



PLAN OF MANGEMENT

Tavern within Mixed Use Development – Broomfield Street, Cabramatta

Plan of Management

Tavern

76-84 Broomfield Street, 137 to 151 Cabramatta Road, East
Cabramatta NSW 2166

Prepared for

Moon Investment Pty Ltd

By



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1 Introduction

1.1 Background

Moon Investment Pty Ltd is seeking to subdivide, demolish and construct a mixed-use development as well as domain improvements over and adjacent to land opposite Cabramatta Train Station. The mixed-use development involves a total of 358 residential apartments, a centre-based child care centre, a medical centre, a tavern, restaurants, a food and drink outlet and retail tenancies.

The development is located at:

Lot 7 Section E DP 4420m, 76 Broomfield Street,
Lot 1 DP 205759 and Lot 10 DP255023, 84 Broomfield Street,
Lot 2 DP 20759, 86 Broomfield Street,
Lot 5, 6 and 7 DP 25618, 151 Cabramatta Road East,
Lot 8 DP 25618, 147-149 Cabramatta Road East,
Lot 2 DP 580587, 139 Cabramatta Road East, and
A small section of lane cul-de-sac.

1.2 Project Description

The proposed mixed-use development includes 3 residential towers over a retail and commercial base at Cabramatta East. Two of the towers are located in Stage 1 and are located north (Building A) and west (Building B) of the Market Square, and one building located in Stage 2 (Building C) to the south of the Market Square.

The ground floor uses comprise of some 2,981m² of retail space which includes 322m² of mezzanine space in Building A with 831m² allocated to the tavern, games room and TAB on the ground level, replacing the existing hotel offering on site. The Gross Lettable Area of the tavern itself is 691m². It is intended that the existing licence be transferred to the new premises.

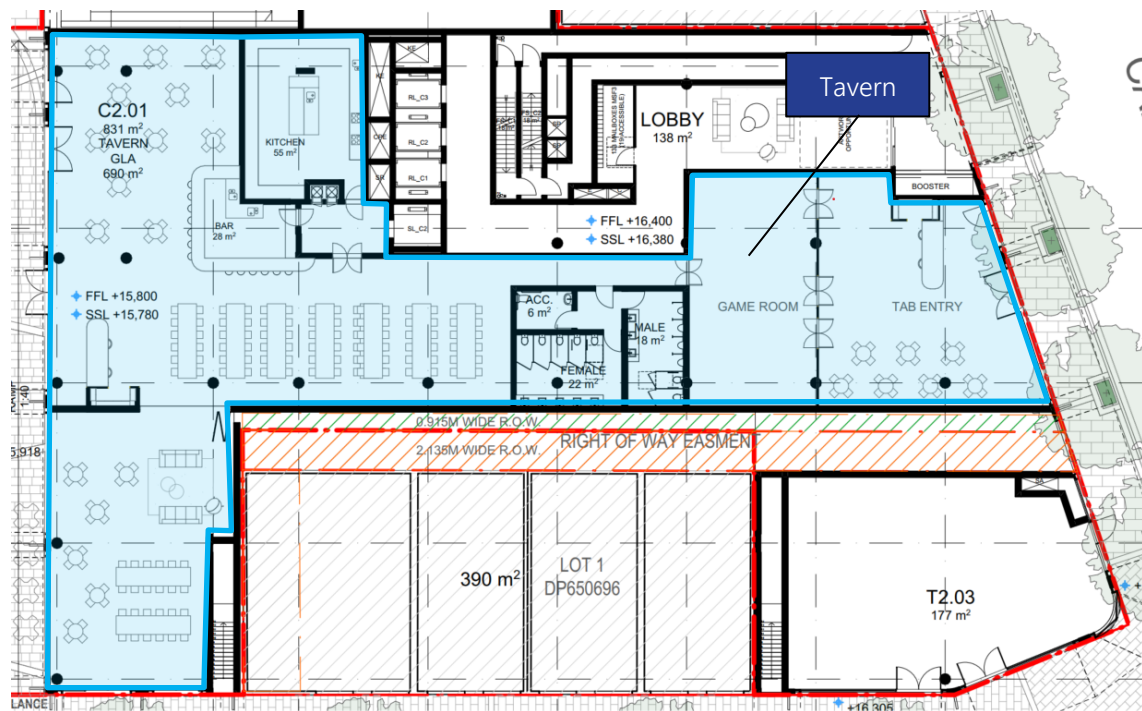
The uses of these retail tenancies around the Market Square and along the pedestrian connections are intended to activate these spaces as well as the adjoining Broomfield Street and Cabramatta Road East streetscapes with small shops and food and drink premises where outdoor dining opportunities will help activate these spaces.

1.2.1 Tavern

The proposed development includes a tavern located on ground level of Building C with a total GFA of 831m² and its primary access adjacent to the market square. A secondary entry is available from Cabramatta Road East through the TAB. The tavern is made up of 3 sections:

1. Restaurant - A restaurant is located to the north eastern portion of the tavern adjoining the kitchen and bar.
2. Bar – the bar is located in the middle surrounding by high tables.
3. Game room – the game room is located at the back with a TAB area.

The tavern does not have any outdoor areas.



Source: Plus Architecture

Figure 1. Proposed Tavern

1.3 Objectives

The aims of the tavern in relation to the broader community include:

- Replaces the existing hotel on site with a new facility.
- Provides a place for social gatherings and community activities.
- Provides a place for refreshments and meals

2 Tavern Operations

2.1 Hours of Operation

The tavern will operate 24 hours 7 days a week (including public holidays).

2.2 Daily Routine

The daily routine includes:

Staff opening the building, de-activate alarm and do a general inspection of the building.

Switch on electrical equipment and mechanical services.

Collect deliveries for the kitchen and bar supplies.

Check reservations and advise staff for any events occurring on the day.

Preparing food and drink supplies for service.

Cleaning, taking waste to the waste storage room and switch off electrical and mechanical services.

Lock up and activate security alarm.

2.3 Capacity

The maximum capacity of the tavern is restricted to 300 people.

2.4 Staffing

At full capacity, it is anticipated 8 equivalent full time staff will be attending the tavern at any one time. Staff includes chefs, bartenders, manager and wait staff. This staffing structure is indicative of a maximum staff capacity and is possible that staff number will be more or less than indicated here on a day to day basis.

2.4.1 Security Staff

From 6pm on Fridays, Saturdays and Sundays, security staff are to be provided at a minimum ratio of 1 to 100 patron.

Additional security personnel may be required at the discretion of the management for functions or days where higher number of patrons are expected.

Security staff should be dressed in uniform so that they are highly visible to patrons and staff.

Security staff should ensure that each patron is appropriately dressed in accordance with the premises dress code.

Any person, detected as intoxicated, behaving inappropriately, and causing harm to other patrons should be escorted to leave the premises.

All security staff is required to be licensed under the *Security Industry Act 1997* (or equivalent).

2.5 Access, Parking and Transport

Pedestrian access is provided from the northern entrance via the market square or from the southern entrance via Cabramatta Road East, which leads into the TAB and game room.

The development has been designed to allow for disabled access from the market square without any obstruction.

Car parking is available from basement level 1 or 2, which is accessible via the lifts. A dedicated loading zone for the tavern is located on basement level 1 by the lifts for easy access and only to occur during off-peak times. The car parking for this development is as per the DCP and described in the Traffic Assessment by arc Traffic and Transport.

2.6 Deliveries

All deliveries will be made from the tavern's loading dock at basement level 1.

2.7 Egress

Egress in case of emergency will be in accordance with BCA requirements via the nominated exit doors. An emergency evacuation plan for the centre considering specific site conditions will be prepared and installed as a condition of the Occupancy Certificate.

2.8 Noise Management

General Tavern Operations

NSW Liquor and Gaming are the consent authorities for licensed premises. NSW Liquor and Gaming have the following noise limits for licensed premises impacting nearby residences.

- The LA10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) by more than 5dB between 7:00 am and 12:00 midnight at the boundary of any affected residence.
- The LA10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) between 12:00 midnight and 7:00 am at the boundary of any affected residence.
- Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 7:00 am.

Based on the noise monitoring 1, the licensed premise noise criteria were determined as shown in the table below.

	Overall dBA	Octave Band Centre Frequencies (Hz)								
		31.5	63	125	250	500	1k	2k	4k	8k
Measured night time RBL – L ₉₀ , dBA	39	44	44	44	38	35	35	30	23	23
Criteria (7am to 12am), dBA	44	49	49	49	43	40	40	35	28	30
Criteria (12am to 7am) ¹ , dBA	29	34	34	34	28	25	25	20	13	13

1. For a conservative assessment, inaudibility criteria have been set as 10dB below the background noise level

Amplified music

It is proposed that the tavern may occasionally have amplified music. As detailed in the Acoustic Report prepared by Northrop, a conservative assessment from the noise from amplified music has been assessed to the nearest affected external receiver.

The noise level for amplified music was based on noise levels provided in the AAAC Licensed Premise Guideline v2. The assumed internal levels used for the licensed premise assessment is detailed in the table below:

Noise Source	Overall dBA	L ₁₀ Sound Power Levels at Octave Band Centre Frequencies (Hz) (dB)								
		31.5	63	125	250	500	1k	2k	4k	8k
Amplified music	98	124	116	105	96	87	92	88	85	83
Amplified music with noise limiter	97	100	100	105	96	87	92	88	85	83

Mitigation Measures

The noise from the licensed premise is predicted to comply with the noise criteria provided that the mitigation measures are implemented.

- Windows and doors of the Tavern must remain closed at all times
- Glazing (windows and doors) must have a minimum Rw of 40 (12.5mm glazing)
- A noise limiter must be used for amplified music from 12am-7am. Noise limits are detailed in the bottom row of the Table above.
- When amplified music is played or during large events, it is recommended that patrons use the entry doors located along the northern facade to minimise noise impacts to surrounding receivers.

2.9 Security

Security measures are integrated into the design of the building. These include the following:

- CCTV will be fitted out across the tavern. The managers should have recordings of the premises 24 hours, 7 days a week.
- An alarm system will be installed and will be turned on during out of operation hours to deter intruders.
- Only managers of the tavern and site manager will have access to the alarm system and keys.
- Sufficient lighting surrounding the site in an out of operation hours to deter intruders.
- Emergency excavation and lockdown procedures will be in place for the site.

2.10 Signage

Signage around the bar and tavern shall be clear and positioned appropriately for all patrons. In accordance with the *Liquor Act 2007*. The following signs should be displayed:

- Licensee name and number at the entrance of the premises.
- Signage at the entrance that states the time that liquor is to be sold and supplied.
- Within the bar area, a sign stating that:
"IT IS AGAINST THE LAW TO SELL OR SUPPLY ALCOHOL TO, OR TO OBTAIN ALCOHOL ON BEHALF OF, A PERSON UNDER THE AGE OF 18 YEARS".
- Within the bar area, a sign that:
"PERSON UNDER THE AGE OF 18 YEASERS MUST BE WITH A RESPONSIBLE ADUT IN THIS AREA BY LAW".
- Signage at the entrance that CCTV is used on premises and the maximum number of patrons permitted in the tavern.

3 Maintenance

The building, equipment and finishes shall be maintained in a safe and hygienic condition at all times and kept in good condition at all times.

Staff will report any maintenance issues to the nominated manager so action can be taken to fix the problem.

4 Waste Management

Protective and preventative measures to maintain a high level of hygiene and safety shall be implemented by management.

The following table represents an approximation of the waste removal service that will be required for the tavern. A waste storage room with the rest of the buildings retail and commercial uses is located at the basement car park level 1. The tenant will use the service lifts to access Basement Level 1 to dispose waste.

Waste will be collected by an external waste service contractor during off-peak times to ensure minimal disturbance. The waste truck will enter the basement in a forward direction and do a three-point turn within the car park to leave in a forward direction. Collection of waste will be restricted to off peak times.

Table 1 Waste Generated

Waste Type	Generation Rate (L/day)	Total Daily Generation (L)	Total Weekly Generation (L)
General Waste	225	1,040	6,545
Food Waste	225	935	6,545
Commingled Recycling	165	686	4,802
Paper and Cardboard	165	686	4,802

The waste storage room includes 28 x 1,100L bin and will be service four times a week, as per the waste generation and storage capacity from the Waste Management Plan submitted with this DA.

4.1.1 Grease

Two grease traps/arrestors are provided for the tavern and other food tenancies the development on basement level 1. Collection will be coordinate between the management and chosen contractor. Grease trap will be serviced as required.

5 Complaint and Incident Management

5.1 Complaints

A Complaints Register is to be kept on premises and all complaints made to the premises by any means shall be recorded.

- All complaints regarding the operation of the premises are to be directed to and responded to by management. A response by management shall be made within 48 hours of the complaint being made should a response not be able to be provided at the time of the complaint. The details of the complaint and resolution shall be recorded within the Complaints Register.
- Any recurring complaints should be dealt with, if attributable to the premises, through new management procedures and incorporated into this Plan.

Any resident or those in surrounding premises having a complaint about the operation, must be referred immediately to the manager, who is to respond as soon as practicable and sympathetically to such complaints.

5.2 Incidents

An Incidents Register is to be kept on premises and all incidents made to the premises by any means shall be recorded. These incidents can involve matters related to:

- Violence or anti-social behaviour within or in the immediate vicinity of the premises.
- Medical assistance within or in the immediate vicinity of the premises.
- Any visits by NSW Police, Liquor and Gambling NSW or Council Officer.

All complaints and incidents are to be recorded within a Register for future reference noting the details of the complaint, the complainer and the response taken. The complaints and incidents register should include details of:

- Date and time of the incident.
- Name of the staff member recording the incident.
- Nature of the incident.
- Address and contact details of the personnel.
- Actions taken to deal with the incident and the time and date to write the report.

Neither the manager nor his/her staff is to advise patrons, or any other person not directly involved in these proceedings of the name and/or address of any person complaining or incident about the manner of operation of the premises.

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