









NORTH ELEVATION (HOBSONS GATE)

SCALE 1:100



WEST ELEVATION (CHESAPEAKE WAY)

SCALE 1:100



SOUTH ELEVATION (CARPARK VIEW)

SCALE 1:100



EAST ELEVATION (CARPARK VIEW)

SCALE 1:100

PROPOSED DEVELOPMENT

PROPOSED HOBSONS GATE FAMILY PUB AND RESTAURANT

LET 5051 ONE HOBSONS GATE & CHESAPEAKE WAY, GOSFORD, NSW

FRANK GRALLI

ELEVATIONS

NO.	DATE	BY	CHKD	APPD
1	10/10/2023	FRANK GRALLI		
2	10/10/2023	FRANK GRALLI		
3	10/10/2023	FRANK GRALLI		
4	10/10/2023	FRANK GRALLI		

APPENDIX A

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APPENDIX A

Comment Received	Applicants Comment	City's Comment
<p>Noise from the tavern will negatively affect the amenity of residential properties nearby.</p>	<ul style="list-style-type: none"> • The site is on a Main Street and has been zoned as mixed commercial use; • The tavern will operate to 12 midnight only; • Restaurants are permitted to operate 24 hours on most days of the year and can potentially involve patrons dispersing later than midnight; • Herring Storer Acoustics have confirmed that all mechanical services will be developed in accordance with the Environmental Protection (Noise) Regulations Act 1997; • Entertainment will be controlled in accordance with a strict Management Plan, and operators will maintain a working relationship with local community groups and residents to address any concerns; • Amplification systems will be fitted with sound limiters; • Piped music throughout the venue will come from one controlled sound system that allows different themed music and sound levels in each area. The control station will be locked and only accessible by the licensees (or representatives) and/or an approved manager; and • The operator will provide staff to assist after closing hours with the dispersal of guests with minimal disruption to nearby residents; • The venue will maintain a log book for any complaints regarding noise and 	<ul style="list-style-type: none"> • Development is required to comply with Environmental Health (Noise) Regulations 1997 at all times; • It is recommended a condition of approval be that external doors shall be fitted with automatic closers in order to reduce noise emissions; • The subject site is located in the centre of the Currumbine District Centre and large distances from the existing residential area; and • It is considered the proposed Management Policies will significantly lower the risk of excessive noise production and emission.

	<p>disturbance in the area. The log book will contain date and time, staff member who received the complaint and the action taken. The manager will then contact the complainant to ascertain whether the action taken is sufficient to answer the concern expressed.</p>	
<p>The tavern will encourage anti-social behaviour by patrons in the car park and on the surrounding streets.</p>	<ul style="list-style-type: none"> • Security will patrol the site on a random basis; • CCTV will be at each entry/exit point; • Dress standards will be 'neat casual dress at all times' to assist in attracting the right client base for the venue; • Intoxicated patrons will not be served; • Intoxicated patrons will be offered non-alcoholic beverages and assistance where appropriate in transport home; • Security at the premise will be in accordance with the Department of Racing, Gaming and Liquor Security at Licensed Premises Policy; • Each staff member will be given a copy of the Department of Racing, Gaming and Liquor Policy on the Responsible Promotion of Liquor; • Activities that could lead to or result in excessive or rapid consumption of alcohol will be discouraged; • Low alcohol and non alcoholic beverages will be promoted and available on the premises; and • Glasses of tap water will be available free of charge upon request. 	<ul style="list-style-type: none"> • It is considered the proposed management plan policies and the requirements of the Liquor Control Act will be sufficient in controlling the potential for anti-social behaviour from the tavern patrons.

<p>The alfresco area is out in the open and it will be difficult to control both noise and anti-social behaviour at this location;</p>	<ul style="list-style-type: none"> • There will be no speakers placed in the alfresco area; • The harm minimisation plan is applicable to both the internal bistro area as well as the alfresco area; • The approved manager will make patrons in all areas aware of their obligation to behave in an appropriate manner if necessary; • Signage will be posted in conspicuous locations in the alfresco area alerting patrons to the responsible consumption of alcohol and to ensure their behaviour does not negatively impact others. 	<ul style="list-style-type: none"> • The alfresco area does not form part of this application and will be subject to a separate development application at a later date.
<p>People leaving the tavern at night on foot will use residential lanes and streets which will create noise and antisocial behaviour and create a nuisance;</p>	<ul style="list-style-type: none"> • “The site is on a main street and has been zoned as mixed commercial use”; • The tavern will operate to 12 midnight only; • Restaurants are permitted to operate 24 hours on most days of the year and can potentially involve patrons dispersing even after midnight; 	<ul style="list-style-type: none"> • A taxi rank will be provided at the applicants cost directly outside the development which will reduce the occurrence of patrons wandering the streets.
<p>There will be an increase in litter from the activities of the tavern;</p>	<ul style="list-style-type: none"> • The staff will clean up the immediate surrounds of the premises each night as referred to in the Management Plan; and • There will be no packaged takeaway so there will be no packaging or take away containers. 	<ul style="list-style-type: none"> • It is considered that the policies of management plan will reduce the likelihood of litter from the activities of the tavern.
<p>The development may contain a bottle shop in the future</p>	<ul style="list-style-type: none"> • There is no bottle shop or drive through in this application; 	<ul style="list-style-type: none"> • A bottle shop is not proposed as part of this application. Any proposal for a bottle

	<ul style="list-style-type: none"> A separate application will need to be made to Council and to the Department of Racing, Gambling and Liquor before a bottle shop / drive through can operate on this site. 	shop would require a separate development application at a later date.
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Comments Received	City's Comments
There will be an increase in traffic	<ul style="list-style-type: none"> It is considered that the traffic and access layout of the proposed development is acceptable.
The tavern is in conflict with designing out crime principles;	<ul style="list-style-type: none"> The tavern has been designed with natural surveillance in mind as large windows are provided facing the street and the rear car park; It is recommended a condition of approval be imposed requiring sufficient lighting be provided within the car park to the satisfaction of the Manager Approvals, Planning & Environment Services.
The tavern belongs in a town or city centre, not the residential suburbs; After hours uses within this area should be aimed at family activities.	<ul style="list-style-type: none"> The objective of the CDCSP is that Currambine District Centre be developed to the diversity and robustness of a small town centre.
Underage youth will be able to obtain alcohol via friends who can purchase alcohol legally;	<ul style="list-style-type: none"> This is not a valid town planning consideration.
There is not sufficient demand from the surrounding suburbs to support a tavern and a tavern is contrary to the needs of the community;	<ul style="list-style-type: none"> Mixed comments have been received from the community regarding the need for a licensed social venue; Additionally a 112 signature petition has been received objecting to the proposal because it is not large enough to cater for the facilities and amenities requested by the community.