

ATTACHMENT 4 - APPLICANT'S MANAGEMENT PLAN

Management Plan for Rooty Hill RSL Performing Arts Centre

Uses of the Performing Arts Centre

The Performing Arts Centre will be used for a variety of uses associated with the principal use, that is, a *Registered Club* as defined under the provisions of the Blacktown Local Environmental Plan.

The main focus of the use of the subject site is for performing arts, namely musical performances, musical theatre, opera, ballet and similar events. The subject site will also be used for dancing, lectures, banquets and conferences, in a manner very similar to the existing uses of this type within the prime Club building.

The maximum capacity of the centre will be to accommodate 2000 patrons who will access subject site through the existing RSL club site across the connecting bridge between the subject site and the RSL club.

Hours of Operation

The proposed Performing Arts Centre will operate in conjunction with the prime site, the Rooty Hill RSL Club located directly opposite the subject site and connected to the subject site by an elevated pedestrian bridge.

The Performing Arts Centre will contain staff generally at all times in association with the cleaning of the Centre, before and after performances and concerts and in preparation for the next scheduled event.

The Centre will operate seven days a week, primarily between the hours of 7 AM and 11 PM for the above uses which will include rehearsals for many of the schedule performances and events.

Numbers of Staff

Staff numbers will vary and will depend upon the use of the Centre at any particular time as preparation and cleaning up before and after events will require in the order of between 10 and 15 staff however during performances, a greater number of staff will be required to serve as support staff or performers, ushers, food handling and sales and staff for lighting sound systems and the like. Numbers of staff at this time would be between 30 and 50 depending upon sales of tickets for the particular events. These performances will primarily occur in the evenings and on weekends.

Noise

There are two aspects of the proposal with the capacity to generate noise disturbance –

Firstly, behaviour of patrons before and after attending concerts and similar performances. Potential noise impacts from this source will be minimised as or patrons must enter and the subject site via the existing club premises and will be subject to the rigid controls imposed upon members and visitors by the club management and associated security staff.

Secondly, noise generation from concerts and live performances has the potential to disturb the locality however this will be attenuated by the fact that the subject site is located below surrounding ground levels, separated from the nearest residences by a heavily trafficked road and the fact that the premises will be constructed of noise attenuating materials to ensure that internal activities do not generate external noise above the adopted standard of 5 dB above background noise.

Security

Security for the events will be provided to ensure that no antisocial behaviour occurs and that all performers, support staff and patrons are provided with effective levels of security at all times.

Security patrols, in association with the prime club site will take place to ensure that the subject site is secure. This would primarily occur as foot patrols throughout the subject site to provide 24/7 security.

The security staff will be provided with radios and mobile phones to contact other security staff for assistance as well as emergency services such as police, ambulance and fire brigade.

Traffic

The Applicant has prepared a comprehensive Traffic Management Plan, previously submitted to Council to address issues such as capacity of the combined sites to allow parking, capacity of intersections and any traffic and pedestrian safety management initiatives that may be required.

The Performing Arts Centre site will generate small numbers of truck movements when visiting performers are attending the subject site. Provision has been made for these movements by the provision of a loading dock on the southern side of the subject building with heavy vehicles being able to enter and exit the subject site in a forward direction.

Further information is provided in the Traffic Reports provided to Council as part of the development application documentation.

Waste Management

Waste generated by the use of the subject site will be recycled where possible and disposed of by licensed contractors as part of the waste management services for the existing RSL Club. The applicant has provided this Plan to Council as part of the development application documentation.