 2013 to allow small bars as an additional permitted use on certain sites located in the Kirribilli Village which do not have an interface with a residential zone. It is considered that by limiting the location of small bars to properties fronting Broughton Street and Ennis Road, impacts to the surrounding residential properties will be minimised.

It is also recommended that the North Sydney Development Control Plan (NSDCP) 2013 be amended to extend the maximum allowable trading hours for these sites considered suitable for small bars (i.e. without a residential interface) until 12midnight (Thursday to Saturday); 11pm (Monday to Wednesday) with no changes to Sunday (10pm).

Trading within all other areas within Kirribilli Village is proposed to 11pm (Thursday – Saturday) and 10pm Sunday – Wednesday. This represents an extension of trading hours for a number of properties and in light of support for longer trading hours, is considered appropriate given their proximity to the residential zone interface.

Existing DCP controls are already in place to mitigate impacts of late night uses within all localities across the Council area which will continue to apply to the Kirribilli Village, such as requirements for acoustic reports and testing, closing of doors and windows at appropriate times and plans of management for small bars. A further DCP requirement is recommended to ensure that new small bars in Kirribilli have their patron entries to either Broughton Street or Ennis Road. Patron noise is often exacerbated when leaving premises. This control seeks to minimise impacts to surrounding residential properties.

The proposed amendments to Council's LEP and DCP controls are considered to respond to the community consultation outcomes supporting later trading hours and small bars in Kirribilli Village, while balancing the need to appropriately protect the unique local character.

No funding has been allocated. Funds previously spent for the consultation were within existing budget lines in 2018-2019.

Recommending:

- 1. THAT** Council prepare a planning proposal to amend North Sydney Local Environment Plan 2013 to include an additional permitted use under Schedule 1 to allow small bars within those parts of Kirribilli Village that are not located adjacent to a residential interface.
- 2. THAT** the Planning Proposal be referred to the Local Planning Panel for their advice prior to being reported back to Council for the purposes of seeking a Gateway Determination.
- 3. THAT** Council prepare an amendment to North Sydney Development Control Plan 2013 Section 7 (Late Night Trading) to extend trading hours for the Kirribilli Village and strengthen development controls relating to small bars within Kirribilli Village.
- 4. THAT** once resolution 3 has been completed, that the draft DCP amendment be reported back to Council for adoption and endorsement to be placed on public exhibition.
- 5. THAT** the Planning Proposal and draft DCP amendment be exhibited concurrently.

The Recommendation was moved by Councillor Gibson and seconded by Councillor Brodie.

The Motion was put and **carried**.

Voting was as follows:

For/Against 7/2

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Barbour	Y	
Beregi		N	Drummond	Y	
Keen	Y		Gunning	Y	
Brodie	Y		Mutton	Y	
Carr	Absent		Baker		N

RESOLVED:

- 1. THAT** Council prepare a planning proposal to amend North Sydney Local Environment Plan 2013 to include an additional permitted use under Schedule 1 to allow small bars within those parts of Kirribilli Village that are not located adjacent to a residential interface.
- 2. THAT** the Planning Proposal be referred to the Local Planning Panel for their advice prior to being reported back to Council for the purposes of seeking a Gateway Determination.
- 3. THAT** Council prepare an amendment to North Sydney Development Control Plan 2013 Section 7 (Late Night Trading) to extend trading hours for the Kirribilli Village and strengthen development controls relating to small bars within Kirribilli Village.
- 4. THAT** once resolution 3 has been completed, that the draft DCP amendment be reported back to Council for adoption and endorsement to be placed on public exhibition.
- 5. THAT** the Planning Proposal and draft DCP amendment be exhibited concurrently.

Report to General Manager

Attachments:

1. Post Consultation Report to Council 24/9/2018
2. Detailed Comparison of the Objectives, Permitted Uses and Differences in Business Zones
3. Analysis of Likely Impacts of Small Bars on all Sites within Kirribilli Village

SUBJECT: Small Bars and Trading Hours in Kirribilli Village**AUTHOR:** Lara Huckstepp, Executive Planner**ENDORSED BY:** Joseph Hill, Director City Strategy**EXECUTIVE SUMMARY:**

On 24 September 2018 Council resolved to prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli, in response to the outcomes of community consultation. This report explores options for implementation.

It is recommended that a planning proposal be prepared to amend the North Sydney Local Environmental Plan 2013 to allow small bars as an additional permitted use on certain sites located in the Kirribilli Village which do not have an interface with a residential zone. It is considered that by limiting the location of small bars to properties fronting Broughton Street and Ennis Road, impacts to the surrounding residential properties will be minimised.

It is also recommended that the North Sydney Development Control Plan (NSDCP) 2013 be amended to extend the maximum allowable trading hours for these sites considered suitable for small bars (i.e. without a residential interface) until 12midnight (Thursday to Saturday); 11pm (Monday to Wednesday) with no changes to Sunday (10pm).

Trading within all other areas within Kirribilli Village is proposed to 11pm (Thursday – Saturday) and 10pm Sunday – Wednesday. This represents an extension of trading hours for a number of properties and in light of support for longer trading hours, is considered appropriate given their proximity to the residential zone interface.

Existing DCP controls are already in place to mitigate impacts of late night uses within all localities across the Council area which will continue to apply to the Kirribilli Village, such as requirements for acoustic reports and testing, closing of doors and windows at appropriate times and plans of management for small bars. A further DCP requirement is recommended to ensure that new small bars in Kirribilli have their patron entries to either Broughton Street or Ennis Road. Patron noise is often exacerbated when leaving premises. This control seeks to minimise impacts to surrounding residential properties.

The proposed amendments to Council's LEP and DCP controls are considered to respond to the community consultation outcomes supporting later trading hours and small bars in Kirribilli Village, while balancing the need to appropriately protect the unique local character.

FINANCIAL IMPLICATIONS:

No funding has been allocated. Funds previously spent for the consultation were within existing budget lines in 2018-2019.

RECOMMENDATION:

- 1. THAT** Council prepare a planning proposal to amend North Sydney Local Environment Plan 2013 to include an additional permitted use under Schedule 1 to allow small bars within those parts of Kirribilli Village that are not located adjacent to a residential interface.
- 2. THAT** the Planning Proposal be referred to the Local Planning Panel for their advice prior to being reported back to Council for the purposes of seeking a Gateway Determination.
- 3. THAT** Council prepare an amendment to North Sydney Development Control Plan 2013 Section 7 (Late Night Trading) to extend trading hours for the Kirribilli Village and strengthen development controls relating to small bars within Kirribilli Village.
- 4. THAT** once resolution 3 has been completed, that the draft DCP amendment be reported back to Council for adoption and endorsement to be placed on public exhibition.
- 5. THAT** the Planning Proposal and draft DCP amendment be exhibited concurrently.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction:	2. Our Built Infrastructure
Outcome:	2.2 Vibrant centres, public domain, villages and streetscapes
Direction:	3. Our Future Planning
Outcome:	3.4 North Sydney is distinctive with a sense of place and quality design
Direction:	5. Our Civic Leadership
Outcome:	5.1 Council leads the strategic direction of North Sydney

BACKGROUND

Council at its meeting held on 28 March 2018 resolved:

1. *THAT public consultation be undertaken to gauge community expectation in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village and Milsons Point*
2. *THAT a draft consultation strategy be reported to the Legal and Planning Committee in May 2018 and include financial and resourcing implications and the strategy have particular regard to accessing the views of residents and small business owners in both Milsons Point and Kirribilli*
3. *THAT following the consultation period, a further report be submitted to Council.*

A further report including a draft Community Engagement Strategy was considered at the Legal and Planning Committee held on 7 May 2018. The minutes of this meeting were presented to the Council of meeting 25 May 2018, whereby Council resolved;

1. *THAT the small bars and Extended trading hours for Kirribilli Village – Draft Community Engagement Strategy report be noted.*
2. *THAT community consultation be undertaken in accordance with the draft Community Engagement Strategy*
3. *That the outcome of the consultation be reported back to Council.*

Consultation was subsequently undertaken between 19 July and 17 August 2018 in accordance with the adopted Community Engagement Strategy. The outcomes of the consultation were reported to Council on 24 September 2018 wherein Council resolved to prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli, in response to the outcomes of the community consultation. (Refer to Attachment 1). This report responds to this resolution.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol and the relevant requirements under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation.

SUSTAINABILITY STATEMENT

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

DETAIL

1. Definitions

The term *small bar* is defined under the Liquor Act 2007 as '*the premises to which a small bar licence relates*'.

A *small bar* licence is a type of license which was introduced as part of the Liquor Amendment (Small Bars) Act 2013. The new small bar licence authorises the licensee to sell liquor by retail on the licensed premises in accordance with strict conditions. These conditions include items such as:

- That liquor must be consumed on the licensed premises;
- That maximum capacity of patrons is 100 people;
- That the small bar must be open to the general public (minors will not be permitted during liquor trading hours); and
- That food must be available at the *small bar*.
- Gaming machines are not permitted on the premises of a licensed small bar.

A *small bar* license permits the sale of liquor between 12pm (midday) and 2.00am. However, when considering a development application for a *small bar*, Councils are able to specify hours of operation that are more, or less prescriptive than this.

2. Permissibility in the North Sydney Local Environmental Plan 2013

Small bars are defined under the North Sydney Local Environmental Plan 2013 (NSLEP 2013) as follows: *small bar means a small bar within the meaning of the Liquor Act 2007. Note: Small bars are a type of food and drink premises.*

Food and drink premises form a subsection of retail premises which are a substandard of commercial premises. Small bars are currently only permissible within the B4 Mixed Use and the B3 Commercial Core zones within the LGA under the group term 'commercial premises'.

Development within the B1 Neighbourhood Centre zone allows uses including restaurants, cafes, shops and take away food and drink premises however small bars or general bars are not permitted. Development permitted with consent in the B1 Neighbourhood Centre zone under the North Sydney Local Environmental Plan 2013 is:

Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education

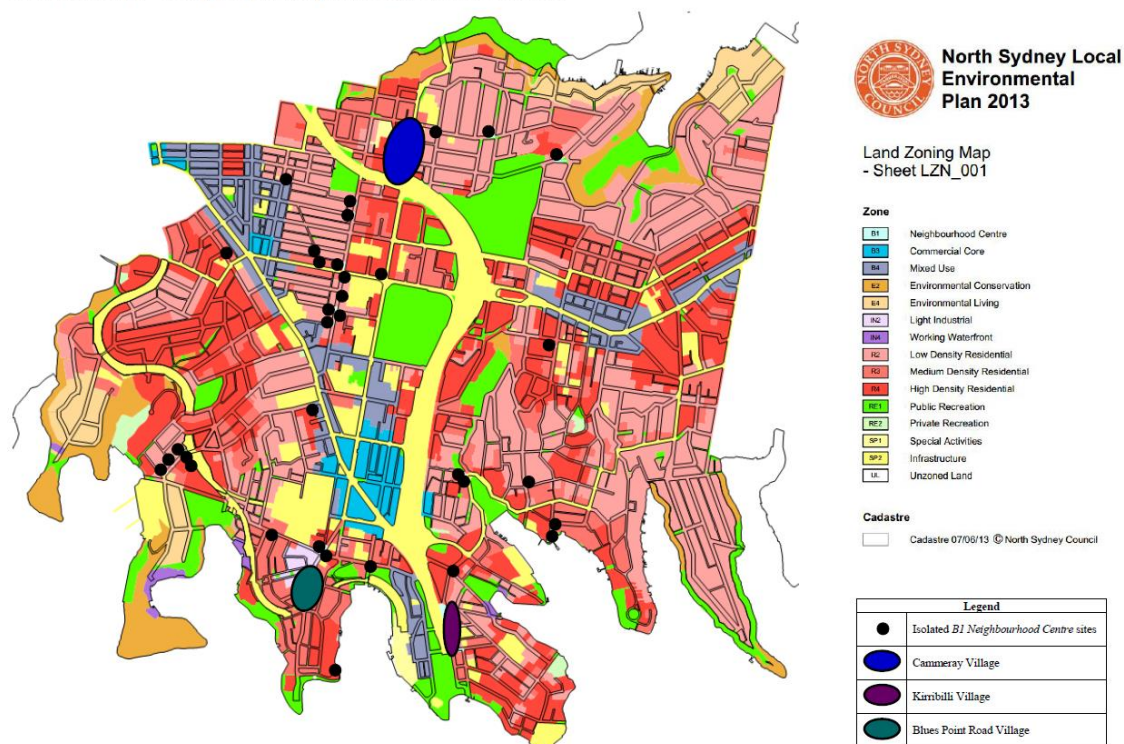
facilities; Kiosks; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Tank-based aquaculture; Take away food and drink premises

Localities that are zoned B1 Neighbourhood Centre include Kirribilli Village, Cammeray, Blues Point Road in McMahons Point, Bay Road in Waverton and various other small groups of sites and isolated sites distributed throughout the LGA. The locations are generally illustrated below.

Figure 1: B1 zones across the North Sydney LGA

Small Bars in the Kirribilli Village

ATTACHMENT 1 – Zoning map indicating all B1 Neighbourhood Centre sites



3. Consultation Findings

As set out in Attachment 1, Council undertook a comprehensive engagement strategy to ascertain community views on trading hours and small bars in Kirribilli Village. This included direct letters to residents and businesses across the Kirribilli Peninsular (over 7,000 letters); notification on Council's website, Mosman Daily Advertisements together with social media posts and direct correspondence to government and industry stakeholders. A total of 918 survey responses and 9 individual submissions were received. Consultation outcomes are presented in the post consultation report to Council on 24/9/2018 (refer to Attachment 1). Key outcomes of the survey include:

- A total of 69% of respondents said yes they would like to see later trading hours in Kirribilli Village.
- The majority of respondents (62%) supported trading hours until 12 midnight Thursday – Saturday (weekends), with a further 18% of respondents supporting trading beyond 12pm

midnight.

- A total of 75% respondents said yes, that small bars should be permitted in Kirribilli Village.
- The majority of respondents 47% considered trading hours for small bars should be the same as other businesses and an additional 39% of respondents felt that trading hours for small bars should be longer than other businesses.

North Sydney Local Area Command were consulted and verbally advised they raised no objection in principle to considering extended trading hours and small bars in Kirribilli Village, subject to careful amenity impacts, particularly at the zone interface. Premises located on the interface with residential zones are likely to result in a greater level of amenity impact.

4. Options

The consultation outcomes outline community support for the introduction of small bars within the Kirribilli Village. Three options are available to implement these consultation outcomes, and are explored in the following subsections:

4.1 Option 1: Allowing small bars as a permitted use in the B1 Neighbourhood Centre zone

This option involves Council including small bars as a permitted use within the B1 Neighbourhood Centre zone. This zone is Council's lowest order business zone, comprising the smaller Villages of Kirribilli and Cammeray, as well as many isolated pockets and sites that are immediately surrounded by residential zones.

Allowing small bars as a permissible use across all B1 Neighbourhood Centre zone sites is considered likely to result in adverse amenity impacts at the residential interface, particularly within smaller centres and isolated sites. The impacts of these uses would generally be provided with no buffer to the small bars.

These centres and sites were reviewed as part of adoption of the North Sydney Local Environmental Plan 2013 and are considered to generally coexist appropriately in their surroundings and context. Allowing small bars across all of these sites would be contrary to the objectives of the B1 Neighbourhood Centre zone and contrary to the desired character in some localities. **It is not recommended this option be pursued.**

4.2 Option 2: Rezoning Kirribilli Village to an alternative business zoning

This option involves rezoning land within Kirribilli Village to a higher order business zone which permits small bars as a permitted use. Available options are the B4 Mixed Use or B3 Commercial core zones that are currently used by Council, or the B2 Local Centre zone that is currently not utilised with the NSLEP 2013. A detailed comparison of the objectives and permitted uses within the B1 Neighbourhood Centre zone and the differences with the B4 Mixed Use, B3 Commercial Core, and the B2 Local Centre, are found in Attachment 2 to this report. In summary:

- **B3 Commercial core zone** reflects the highest order commercial centre. The B3 Commercial core objectives and permitted uses provide employment opportunities and prohibit residential development. North Sydney CBD as well as small part of Crows Nest and St Leonards are zoned Commercial Core. The objectives of this zone do not include

retaining a residential character. The objectives and permitted uses within the B3 Commercial Core zone are inconsistent with the existing and desired character of the Kirribilli Village.

- **B4 Mixed Use zone** is a higher order zone to B1 Neighbourhood Centre zone, illustrated through the additional types of commercial activities that are permitted. This zone typically provides for larger scale retail and business uses, intended to serve the needs of a sub-regional catchment. The objectives and permitted uses within the B4 Mixed Use zone are inconsistent with the existing and desired character of the Kirribilli Village.
- **B2 Local Centre zone** is a new zone that is within the standard instrument however is not currently utilised in the NSLEP 2013. It is also higher order zone providing a focus on employment and does not include objectives on residential amenity. Whilst this zoning is the least intensive option of the rezoning options available to Council, it remains a higher order zone that is considered to be inconsistent with the existing and desired character of the Kirribilli Village.

It is not recommended that any of these options are pursued because each would likely change the character of the Kirribilli Village. The consultation outcomes overwhelmingly supported the existing character of Kirribilli Village. Future planning for this area should retain the existing character whilst complementing these use, rather than changing the character.

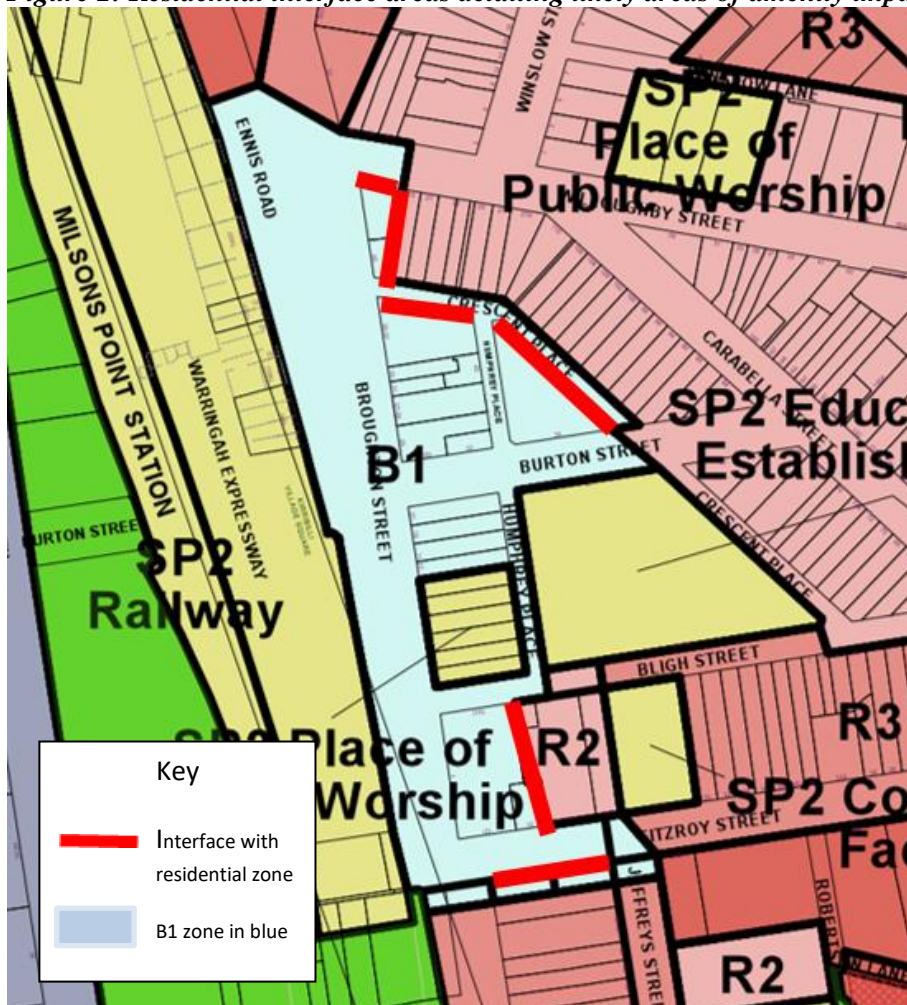
4.3 Option 3 – Small bars as an additional permitted use on certain sites within the Kirribilli Village (Preferred Option)

The community consultation reinforced support for the existing character of Kirribilli Village. Kirribilli has a unique local character, providing a successful and vibrant local centre, with a popular restaurant economy during the evening. Its high accessibility to Milsons Point Railway Station provides opportunity for visitors. Its current zoning of B1 Neighbourhood Centre best reflects its existing and desired future character.

Impacts from uses such as small bars include noise from the use of the premises as well as patron dispersal at the end of the evening. This report seeks to minimise these impacts by allowing small bars in localities without a residential interface. Each site within Kirribilli Village has been examined in respect to its proximity to a residential interface. Attachment 3 provides a site assessment of each land parcel. The areas of greatest potential impact are presented in Figure 2.

This option involves maintaining the existing B1 Neighbourhood Centre zone and seeking to enable small bars to be included as an additional permitted use under Schedule 1 NSLEP 2013 to a number of sites within the Kirribilli Village which do not have an interface with adjoining residential zones. This option is recommended as it is considered to implement the outcomes of the community consultation.

Figure 2: Residential interface areas detailing likely areas of amenity impacts



The analysis of sites within Kirribilli Village revealed that the use of properties located south of Bligh Street and north of Crescent Place for small bars, would be more likely to result in adverse impacts to surrounding properties given their proximity to the residential interface.

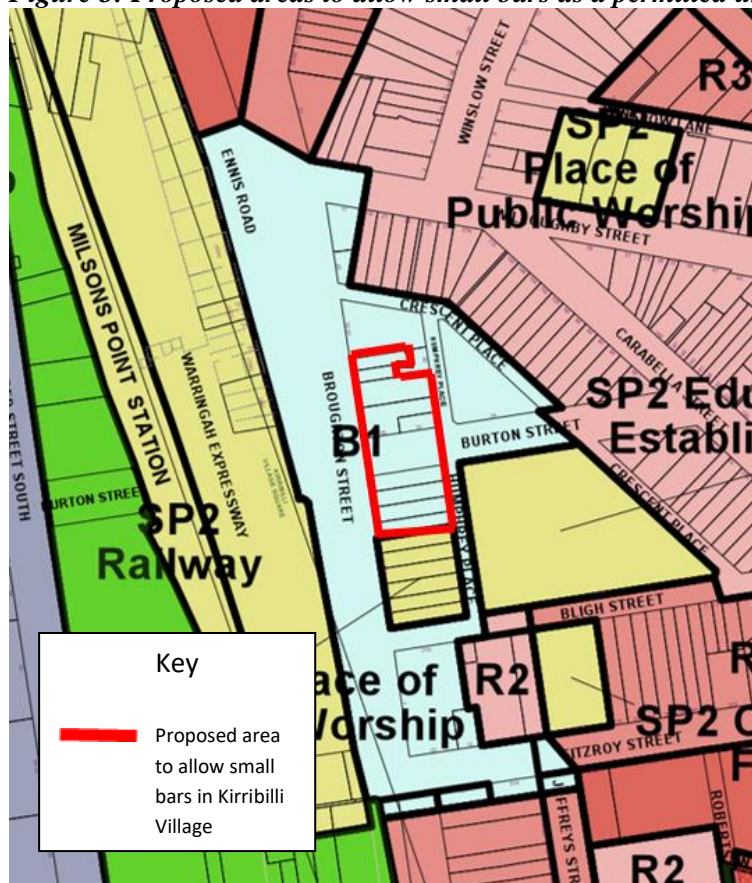
Further, it is considered patron dispersal to a laneway or secondary street frontage other than Broughton Street would also be likely to result in increased amenity impacts, with the exception of Burton Street (west of Humphrey Place) given its adequate setback distance from a residential zone.

The Kirribilli Hotel at 35-37 Broughton Street is recommended for exclusion as Clause 13 to Schedule 1 permits a pub as an additional permitted use with development consent. As this is a similar but more intense type of use to a small bar, there is no need to include it.

The localities in Kirribilli Village considered to be suitable for small bars are listed as follows and detailed below (Figure 3):

- 11-17 Broughton Street
- 19 Broughton Street
- 21 Broughton Street
- 23-25 Broughton Street
- 32 Burton Street
- 27-29 Broughton Street
- 31 Broughton Street
- 33 Broughton Street

Figure 3: Proposed areas to allow small bars as a permitted use under Schedule 1 NSLEP 2013



Those areas where the introduction of small bars are not recommended will operate as buffer areas for adjoining residential zones. These sites will continue to provide important retail, restaurant, café and a variety of other opportunities, ensuring that a mix of uses will continue to be offered throughout the Village. Notwithstanding this, on sites where small bars are considered suitable, the uptake of small bars will be a market decision.

4.3.1 Ennis Road, Milsons Point

The Ennis Road bays are located on the eastern side of Milsons Point Railway Station, within the arches of the Sydney Harbour Bridge. These bays are zoned SP2 Infrastructure (Classified Road). However, Clause 14 Schedule 1 NSLEP 2013 sets out:

Use of certain land at 2-28 Ennis Road, Kirribilli

(1) This clause applies to land at bays 24 – 44, 2-28 Ennis Road, Kirribilli, being cubic spaces under the Warringah Expressway.

(2) Development for the purposes of any permissible use in Zone B1 Neighbourhood Centre is permitted with development consent.

Accordingly, small bars are similarly not currently permitted within the Ennis Road Bays. It is considered that if these Bays are to be used as a small bar, then they should provide an adequate separation (at least) to the nearest residential property. These bays are accessible to Milsons Point train station and are also considered suitable to be used as small bars given the separation to residential properties. It is therefore recommended that Clause 14 Schedule 1 be amended to include ‘small bars’ as a permissible use within the Ennis Road Bays.

5. NSW Department of Planning, Industry and Environment (DPIE) resistance to subzones

The DPIE have issued guidance on the creation of “subzones”. A subzone is an area within a zone where different land uses are permissible or prohibited compared to the rest of the zone. DPIE advises subzones are not permitted as they are considered to diminish the clarity and certainty of zoning controls.

The proposal to permit small bars in some localities mostly with a frontage to Broughton Street and Ennis Road, technically could be a subzone. However, it represents a relatively small number of properties and is not considered to be inconsistent with the intent of the LEP standard zoning.

Council has written to DPIE requesting preliminary advice on the approach discussed within this report. No written response was received to Council’s query regarding consideration of subzones. The issue was however discussed informally with DPIE staff who were of the view that an additional permitted use as proposed could be considered as not comprising a subzone, on the basis that:

- The number of properties was limited;
- The inflexibility of the standard instrument LEP to include subzones was acknowledged and there was no other existing zones capable of achieving the outcomes of the issue;
- The unique interfaces of the subject land in comparison to other B1 zoned land within the LGA (isolated sites, and those which had direct interface with residentially zoned land) was also acknowledged.

The DPIE recommended that any planning proposal would have to be sufficiently justified addressing at least the identified matters above, however could not provide any guarantee that a planning proposal could be supported past Gateway Determination.

6. Trading Hours

Community consultation outcomes supported later trading hours within Kirribilli Village. The options for extended trading hours, whilst ensuring a reasonable level of residential amenity is maintained to residential properties in close proximity, is explored below.

6.1 North Sydney Development Control Plan (NSDCP) 2013

Section 7 (Late night trading) sets maximum trading hours for all properties throughout the LGA as follows:

Figure 4: DCP Exert Section 7 Late Night Trading and Trading Hours (Existing)

Table B-7.1 Maximum trading hours			
Zone		Trading hours	
		Indoor	Outdoor
B3 Commercial Core *Refer to P2 and P3		6am to Midnight	7am to 11pm
B4 Mixed Use		7am to 11pm (Mon-Wed) 7am to midnight (Thurs-Sat) 7am to 10pm (Sun)	7am to 10pm
B1 Neighbourhood Centre	1) Properties with a frontage to Broughton Street, 2-28 Ennis Road, Milsons Point 2) Properties with a frontage to Miller Street, Cammeray 3) Blues Point Road, McMahon's Point	7am – 10pm (Sun – Wed) 7am – 11pm (Thurs – Sat)	7am to 9pm
	All other locations	7am – 10pm	8am to 8pm
All other zones		7am to 10pm	8am to 8pm

As can be seen above, properties with a frontage to Broughton Street and Ennis Road are permitted to trade until 11pm (Thursday – Saturday) and 10pm on other days. In accordance with the outcome of the community consultation, it is recommended that those properties identified with this report as being suitable for small bars (i.e. with no direct residential zone interface) be afforded later maximum trading hours of 12 midnight (Thursday – Saturday); 11pm (Monday-Wednesday) and 10pm (Sundays). Outdoor trading is recommended until 10pm. These trading hours are consistent with those in the mixed-use zone.

It is recommended that all other properties within Kirribilli Village be permitted to trade until 11pm (Thursday – Saturday) and 10pm (Sunday), with outdoor trading is recommended until 9pm. Whilst properties with a frontage to Broughton Street are already permitted to trade up until these hours, this will represent an extension in trading hours for other properties.

It is further recommended that given the detailed nature of the properties identified in tables B-7.1 and B-.2, that this be further illustrated with a map to clarify the extent of this application.

This report recommends draft DCP amendments be prepared for exhibition to extend trading hours as follows:

Figure 5: Proposed draft DCP Amendments

Table B-7.1 Maximum trading hours			
Zone		Trading hours	
		Indoor	Outdoor
B3 Commercial Core *Refer to P2 and P3		6am to Midnight	7am to 11pm
B4 Mixed Use		7am to 11pm (Mon-Wed) 7am to midnight (Thurs-Sat) 7am to 10pm (Sun)	7am to 10pm
B1 Neighbourhood Centre	Properties in Kirribilli Village detailed in Figure 6 below (including 2-28 Ennis Road)	7am to 11pm (Mon-Wed) 7am to midnight (Thurs-Sat) 7am to 10pm (Sun)	7am to 10pm
	1) Properties in Kirribilli Village (other than those detailed above) 2) Properties with a frontage to Miller Street, Cammeray 3) Blues Point Road, McMahon's Point	7am – 10pm (Sun – Wed) 7am – 11pm (Thurs – Sat)	7am to 9pm
	All other locations	7am – 10pm	8am to 8pm
	All other zones	7am – 10pm	8am to 8pm

Figure 6: Proposed locations to allow small bars and extend trading hours



DCP provisions will continue to apply to late night trading premises and likely impacts will be carefully managed through the development assessment process. Council's amenity controls currently set out in Section 7 Late Night Trading continue to apply, where any premises would need to satisfy the relevant provisions to obtain development consent including acoustic testing, requirements for door and window closures and various other controls. Trial periods can be imposed where an impact is likely to have an adverse impact.

The impacts arising from patron dispersal from a small bar premises can be minimised where the primary entry/exit is onto Broughton Street, Ennis Road or Burton Street (west of Humphrey Place). A DCP amendment is also recommended to address this, to require patron egress from these primary frontages.

DECISION OF 3709th COUNCIL MEETING HELD ON MONDAY 24 SEPTEMBER 2018

338. **CiS03: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes**

Report of Lara Huckstepp, Executive Planner

The purpose of this report is to provide Council with an overview of the outcomes of the community consultation undertaken regarding the extension of trading hours and allowing small bars within the Kirribilli Village.

In response to Council's resolution on 28 March 2018, between 19 July and 17 August 2018, consultation was undertaken to ascertain community views on whether there is support for extended trading hours and for small bars to be permissible in the Kirribilli Village. The consultation included the distribution of a brochure containing a survey to over 7,000 residents and businesses (owners and occupiers) within 800m of Kirribilli Village. Council's Engagement platform (Engagement HQ) enabled people the opportunity to provide feedback was promoted through various methods including social media (Facebook, Instagram, Twitter), advertisements in the Mosman Daily and an information stall at the Kirribilli Markets.

Council received 918 survey responses and 9 individual submissions, representing a highly engaged consultation process. The number, and quality of responses has enabled Council to better understand attitudes towards the existing approach to trading hours and small bars in Kirribilli Village.

Over 69% support an extension to existing trading hours and over 75% support small bars being permitted in Kirribilli Village.

Concerns raised by those who did not support later trading hours and small bars in Kirribilli include loss of amenity for residents, increased noise and disturbance, decreased level of safety, increased level of crime, loss of the Village atmosphere and character, loss of diversity of offerings in Kirribilli if small bars proliferate the locality, and lack of car parking and greater traffic impacts.

A further report outlining options for implementation will be prepared and reported to Council, informed by the detailed findings of the community consultation.

No funding has been allocated. Funds spent for the consultation were within existing budget lines.

Recommending:

1. THAT Council note the outcomes of the community consultation.

2. THAT Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.

The Recommendation was moved by Councillor Gibson and seconded by Councillor Barbour.

The Motion was put and carried.

Voting was as follows:

For/Against 6/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Barbour	Y	
Beregi	Absent		Drummond	Y	
Keen	Y		Gunning	Absent	
Brodie	Y		Mutton	Y	
Carr	Absent		Baker	Absent	

RESOLVED:

- 1. THAT** Council note the outcomes of the community consultation.
- 2. THAT** Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.

Report to General Manager

Attachments:

1. Copy of Brochure/Survey

SUBJECT: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes**AUTHOR:** Lara Huckstepp, Executive Planner**ENDORSED BY:** Joseph Hill, Director City Strategy**EXECUTIVE SUMMARY:**

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In response to Council's resolution on 28 March 2018, between 19 July and 17 August 2018, consultation was undertaken to ascertain community views on whether there is support for extended trading hours and for small bars to be permissible in the Kirribilli Village. The consultation included the distribution of a brochure containing a survey to over 7,000 residents and businesses (owners and occupiers) within 800m of Kirribilli Village. Council's Engagement platform (Engagement HQ) enabled people the opportunity to provide feedback was promoted through various methods including social media (Facebook, Instagram, Twitter), advertisements in the Mosman Daily and an information stall at the Kirribilli Markets.

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A further report outlining options for implementation will be prepared and reported to Council, informed by the detailed findings of the community consultation.

FINANCIAL IMPLICATIONS:

No funding has been allocated. Funds spent for the consultation were within existing budget lines.

RECOMMENDATION:

- 1. THAT** Council note the outcomes of the community consultation.
- 2. THAT** Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction:	2. Our Built Infrastructure
Outcome:	2.2 Vibrant centres, public domain, villages and streetscapes
Direction:	3. Our Future Planning
Outcome:	3.1 Prosperous and vibrant economy
Direction:	5. Our Civic Leadership
Outcome:	5.3 Community is informed and consulted

BACKGROUND

Council at its meeting held on 28 March 2018 resolved (Min No. 50):

- 1. THAT public consultation be undertaken to gauge community expectation in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village and Milsons Point.*
- 2. THAT a draft consultation strategy be reported to the Legal and Planning Committee in May 2018 and include financial and resourcing implications and the strategy have particular regard to accessing the views of residents and small business owners in both Milsons Point and Kirribilli*
- 3. THAT following the consultation period, a further report be submitted to Council.*

A further report including the draft Community Engagement Strategy was considered at the Legal and Planning Committee held on 7 May 2018. The minutes of this meeting were presented to the Council of meeting 25 May 2018, whereby Council resolved (Min No.156);

- 1. THAT the Small Bars and Extended Trading Hours for Kirribilli Village – Draft Community Engagement Strategy report be noted.*
- 2. THAT community consultation be undertaken in accordance with the draft Community Engagement Strategy.*
- 3. THAT the outcome of the consultation be reported back to Council.*

CONSULTATION REQUIREMENTS

Community engagement was undertaken in accordance with Council's Community Engagement Protocol.

Consultation was undertaken between 19 July and 17 August 2018 in accordance with the adopted Community Engagement Strategy.

SUSTAINABILITY STATEMENT

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

DETAIL

1. Inform Level of Engagement – Promoting the Opportunity to Provide Feedback

A comprehensive engagement strategy was developed and implemented to ensure a high level of engagement. A brochure/survey was prepared (refer attachment 1) to ascertain community views on trading hours and small bars in Kirribilli Village. The opportunity to provide feedback was promoted via the following methods:

Method	Target Stakeholders	Quantity
Direct letters - Brochure/survey	Residents and business (owners and occupiers)	7,048 letters
Webpage – Yoursay (Engagement HQ)	All	-
Advertisements (Mosman Daily)	All	2 adverts
Social Media – Facebook	All	1 post
Social Media – Twitter	All	1 tweet
Social Media – Instagram	All	1 post
Social Media – LinkedIn	All	1 post
Precinct Committees	Active Committees	18 committees
Direct emails	Harbourside Liquor Accord, North Sydney Police, NSW Office of Liquor and Gaming	80 members
Information stall – Kirribilli Markets	All	-

1.1 Engagement HQ

Council's engagement platform (Engagement HQ) was used to manage the online consultation elements. This platform enabled respondents to fill in the survey on-line and also provide comments, including additional information and references.

During the engagement period there were 1,050 page views, 849 visitors (i.e. they visited the project's main page); 701 visitors were 'informed' (i.e. they accessed information eg downloaded a document or visited the FAQ page) and 598 visitors were 'engaged' (i.e. they provided a submission online). The average maximum number of visitors per day to this page was 93.

1.2 Social Media

Council's social media accounts were used to promote the consultation opportunities. The table below details the Facebook posts and the number of people reached and/or who responded.

Post	Reach	Likes	Shares	Reactions/Comments
27 July 2018	2,294	31	1	5

The following table details the Twitter post and the number of people reached and/or who responded:

Post	Impressions	Engagements
27 July 2018	1,859	23

The following table details the Instagram post and the number of people reached and/or who responded:

Post	Likes	Comments
27 July 2018	78	10

The following table details the LinkedIn post and the number of people reached and/or who responded:

Post	Impressions	Likes	Clicks	Follows	Comments
27 July 2018	653	5	17	5	0

2. Consult Level of Engagement – Summary of Feedback Received

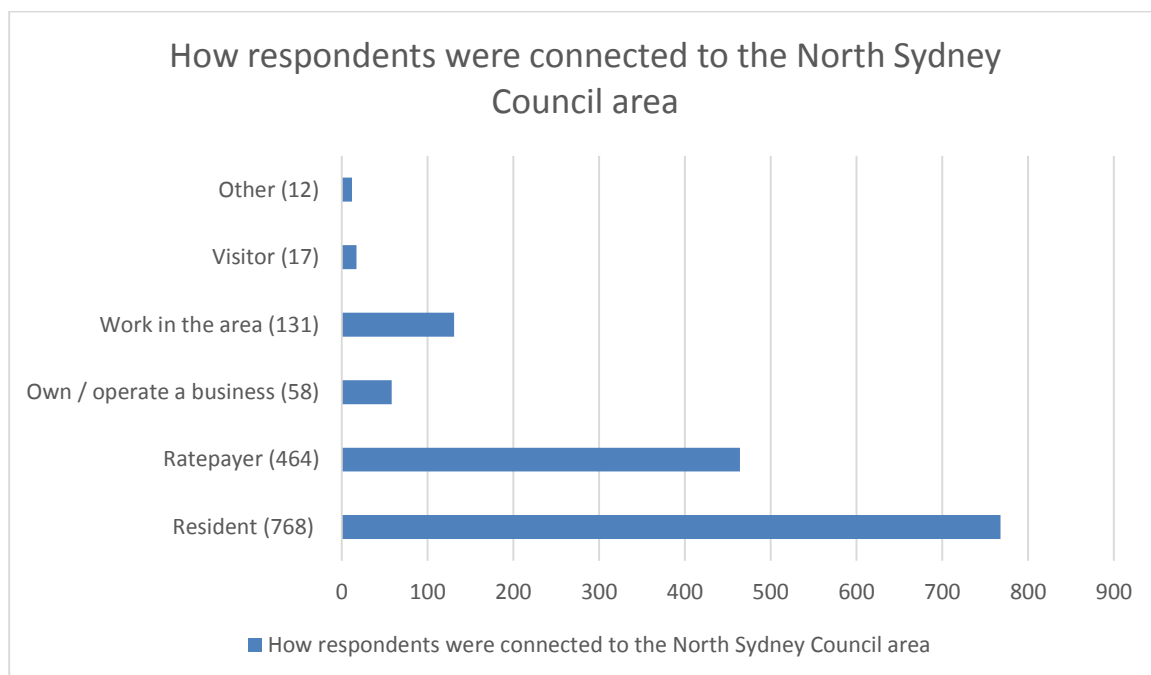
2.1 Survey

The survey asked 10 questions to gauge community views on whether trading hours in Kirribilli Village should be extended and on whether the community would support small bars being permitted. A total of 918 surveys were completed and 9 individual submissions received. The outcomes of responses to the survey questions are summarised below.

2.1.1 How respondents were connected to the North Sydney Council Area

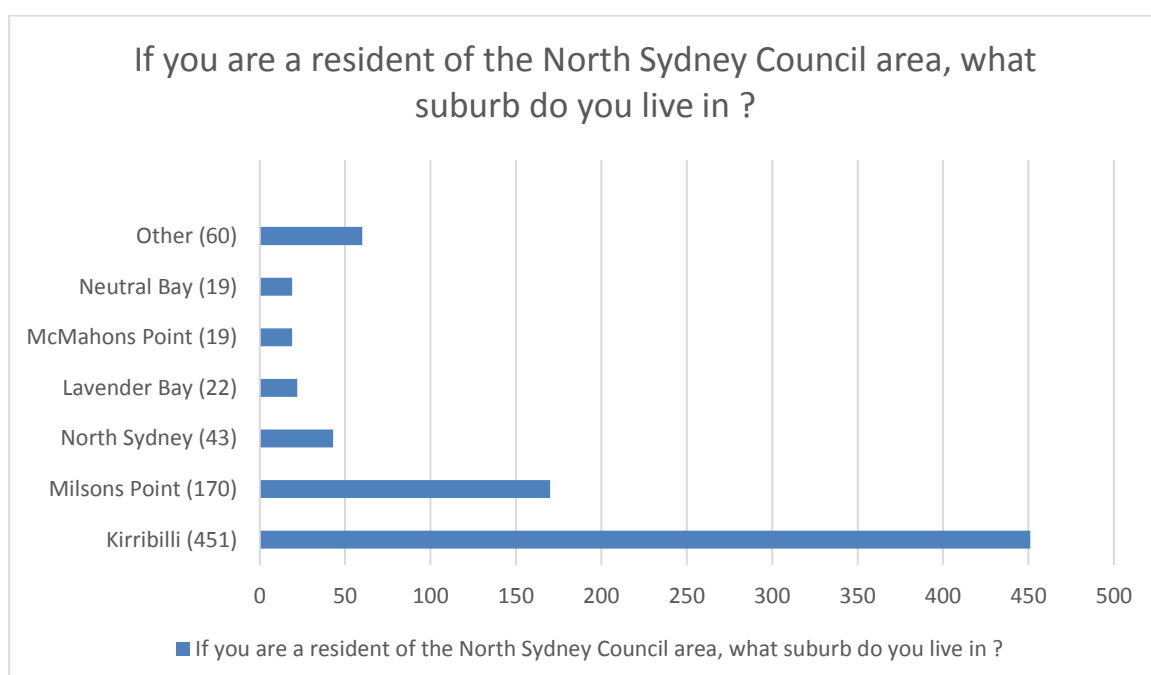
The majority of respondents identified as residents (768) and ratepayers (464). It is noted that the survey allowed more than one option to be selected.

Responses to 'other' included students, former residents and part-time residents.



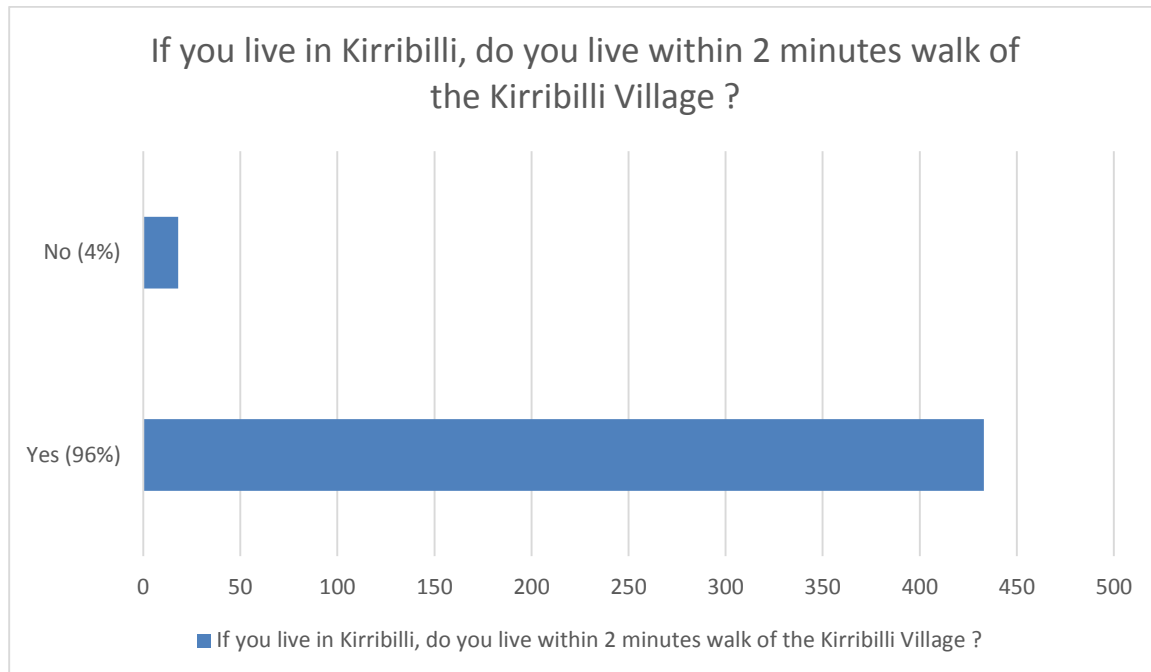
2.1.2 Location of Residents

The majority of residents who responded to the survey were from Kirribilli (451) and Milsons Point (170), comprising 68% of total resident responses.



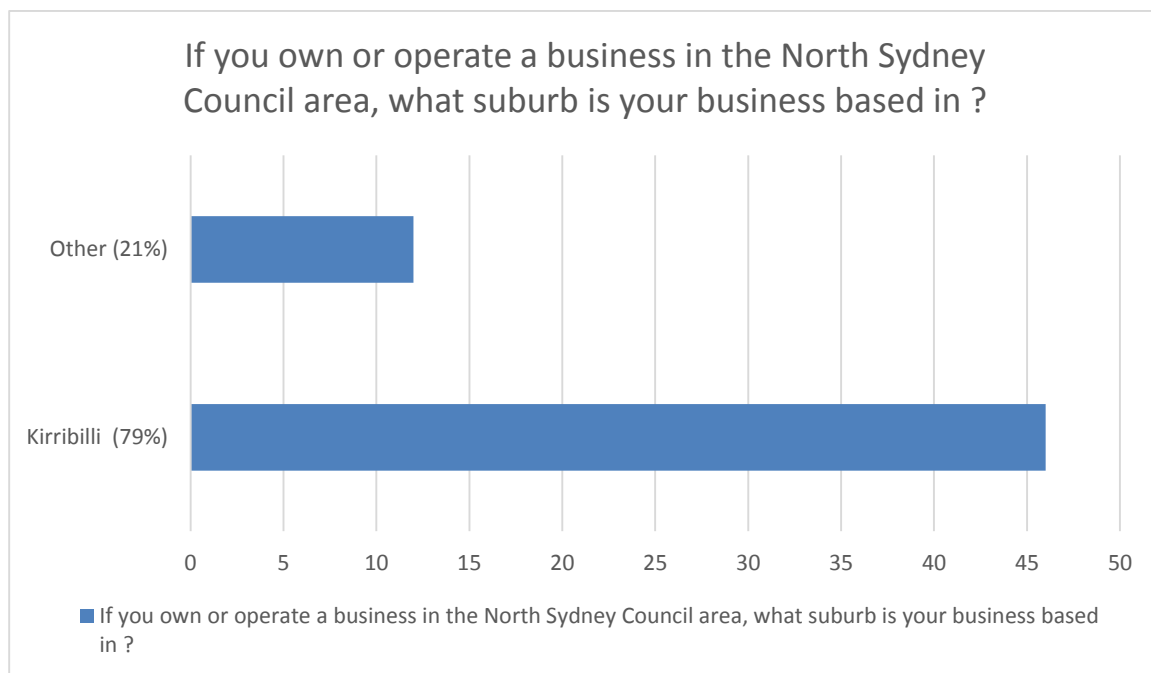
2.1.3 Residents within walking distance of Kirribilli Village

Overall, 47% of total respondents identified as living within a 2 minute walk of Kirribilli Village.



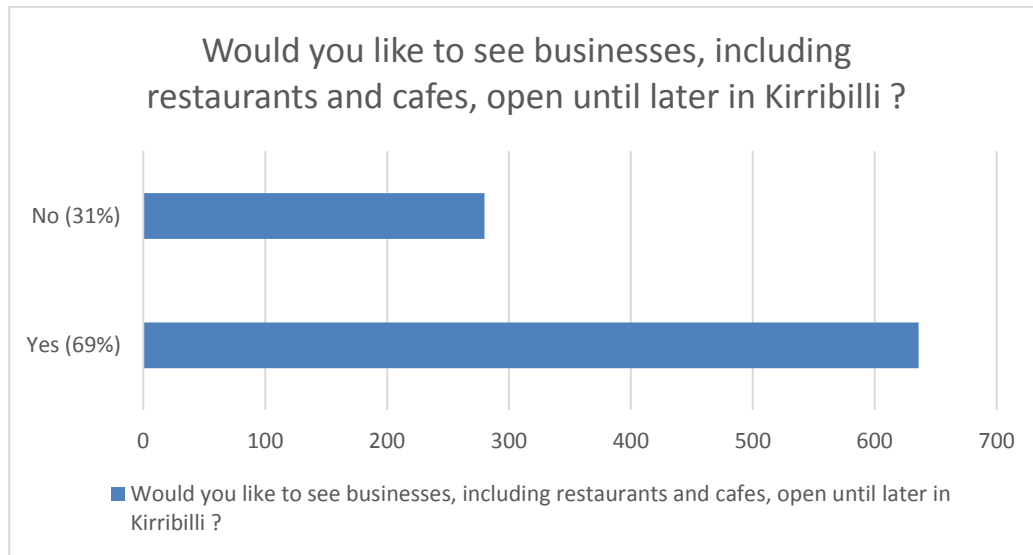
2.1.4 Location of respondents who own a business

Of the 58 respondents who identified as owning or operating a business within the North Sydney Council LGA, 46 (79%) of these businesses are located in Kirribilli.



2.1.5 Support for later trading hours in Kirribilli Village

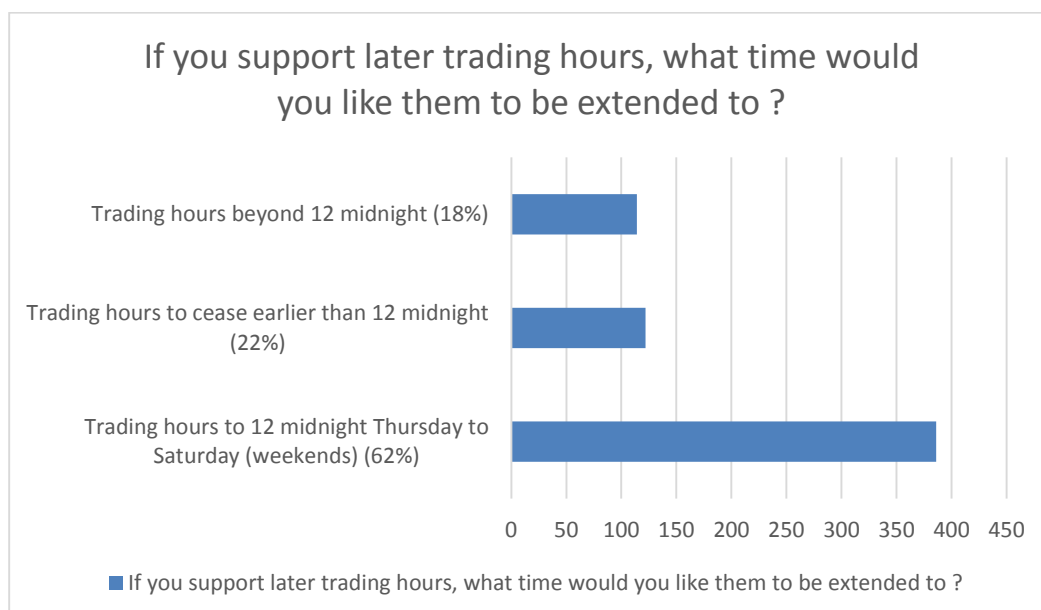
A total 636 (69%) of respondents said yes they would like to see later trading hours in Kirribilli Village.



2.1.6 Suggested extended trading hours

The survey advised that trading in Broughton Street and Ennis Road closes at 10pm (Sunday to Wednesday) and 11pm (Thursday to Saturday). Trading closes at 10pm in other Kirribilli streets. Those who supported later trading hours were asked what time they would like them to be extended to.

The majority of respondents supported trading hours until 12 midnight Thursday – Saturday (weekends). It is noted that this was an open-ended question and further detailed analysis will be undertaken with regards to suggested trading hours.



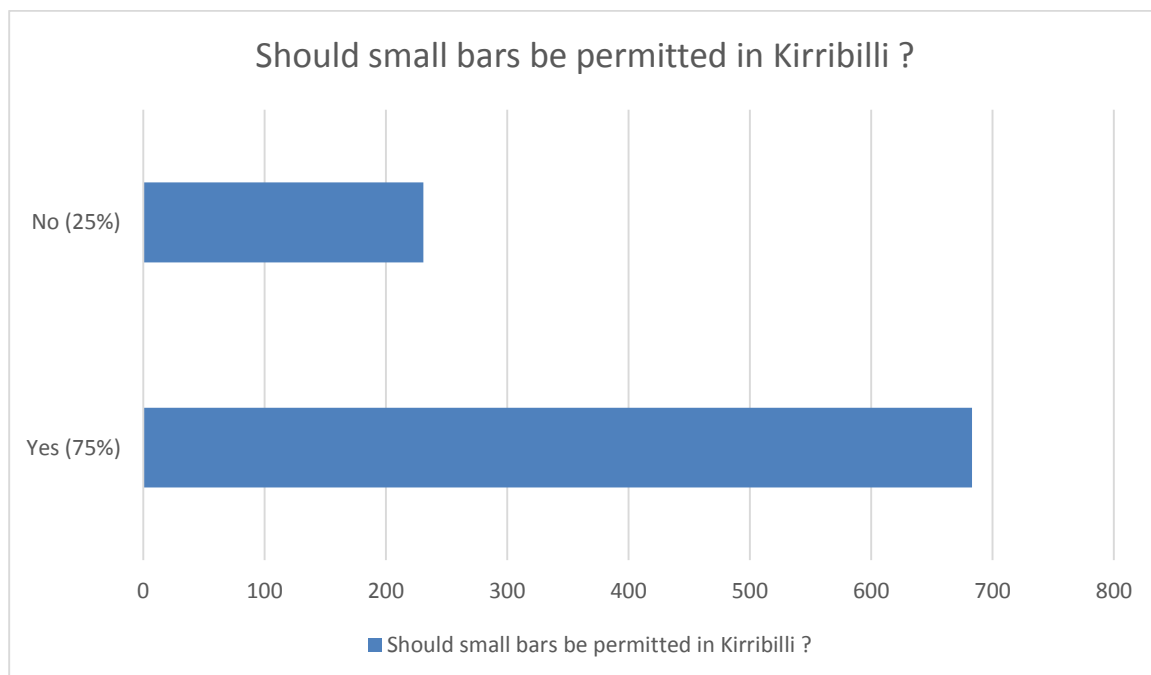
2.1.7 Reasons for not supporting extended trading hours

Of the 280 respondents who did not support extending trading hours beyond existing hours, the reasons given are summarised below:

Reasons for not supporting extended trading hours	
•	Loss of amenity
•	Increased noise and disturbance, including from patrons leaving a premises
•	Loss of the Village atmosphere of Kirribilli
•	Uses such as medical centres, butchers, newsagents or banks are needed in the Village over more bars and bottle shops.
•	Concerns with more litter in the area.
•	More pressure on car parking
•	Drunk and disorderly behavior
•	Concerns with personal safety
•	Increased violence
•	Kirribilli is a family area and should not be turned into a late night venue.

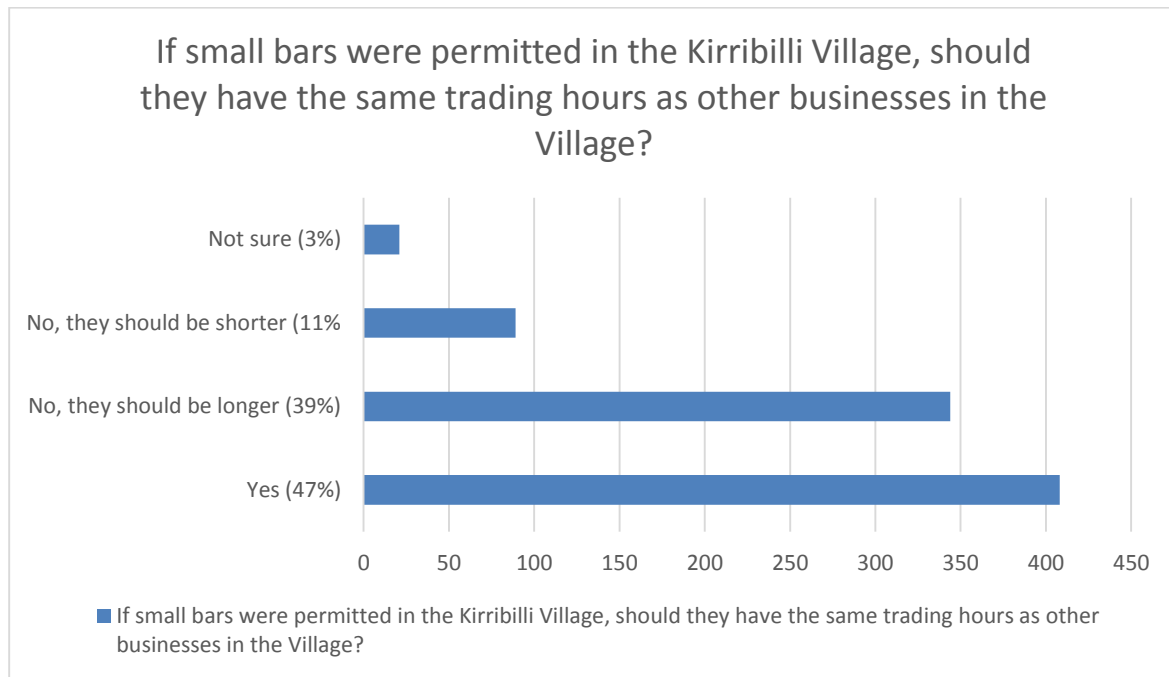
2.1.8 Support for Small Bars in Kirribilli Village

A total of 683 (75%) responded yes, that small bars should be permitted in Kirribilli Village.



2.1.9 Trading Hours for Small Bars

The majority of respondents (47%) considered that trading hours for small bars should be the same as other businesses. An additional 39% of respondents felt that trading hours for small bars should be longer than other businesses.



2.1.10 Other comments on trading hours or small bars in the Kirribilli Village provided by respondents

A significant amount of 'other' feedback has been received. The predominant issues are summarised below and include responses provided as part of the survey together with the 9 individual submissions:

Comment
<p>Small bars and extended trading hours will enhance Kirribilli Village</p> <ul style="list-style-type: none"> • Kirribilli is a fabulous village and progress with eclectic bars and shops can only enhance this area. • It would be great to get some more trendy restaurants and bars in Kirribilli. • Kirribilli is dead after 10pm and should be vibrant. • Places like the Botanist and Small Bar in Fitzroy Street have already brought some much needed diversity and vibrancy to the dining and drinking culture in the area. • Kirribilli is becoming popular with a younger, professional market so it would be great to be able to meet their needs to ensure the area and local economy continues to grow. • Small bars create a buzzy neighbourhood instead of being forced to go to the city or the East. • Bringing more people to the area can only benefit. • It would be great to have a quiet drink after enjoying dinner in the neighbourhood. • Current trading hours are antiquated. • More cosmopolitan and more tourists. • Council should support local businesses.
<p>Adverse amenity impacts from small bars and extended trading hours</p> <ul style="list-style-type: none"> • Residents should be afforded some peace at night.

- Small bars will encourage rowdy and violent behaviour in a currently peaceful area.
- Bars invariably increase noise.
- Kirribilli is a safe neighbourhood and should be kept this way.
- Existing establishments are sufficient.
- Late drinkers could wander into residential areas and cause trouble.
- The aged population should not fear venturing out at night.
- Small bars should integrate into the ambience of the neighbourhood, not change it.
- The residents do not need or want for any business that compromises the safety and well-being of the residents.
- Increased litter left behind by visitors, presumably walking back to their cars.
- Increased crime.
- Increased alcohol related violence and drugs.
- Kirribilli may become a new Kings Cross.

Loss of village atmosphere

- It is important that there is a balance maintained within the village between restaurants, bars, takeaways, retail. It feels like we are losing this balance and being turned into an entertainment precinct.
- Small bars and longer trading would change the culture of Kirribilli Village from one that services day-time residents to one that is commercialised and associated with alcohol.
- Additional small bars and extended hours will ruin the area.
- The village is perfect the way it is.
- The village is supposed to provide for the neighbourhood.
- Let's keep Kirribilli as it is, it has everything we want and need.
- Keep it quaint.
- This is a neighbourhood not a commercial district or nightclub area.
- Small bars would change the family friendly nature of Kirribilli.
- It would be sad to see such a quiet community destroyed.

Parking and traffic impacts

- Exacerbate existing parking and traffic issues.
- Does Council have plans to increase parking areas in Kirribilli ?

Diversity of offerings is needed

- Kirribilli already supports small bars, a large pub, bottle shops and many restaurants serving alcohol. Kirribilli Village needs to support the neighbourhood with desperately needed facilities such as a medical centre.
- We already have too many restaurants and cafes. We have lost our facilities over the years and I especially miss the banks and doctors. We will soon be down to 1 chemist shop.
- Essential services should be returned to our working village like a butcher, a newsagent / gift shop, another ATM.
- Kirribilli should not become a collection of bars.
- Kirribilli residents are losing access to local services in favour of bars for tourists.
- A newsagent and good doctors are needed, like the Village used to have.
- More variety of restaurants is needed and not small bars.
- Small bars may drive out the few remaining shops and facilities, the number of which has already diminished significantly in recent years.

Small bars should go in the North Sydney CBD

- Consider establishing a small bar culture in the North Sydney CBD which is lacking in vibrancy. North Sydney is 5 minutes away.

Cap on the number of small bars <ul style="list-style-type: none"> • There should be limit on the number of small bars so as to maintain diversity of businesses serving the residents. • As long as small bars don't pop up everywhere. • If as a consequence of longer hours, Kirribilli becomes only bars, cafes and restaurants, that would be regrettable.
Small bars should not be large venues <ul style="list-style-type: none"> • Up to 100 people is too large.
Other <ul style="list-style-type: none"> • No poker machines should be permitted. • Consider trial hours for later trading hours. • Opportunities for more small bars Milsons Point should be considered. • Night clubs are not welcome.

Note: A number of respondents have referred to existing small bars in Kirribilli. These small bars are in fact Licensed restaurants with primary service provision. This means the business must earn most of its income from food, but may serve alcohol without a meal. There is no such requisite placed upon small bars which must have food available but can earn all of its income from the sale of alcohol.

2.2 North Sydney Local Area Command – Licensing

Council notified the North Sydney Local Area Command (Licensing) on the consultation being undertaken. The North Sydney Police verbally advised they raise no objection in principle to considering extending trading hours and small bars within Kirribilli Village, subject to careful consideration of the appropriate trading hours for the locality and amenity impacts. Concern was raised with allowing small bars and later trading hours for businesses located in close proximity of a residential zone interface. Premises located on the interface with residential zones are likely to result in a greater level of amenity impact.

2.3 Milson Precinct

Milsons Precinct agreed the following motions at its meeting held on 2 August 2018:

- Milson Precinct requests that North Sydney Council not change the zoning for Kirribilli from B1 Neighbourhood Centre, to not permit small bars to operate within the Village
- Milson Precinct feels that it would be ok to increase the hours of operation by an hour for the indoor trading hours of operation for Thursday to Saturday, of the existing entities operating in the Village, properties like the Botanist and Small Bar.

3. Conclusion

The community consultation has indicated a general majority support for extended trading hours and permitting small bars within Kirribilli. Of the responses received, over 69% supported an extension to existing trading hours and over 75% supported small bars being permitted in Kirribilli Village.

Concerns raised in responses from those who did not support later trading hours and small bars in Kirribilli included loss of amenity for residents, increased noise and disturbance, decreased level of safety, increased level of crime, loss of the Village atmosphere and character, loss of diversity of offerings in the Kirribilli if small bars proliferate the locality, and lack of car

parking resulting in greater traffic impacts.

A further report outlining options for implementation will be prepared and reported to Council, informed by the detailed findings of the community consultation.

7. If you do not support later trading hours, what are your reasons?

8. Should small bars be permitted in Kirribilli Village?

☐ Yes ☐ No

9. If small bars were permitted in the Kirribilli Village, should they have the same trading hours as other businesses in the Village?

☐ Yes
☐ No, they should be longer
☐ No, they should be shorter
☐ Not sure

10. Do you have any other comments on trading hours or small bars in the Kirribilli Village?

Thank you for completing this form. Return to Council by 17 August 2018 by post PO Box 12, North Sydney NSW 2059 or email yoursay@northsydney.nsw.gov.au

The survey can also be completed online at yoursay.northsydney.nsw.gov.au/kirribilli-village

If you would like Council to keep you informed about the project, please provide your contact details below:

Name

Postal address

Email address

SUBMISSIONS

To have your say:

Complete the attached survey

Scan the QR code and complete the survey online



Visit yoursay.northsydney.nsw.gov.au/kirribilli-village and complete the survey online

Email yoursay@northsydney.nsw.gov.au

Write to General Manager, North Sydney Council, PO Box 12, North Sydney NSW 2059

For more information contact Lara Huckstepp on 9936 8100



PRIVACY STATEMENT

Supply of your contact details is optional. Please note that all comments received will be considered, however it is not intended to reply to individual respondents.

Privacy Statement: Any personal data captured in this submission will be stored by Council in accordance with its Privacy Statement, Privacy Management Plan, Government Information (Public Access) Act 2009 and the Privacy and Personal Information and Protection Act 1998. Personal information captured will be used only for participation in this project and will not be disclosed to any third party without your written consent.

Details of individual submissions may be made public in accordance with Part 3, Division 1, Clause 18(g) of the Government Information (Public Access) Act 2009. Personal information will only be made available by application in accordance with Part 2, Division 2 - Public interest considerations - of the Government Information (Public Access) Act 2009.



HAVE YOUR SAY



Kirribilli Village

Trading hours and small bars

Council is seeking the views of businesses, residents, industry and government



KIRRIBILLI VILLAGE

The focal point of the Kirribilli Peninsula and beyond is the Kirribilli Village Centre, a compact and lively area with local shops and outdoor cafes that serve the needs of the local community.

TRADING HOURS

Feedback is sought on whether planning controls should be amended to allow later trading hours within Kirribilli Village

Under current planning controls, restaurants, cafés and businesses within Kirribilli Village can trade between the following hours:

Locality	Indoor trading hours	Outdoor trading hours
Broughton Street and Ennis Road	7am – 10pm (Sun-Wed) 7am-11pm (Thurs-Sat)	7am – 9pm
All other locations in Kirribilli	7am-10pm	8am-8pm



SMALL BARS

Feedback is sought on whether small bars should be permitted in Kirribilli Village

Kirribilli Village is zoned B1 Neighbourhood Centre which does not permit small bars to operate within the Village. A small bar is defined as *a small bar within the meaning of the Liquor Act 2007* and is a bar that can cater for a maximum of 100 people.

HAVE YOUR SAY

Complete Council's on-line feedback form or complete the attached feedback form and submit to Council. Responses will be received by 17 August 2018.

The outcome of the feedback will assist Council as to whether current planning controls relating to Kirribilli Village should be reviewed.



HAVE YOUR SAY

KIRRIBILLI VILLAGE - TRADING HOURS AND SMALL BARS

1. Please tell us how you are connected to the North Sydney Council area. Tick all that apply:

- ☐ I am a resident of the North Sydney Council area
- ☐ I am a ratepayer of the North Sydney Council area
- ☐ I own/operate a business within the North Sydney Council area
- ☐ I work in the North Sydney Council area
- ☐ I am a visitor
- ☐ Other _____

2. If you are a resident of the North Sydney Council area, what suburb do you live in?

Name of suburb _____

☐ Not applicable

3. If you live in Kirribilli, do you live within 2 minutes walk of the Kirribilli Village?

☐ Yes ☐ No ☐ Not applicable

4. If you own or operate a business in the North Sydney Council area, what suburb is your business based in?

Name of suburb _____

☐ Not applicable

5. Would you like to see businesses, including restaurants and cafes, open until later in Kirribilli?

☐ Yes, go to Q6 ☐ No, go to Q7

6. Trading in Broughton Street and Ennis Road closes at 10pm (Sunday to Wednesday) and 11pm (Thursday to Saturday). Trading closes at 10pm in other Kirribilli streets. If you support later trading hours, what time would you like them to be extended to?

Rezoning Kirribilli Village to B4 Mixed Use Zone under NSLEP 2013: A comparison between the current and potential objectives and permissible land uses between the B1 Neighbourhood Centre zone and the B4 Mixed Use Zone is provided in Table 1:

Note: For the purposes of establishing permissibility, “*small bars*” fall under the group definitions of food and drink premises, retail premises and commercial premises within NSLEP 2013.

TABLE 1: Comparison of objectives and permissible land uses under NSLEP 2013			
	<i>B1 Neighbourhood Centre Zone</i>	<i>B4 Mixed Use Zone</i>	<i>Difference</i>
Objectives	<ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To encourage active street life while maintaining high levels of residential amenity. To encourage development for the purpose of shop top housing. 	<ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To create interesting and vibrant mixed use centres with safe, high quality urban environments with residential amenity. To maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses on the lower levels and residential uses above those levels. 	Neighbourhood Centre zone aims to provide small scale services to the local community without compromising the high levels of residential amenity, whilst Mixed Use zone aims to achieve higher density mixed use development in the form of shop top housing, with compulsory commercial ground level uses.
Permissible Development	Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education facilities; Kiosks; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Take away food and drink premises	Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential Flat Buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals	<p>Additional Permissible Development: Amusement centres; Backpackers' accommodation, Car parks; Commercial premises; Educational establishments; Function centres; Hostels; Hotel or motel accommodation; Passenger transport facilities; Registered clubs; Residential Flat buildings, Restricted premises; Seniors housing; Serviced apartments; Sex services premises; Vehicular repair stations; Veterinary hospitals.</p> <p>No longer Permissible Development: Public administration buildings; Community health service facilities; Health consulting rooms; Patient transport facilities, including helipads and ambulance facilities; hospitals.</p>

Rezoning Kirribilli Village to B3 Commercial Core under NSLEP 2013: A comparison between the current and potential objectives and permissible land uses should Kirribilli be rezoned from the *B1 Neighbourhood Centre* zone to the *B3 Commercial* zone is provided in Table 2.

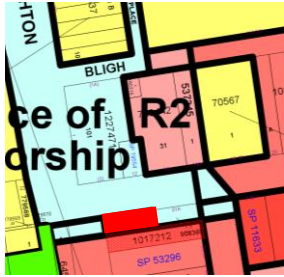
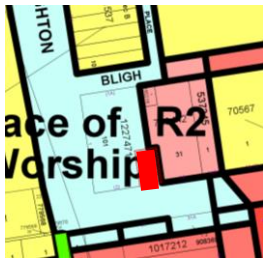
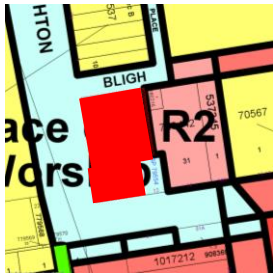
Note: For the purposes of establishing permissibility, “*small bars*” fall under the group definitions of food and drink premises, retail premises and commercial premises within NSLEP 2013.

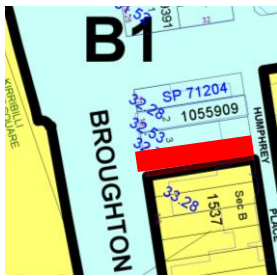
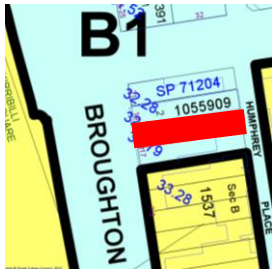
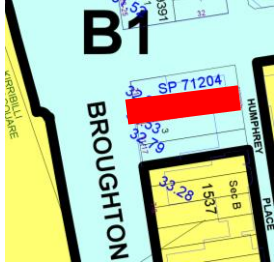
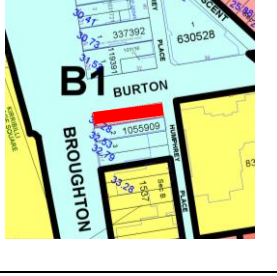

TABLE 2: Comparison of Objectives and permissible land uses under NSLEP 2001			
	<i>B1 Neighbourhood Centre Zone</i>	<i>B3 Commercial Zone</i>	<i>Difference</i>
Objectives of zone	<ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To encourage active street life while maintaining high levels of residential amenity. To encourage development for the purpose of shop top housing. 	<ul style="list-style-type: none"> To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community. To encourage appropriate employment opportunities in accessible locations. To maximise public transport patronage and encourage walking and cycling. To prohibit further residential development in the core of the North Sydney Centre. To minimise the adverse effects of development on residents and occupiers of existing and new development. 	Neighbourhood Centre zone aims to complement surrounding residential uses, whilst Commercial zone aims to protect economic and employment interests and prevent residential development.
Permissible Development	Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education facilities; Kiosks; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Take away food and drink premises	Amusement centres; Backpackers' accommodation; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Serviced apartments; Sex services premises; Signage; Vehicle repair stations; Veterinary hospitals	<p>Additional Permissible Development: Amusement centres; Backpackers' accommodation; Commercial premises; Educational establishments; Function centres; Hotel or motel accommodation; Passenger transport facilities; Restricted premises; Services apartments; Sex service premises; Vehicle repair stations; Veterinary hospitals.</p> <p>No longer Permissible Development: Boarding houses; Public administration buildings; Shop top housing; Community health service facilities; Health consulting rooms; Patient transport facilities, including helipads and ambulance facilities; hospitals.</p>

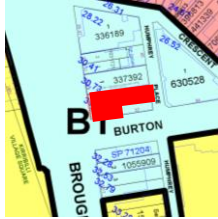
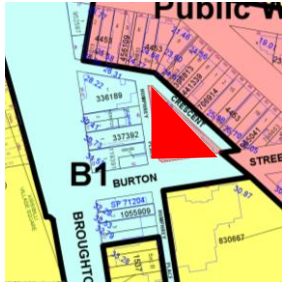


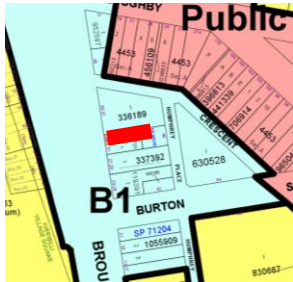
Rezoning Kirribilli Village to a new zone prescribed under the Standard Instrument – B2 Local Centre Zone: A zone that is available with the Standard Instrument however is not currently utilized with the NSLEP 2013 is the B2 Local Centre zone. A comparison between the objectives and permissible land uses of the current *B1 Neighbourhood Centre* zone and potential *B2 Local Centre* zone is provided in Table 3.

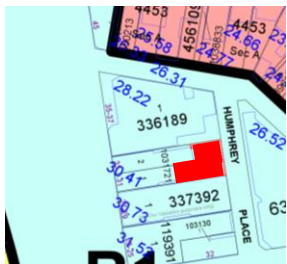
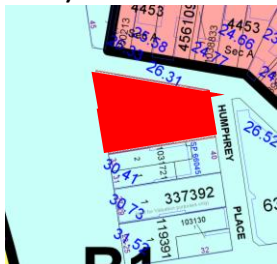



Note: For the purposes of establishing permissibility, “*small bars*” fall under the group definitions of food and drink premises, retail premises and commercial premises within NSLEP 2013.

TABLE 3: Comparison of Objectives and permissible land uses under NSLEP 2001			
	<i>B1 Neighbourhood Centre Zone</i>	<i>B2 Local Centre Zone</i>	<i>Difference</i>
Objectives of zone	<ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To encourage active street life while maintaining high levels of residential amenity. To encourage development for the purpose of shop top housing. 	<ul style="list-style-type: none"> To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. To encourage employment opportunities in accessible locations. To maximise public transport patronage and encourage walking and cycling. 	Neighbourhood Centre zone aims to complement surrounding residential uses, whilst Local Centre zone focuses on encouraging employment and attracting services, without mention of residential uses or residential amenity.
Permissible Development	Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education facilities; Kiosks; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Take away food and drink premises	Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation	<p>Additional Permissible Development: Commercial premises; Educational establishments; Function centres; Passenger transport facilities; Registered clubs; Restricted premises; Service stations; Tourist and visitor accommodation.</p> <p>No longer Permissible Development: Centre-based child care facilities; Places of public worship; Public administration buildings; Recreation areas; Signage.</p>

Site Analysis - Likely impacts of small bars across Kirribilli Village		
Property (shown in red on map)	Likely impacts on residential interface	Suitable for small bars
31 Fitzroy Street 	Fitzroy Street frontage likely to impact residential amenity at the zone interface.	No
31A Fitzroy Street 	Fitzroy Street frontage and Jeffrey Street frontage likely to impact residential amenity at the zone interface.	No
12 Fitzroy Street 	Fitzroy Street frontage likely to impact residential amenity at the zone interface.	No
1-3 Broughton Street 	<p>Bligh Street and Fitzroy Street frontages likely to impact residential amenity at the zone interface.</p> <p>Shared boundary with R2 residential zone likely to impact residential amenity at the zone interface.</p>	No

Property (shown in red on map)	Likely impacts on residential interface	Suitable for small bars
17 Broughton Street 	Likely acceptable impacts. Primary entry should be provided from Broughton Street.	Yes
19 Broughton Street 	Likely acceptable impacts. Primary entry should be provided from Broughton Street.	Yes
21 Broughton Street 	Likely acceptable impacts. Primary entry should be provided from Broughton Street.	Yes
23 Broughton Street 	Impacts likely to be acceptable. Primary entry should be provided from Broughton or Burton Street.	Yes
32 Burton Street 	Impacts likely to be acceptable.	Yes

Property (shown in red on map)	Likely impacts on residential interface	Suitable for small bars
23-25 Broughton Street 	<p>Impacts likely to be acceptable. Primary entry should be from Broughton or Burton Street.</p>	<p>Yes</p>
34 Burton Street 	<p>Burton Street and Crescent Place frontages likely to impact residential amenity at the zone interface.</p> <p>Primary entry from Humphrey Place is not desirable.</p>	<p>No</p>
27-29 Broughton Street 	<p>Impacts likely to be acceptable. Primary entry should be from Broughton Street.</p>	<p>Yes</p>
31 Broughton Street 	<p>Impacts likely to be acceptable.</p>	<p>Yes</p>
33 Broughton Street 	<p>Impacts likely to be acceptable.</p>	<p>Yes</p>

Property (shown in red on map)	Likely impacts on residential interface	Suitable for small bars
40 Humphrey Place 	Primary entrance from Humphrey Place is not desirable. No other access is available.	No
35-37 Broughton Street (Kirribilli Hotel) 	N/A. Existing pub permitted as a Schedule 1 use.	N/a
45 Broughton Street 	Likely to impact residential amenity at the zone interface.	No
17 Willoughby Road (The Botanist) 	Likely to impact residential amenity at the zone interface.	No
2-28 Ennis Road 	Likely to be acceptable given adequate setback to residential zone.	Yes