

COUNCIL ASSESSMENT PANEL MEETING

14 April 2021

AGENDA – 8.1

Applicant: Bridgewater Inn	Landowner: Tweeddale Nominees Pty Ltd
Agent: Future Urban	Originating Officer: Melanie Scott
Development Application:	20/1302/473
Application Description: Alterations & additions to commercial premises (hotel) including a deck (maximum height 3.5m), associated earthworks & change to licensed area plan	
Subject Land: Lot:19 Sec: P1141 FP:103906 CT:6124/77	General Location: 387 Mount Barker Road Bridgewater Attachment – Locality Plan
Development Plan Consolidated: 8 August 2019. Maps AdHi/30 &74	Zone/Policy Area: Neighbourhood Centre Zone - Neighbourhood Centre (Bridgewater) Policy Area, Watershed (Primary Production) Zone - Rural Landscape Policy Area
Form of Development: Merit	Site Area: 13,100m ²
Public Notice Category: Category 2	Representations Received: 5 Representations to be Heard: 4

1. EXECUTIVE SUMMARY

This application proposes alterations & additions to the Bridgewater Inn (hotel) involving a new dining/function room, expanded kitchen and bar facilities, two terraced (decked) areas, two verandahs, a storage area and associated earthworks. The existing built form is 1,444m² and the proposed built form is 1,622m². As a Local Heritage Place the demolition of a shed, terrace areas and pergola are also being considered as part of the subject application. In addition, an amended liquor licence will result in an expanded licensed area, however in response to the representations and Council commentary regarding parking, the applicant has proposed an overall reduction in maximum patron numbers (700 persons to 646 persons).

The subject land is located within the Neighbourhood Centre Zone - Neighbourhood Centre (Bridgewater) Policy Area and the Watershed (Primary Production) Zone - Rural Landscape Policy Area and the proposal is a merit form of development. Pursuant to Schedule 9 part 2 of the Development Regulations 2008, as the land is adjacent land in another zone the development was subject to Category 2 public notification. The proposed development area is on that portion of the land in the Neighbourhood Centre Zone. Five representations in opposition to the proposal were received during the Category 2 public notification period.

As per the CAP delegations, the CAP is the relevant authority for Category 2 applications where representors wish to be heard.

The main issues relating to the proposal are impacts on the character and setting of the local heritage place, the overall design and appearance of the proposal, the impact on Cox Creek particularly flood impacts, amenity concerns for neighbouring residential properties including the impacts of car parking, noise, anti-social behaviour and light spill, in addition to earthworks and stormwater management.

In consideration of all the information presented and following an assessment against the relevant zone and Council Wide provisions within the Development Plan, staff are recommending that the proposal be **GRANTED** Development Plan Consent, subject to conditions.

2. DESCRIPTION OF THE PROPOSAL

The proposal is for the following:

- Demolition of an existing storage shed, lower terrace, stage and upper terrace including pergola on-site to support the proposed development.
- Internal Alterations comprising the following:
 - Lower Level – refurbished toilets and amenities, kitchen facilities, cool rooms and the installation of a new lift.
 - Upper Level – the new lift and additional seating to create a bar/dining area facilitated by the reduction in the size of the gaming room.
- Additions including new dining/function room and 3 terrace areas detailed as follows:
 - 200 square metre dining/function room with small deck space;
 - 200 square metre 'upper terrace' partially covered outdoor dining area;
 - 50 square metre 'sunken terrace' covered outdoor dining area; and
 - 220 square metre 'lower terrace' outdoor dining area.
 - 72 square metre Covered Storage Area
- External Materials – The applicant has selected contemporary and robust materials which complement the historic part of the hotel. The palette of materials for the new additions includes sandstone blockwork, render finished masonry, timber batten screening, and steel and aluminium elements in grey tones.
- Earthworks – The proposed development responds to the slope of the land, reducing the need for earthworks associated with the building. The extent of proposed earthworks are not clear from the architectural drawings hence the recommended condition requiring a civil plan and associated soil drainage and erosion management plan. It is noted that finished levels have been set in accordance with the hydrological study submitted with this proposal.
- Hotel Liquor Licence – an amendment has been sought to expand the licensed area to include the proposed additions, whilst at the same time reducing maximum patron numbers down from 700 to 646 at any one time. However, the hours of operation will not be altered which are as follows:

Areas 1 to 6

Monday to Saturday
Sunday
Christmas Day

Midnight to 2am the following day
8am to 11am and 8pm to midnight
midnight to 2am

Area 7

Monday to Thursday
Friday and Saturday
Sunday
Christmas Day

9am to midnight
9am to 2am the following day
9am to midnight
Midnight to 2am

Area 9

Sunday

8am to 11am & 8pm to 10pm

For consumption OFF the licensed premises:

Area 8 (bottleshop)

Sunday (excluding Christmas Day) 8am to 11am and 8pm to 9pm

The proposed plans are included as **Attachment – Proposal Plans** with other information included as **Attachment – Application Information** and **Attachment – Applicant’s Professional Reports**.

3. BACKGROUND AND HISTORY

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
29 August 2014	14/625/473	Double glaze windows to local heritage place
11 December 2009	09/994/473	Extension to floor area of existing hotel
22 April 2009	09/139/473	Internal alterations to gaming area of existing hotel
7 July 2006	06/382/473	Variation to 05/942/473 condition 6 to use deck as outdoor dining (60 persons)
21 December 2005	05/942/473	Alterations to existing hotel – outdoor dining deck and verandah area
18 June 2001	01/646/473	Erection of sign
5 April 2001	01/366/473	Demolish a wall
30 March 2001	01/213/473	Significant tree removal 8 willows
19 June 1998	98/320/473	Internal Alterations to Hotel
23 March 1995	95/114/330	Internal Alterations to Hotel
23 April 1997	96/469/330	Advertising Display
28 August 1981	14053/1722	Extension to Bottle Shop
27 November 1981	4211/1884	Pergola for Beer Garden
29 March 1976	76/10346	Additions to Bridgewater Hotel (Stage 2)
3 February 1975	75/9536	Alterations and additions to Hotel

4. REFERRAL RESPONSES

- LOCAL HERITAGE ADVICE**

Heritage value assessment

The hotel is a substantial two storey building constructed of random rubble stonework, now painted. The front facade is dominated by two wings which frame a balcony with timber balustrading. The hipped roof is clad with corrugated iron and finished with rendered chimneys. At ground level several alterations appear to have been made to the building to accommodate such elements as a bottle shop.

Statement of heritage value

This hotel was built in response to the re-routing of the road from Mount Barker to Adelaide and was constructed prior to the establishment of the township of Bridgewater by John Dunn. The township took its name from the Inn. The Bridgewater Inn was deemed to meet criteria (a), (c) and (e). It is a landmark in the locality (Stirling District Heritage Survey).

Heritage advice

The proposed additions will not impact on heritage values of the existing hotel building, as they are located to the rear and are of a lower scale due to the site topography, and therefore will not visually dominate significant views of heritage value from the street. There are minor alterations to the existing building, but none that impact on elements of heritage value. The works will also maintain the ongoing use of the place which is appropriate.

Based on the above advice it is considered that there are no heritage issues with the proposed works.

The above response is included as *Attachment – Referral Responses*.

5. CONSULTATION

The application was categorised as a Category 2 form of development as the site of the development is adjacent land to land in a zone which is different to the zone that applies to the site of the development (Schedule 9, Part 2, Clause 19 of the regulations). Five (5) representations were received, all of whom oppose the proposal. The representations were all from adjacent properties.

The following representors wish to be heard:

Name of Representor	Representor's Property Address	Nominated Speaker
Louise L'Oste-Brown	9 Lake Street Bridgewater	Self
Reverend Alexander and Gillian Stevenson	7 St Matthew's Place Bridgewater	Self
Anthony Smith and Emma Martin	384 Mount Barker Road Bridgewater	Self
Father Alfred Farrugia – Adelaide Hills Catholic Parish	1 Wembley Avenue Bridgewater	Self

The applicants and their representative – Future Urban may be in attendance.

The issues contained in the representations can be briefly summarised as follows:

- Car parking and traffic – capacity and increased traffic volumes on surrounding streets.
- Amenity impacts – noise, anti-social behaviour and light pollution.
- Stormwater – management techniques.

Whilst not suggesting the following would overcome the concerns, the persons making representations have expressed a desire for the following to be addressed:

- Demonstrate how car parking demand will be met.
- Demonstrate how noise impacts will be mitigated through sound attenuation measures to ensure they meet the relevant EPA Noise Policy Guidelines.
- Demonstrate how anti-social behaviour will be mitigated and managed.
- Demonstrate how stormwater will be managed to ensure that the development has a net neutral/positive impact with regards to site hydrology.

These issues are discussed in detail in the following sections of the report. A supplementary parking assessment, an acoustic report and a reduction in patron numbers was offered as a response to representations.

A copy of the submissions is included as **Attachment – Representations** and the response is provided in **Attachment – Applicant’s Response to Representations**. A copy of the plans which were provided for notification are included as **Attachment – Publically Notified**

6. PLANNING & TECHNICAL CONSIDERATIONS

This application has been evaluated in accordance with the following matters:

i. The Site’s Physical Characteristics

The site at 387 Mount Barker Road, Bridgewater is situated on the northern side of Mount Barker Road. Three easements are registered on the Certificate of Title, which include:

- right to use, stop and divert the water running in Cox’s Creek; and
- two easements along the rear of the site for water and sewer purposes, owned by the Minister of Infrastructure.

The site is irregular in shape with a primary frontage of 143.6 metres and has a total area of 13,100m². A total of three crossovers service the land via Mount Barker Road, each facilitating two-way vehicle movements.

The subject site is well vegetated and slopes up to the rear (north). A section of Cox Creek running west to east is contained entirely within the subject site. The High Bushfire Protection Area overlay applies to the site.

The site contains the two storey Bridgewater Inn and associated car parks. The Bridgewater Inn is a Local Heritage listed place. The floor area of the existing building is approximately 1,444m², comprising 672m² at the upper level and 772m² at lower level.

The subject site is serviced by 119 formal parking spaces, located to the west of the Hotel. Overspill car parking does occur to the east of the Hotel, however no legal right of way exists from the eastern crossover into this car parking area. As such, the 19 space capacity of this car park area has been removed from the formal car parking provision for the purposes of assessment.

ii. The Surrounding Area

The site of the proposal is at the interface of the Neighbourhood Centre Zone, the Watershed (Primary Production) Zone and the Country Living Zone. As such the locality has a varying character.

To the east of the subject land the State Heritage listed Bridgewater Mill and the Bridgewater Institute are key features, which contribute directly to the historic built form character within the immediate locality. The densely vegetated surrounds of the Mill and the Hotel, combined with the adjacent Lions Park creates a spacious and ambient setting for both the Mill and the Hotel, punctuated by dense native and exotic mature trees adjacent to Cox Creek.

To the south of the subject land non-residential development comprises the St Matthew’s Catholic Church located across Mount Barker Road. Surrounding the

Church, residential development takes on a standard Bridgewater character with smaller allotments in a rectangular shape. The dual frontage available to the residential allotments west of Wembley Avenue, has resulted in most dwellings fronting Driffield Road and not Mount Barker Road. The topography and mature vegetation along and adjacent this portion of Mount Barker Road generally screens residential development when viewed from the subject site and creates a natural setting common to this residential area.

A linear park along Cox Creek and the Adelaide to Melbourne rail line splits the northern and western locality. To the west a more rural residential character exists with larger allotments and residential proprieties concealed amongst mature vegetation. The extension of the subject land along Cox Creek creates a natural corridor and open space character before intersecting with the rail line. Across the rail line to the north of the subject site a similar rural residential allotment pattern is established within the Watershed Primary Production Zone. These allotments interface with the Country Living Zone where the character transitions to a more compact residential form bisected by the Heysen Walking Trail.

iii. Development Plan Policy considerations

a) *Policy Area/Zone Provisions*

The proposed development lies wholly within the Neighbourhood Centre Zone - Neighbourhood Centre (Bridgewater) Policy Area and these provisions seek:

- Preservation of the small-scale atmosphere and attractive character and amenity of the Bridgewater area.
- A safe and convenient environment for the movement of both pedestrian and vehicular traffic within, and to and from the Policy Area.
- A centre providing a range of shopping, community, business, and recreational facilities for the surrounding neighbourhood.
- A centre that provides the main focus of business and community life and provides for the more frequent and regularly recurring needs of a community.
- Development that contributes to the desired character of the Policy Area and Zone.

It is noted that the western portion of the subject land is located within the Watershed (Primary Production) Zone - Rural Landscape Policy Area. No portion of the proposed development nor any critical site components, including the western car park are located within the Watershed (Primary Production) Zone. For this reason no further consideration has been given to specific policies within this Zone, other than potential interface impacts.

The following are considered to be the relevant Policy Area provisions:

Objectives: 1, 2 & 3

PDCs: 1, 2, 3, 4 & 5

The proposal is consistent with the Desired Character of the Policy Area in that it is sited and designed in a way that respects the historic built form in the locality, as confirmed by Council's Local Heritage Advisor. In addition the proposal formalises the existing connection and outlook over Cox Creek behind the Bridgewater Inn, contributing to improved access for the public to this natural asset. This will ensure that this western portion of the Zone strengthens its appeal as a tourism destination at an appropriate scale and intensity. Based on the key criteria within the Desired Character Statement the proposal is considered to address PDC 1.

The proposal will not result in any amendments to the formal car parking and vehicular movement arrangements on the site. Pedestrian access behind the Bridgewater Inn will be improved for patrons seeking to enjoy the amenity afforded by the open space area. It is noted that accessibility throughout the site will be markedly improved through the installation of a lift and ramps in accordance with the relevant all access standards. The proposal is therefore considered to positively contribute to the achievement of PDC 2.

Council's Local Heritage Advisor considers that the proposal will not impact on heritage values of the existing hotel building (Bridgewater Inn), as it is located to the rear and of a lower scale due to the site topography. Based on this assessment it was concluded that the proposal will not visually dominate significant views of heritage value from the street. Based on the local heritage advice and the low visual impact of the proposal from the public realm and noting the adjacent State Heritage listed Bridgewater Mill, Council staff determined the proposal will not materially affect the context of the State Heritage place. In addition, the applicant has selected contemporary and robust materials which complement the historic part of the hotel. The palette of materials for the new additions includes sandstone blockwork, render finished masonry, timber batten screening, and steel and aluminium elements in grey tones. This palette of materials will enhance the setting of the historic building, yet due to the siting and scale, will do so in a manner that maintains its historic prominence in accordance with PDC 3 & 4.

The proposal is seeking to formalise and upgrade an area already used for outdoor dining/seating directly behind the Bridgewater Inn. This will improve accessibility for patrons and enhance the open character of the area. The proposal includes provision for landscaping and it forms a key feature of the design, ensuring that its visibility is tempered and complementary within this sensitive and natural creek side setting, in accordance with PDC 5.

The following are considered to be the relevant Zone provisions:

Objectives: 1, 2 & 4

PDCs: 1, 4, 6, 7, 8 & 9

Appropriateness of Proposal

A hotel is not listed as an envisaged land use within the Neighbourhood Zone and no explicit reference is made to hotels in PDC 1. However, it is considered that as a long standing use with links dating back to the establishment of the Bridgewater Township, that this proposal is entirely appropriate and reasonably anticipated based on Policy Area criteria. In addition, the Liquor Licence will see a reduction in capacity despite the formalised floor area increasing. As such the intensity of the land use is also considered appropriate and consistent with the current expectations of the site.

Desired Character Considerations

The proposal consists of minor alterations and a substantial addition to the existing Bridgewater Inn. The standard of the proposal as demonstrated by the detailed drawings and rendered imagery suggests that this will achieve a very high standard of architectural design, one that is likely to be regarded as iconic and serve to attract visitors to the area. The proposal responds to the topography of the site and integrates key landscape features including Cox Creek in a sensitive and thoughtful manner, capitalising on this unique creek side setting. Expert advice has been provided by the applicant that demonstrates that impacts including car parking, vehicle movements and noise can be reasonably mitigated (as discussed in more detail below). It is therefore considered that the proposal reasonably addresses the relevant criteria of the Zone Desired Character Statement and subsequently meets PDC 4.

Built Form

The proposal will result in an underutilised area being improved and formalised, as contemplated by PDC 6. The overall building height of the additions will not exceed a vertical height above 8 metres in accordance with PDC 7. As mentioned the proposal will result in the site having improved accessibility, contributing positively to the achievement of PDC 8. The proposal is located to the rear of the heritage building and is not considered to be visually dominant when viewed from the adjoining public realm along Mount Barker Road. When viewed from the adjacent park and car parking areas to the east of the subject site, due to the design responding to the topography, in combination with material selection and landscaping, the proposal is considered to complement and enhance the built form character of this western portion of the Zone, achieving the desires of PDC 9.

b) Council Wide provisions

The Council Wide provisions of relevance to this proposal seek (in summary):

- Development of a high design standard and appearance that responds to and reinforces the positive aspects of the local environment and built form.
- Orderly and economic development that creates a safe, convenient and pleasant environment in which to live in.

The following Council Wide provisions are considered relevant for this proposal:

Centres and Retail Development

Objectives: 1, 2, 3 & 4

PDCs: 2

The Bridgewater Inn provides a unique dining and entertainment facility that is considered of an appropriate scale within the Neighbourhood Centre. The increased floor area of the building will occur in tandem with an overall reduction of total patrons, in accordance with an amended liquor licence. This will ensure that the use retains an appropriate level of intensity while at the same time delivering an upgraded and improved facility, in accordance with PDC 2. The attraction of visitors to an upgraded facility may also have a positive flow-on impact for adjoining businesses and other centre zones in the wider region.

Crime Prevention

Objectives: 1

PDCs: 1 & 2

The formalisation of the outdoor seating areas and the addition of the elevated dining area, and upper-level windows, will assist in improving passive surveillance outcomes on the site, in accordance with PDC 1 & 2. This will be achieved through increased sight lines into adjoining public areas in an easterly, northerly, and westerly direction from within the Bridgewater Inn.

Design and Appearance

Objectives: 1

PDCs: 1, 4, 6, 7, 8, 9, 10, 16

The proposal is considered to achieve a high design standard with striking features such as a glass gallery that integrates the new additions with the historic building in a complementary manner. The design drawings and rendered imagery demonstrate how the building incorporates contemporary features and materials effectively to respond to heritage characteristics in the area. The topography of the site has been responded to in an appropriate manner, and this is considered to ensure that the height, mass and proportions of the proposal are appropriate and will not visually dominate the more prominent historic buildings in the locality. It is considered that the proposal achieves the desires of PDCs 1, 8 and 16.

Plant and equipment associated with the Bridgewater Inn is proposed to be consolidated to the western service yard and screened from public view under a new roofed area, in accordance with the broader objectives of PDC 4.

The existing transportable bar will be integrated into the outdoor seating area design and will appear to have a more permanent appearance, in accordance with PDC 6.

The design's response to the topography and utilisation of existing levels ensures that earthworks are minimised, and this also reduces impacts of overshadowing on account of the northern aspect of the site. The lower terrace seated area incorporates landscaping and provides integration with Cox Creek and the Heysen Trail and is

anticipated to enhance views from the trail. The above ensures consistency with PDCs 7, 9 & 10.

Energy Efficiency

Objectives: 1

PDCs: 1, 2 & 3

The proposal makes good use of the site's northern aspect, by orientating the dining/function room addition to receive direct sunlight. The large proportion of glazing across the Gallery area will also encourage natural light further into the historic part of the building. These features are likely to improve how the building performs from an energy efficiency perspective and generally improve amenity, in accordance with the desires of PDCs 1 and 2.

Hazards

Objectives: 1, 2, 3 & 4

PDCs: 1, 3 & 7

The site is located in a High Bushfire Protection Area and the proposed structures and additions to the existing building will be required to meet the requirements of the Building Code of Australia. Notwithstanding, the applicant has confirmed that they will accept a condition be placed on any subsequent Planning Consent that ensures the proposal complies with the Ministers Code. Council has chosen not to add such a condition.

In addition, in the event of a bushfire the applicant has confirmed the following:

- The CFS will be able to access the surrounds of the building with no large trees or vegetation to cause further impact.
- An emergency evacuation plan for the existing building will be updated.

With the above in mind, it is considered that the proposal can address the requirements of PDC 1.

With regard to flooding, the applicant engaged Tonkin Engineering to prepare a Flood Assessment. The assessment concluded that the proposal can satisfy PDC 3 by not increasing the risk of flooding to upstream properties, subject to compliance with the following recommendations:

- The proposed Dining and Function area is constructed with a minimum finished floor level of 382.35m AHD, such a level providing 300 mm freeboard to the calculated 100 year flood level.
- The Lower Terrace area is raised no higher than 381.2m AHD, with the area between the edge of the Terrace and current top of bank either remaining unfilled or battered down from the edge of Terrace to the top of bank. This will ensure that the development does not increase the risk of flooding to upstream properties, as required by the Development Plan.

The proposed plans reflect the abovementioned AHD levels for the proposed Dining and Function area and the Lower Terrace Area, with the former having a floor level of 383.01 AHD which is higher than the recommended floor level.

The lower terrace is proposed to contain non-fixed tables and chairs, which can be packed away in the event of a predicted flood. A condition will be included that addresses the need to remove all loose equipment following a forecasted flood event announcement (refer to Recommended Condition 6).

Heritage Places

Objectives: 1, 2, 3 & 4

PDCs: 1, 2, 3, 5 & 6

The proposal is considered to enhance the functionality and setting of the local heritage place, whilst maintaining its prominence on the site and its heritage values. This has been confirmed by the Local Heritage Advisor's referral response and demonstrates consistency with PDCs 1, 2, 3, 5 & 6.

With regard to the Bridgewater Mill it is considered that the proposal's response to the topography and subsequent scale, bulk and massing relative to the Mill, will have a negligible impact on the setting of this State Heritage Place.

Interface Between Land Uses

Objectives: 1 & 2

PDCs: 1, 2, 5, 6, 7, 9 & 10

A majority of the representors cited noise as a concern. In response to this the applicant engaged Sonus Acoustic Engineers to undertake an Environmental Noise Assessment (ENA) to determine the likely amenity impacts on surrounding residential properties. Current Hotel provisions and liquor licensing allows music to be performed at any level (including the existing outdoor area) within the constraint of EPA Noise Policy. Consequently this application presents an opportunity to address noise and the proposed new built form.

The ENA report considers the noise associated with the proposed alterations and therefore has assessed:

- Music in the dining/function room
- Noise from patrons in the modified outdoor areas

The analysis identified that a number of construction features are necessary in order to achieve the music noise criteria for the indoor areas envisaged by the Development Plan. These construction features are documented in the ENA and generally relate to:

- The minimum thickness of external glazing and airtight sealing when doors and windows are closed.

- Roof and ceiling materials and density.
- The closure of windows and doors when amplified music is played.

These recommendations have been adopted by the applicant and now form part of the development application and subsequent conditions of approval (refer Recommended Conditions 3 to 5).

With respect to the outdoor terraced areas it is noted that that there is limited noise attenuation options available due to the open nature of this area. It is noted however that the noise from this area is unlikely to differ from the existing situation, with outdoor areas currently available to patrons. In addition, the liquor licence has been amended with a reduction in maximum number of patrons from 700 to 646.

With regard to representors that cite general nuisance from patrons leaving the premises late and its impact on the surrounding locality. It is noted that the applicant is aware of the need to manage hotel patron behaviour to minimise impacts on its neighbours. To this end signage is located adjacent to exits encouraging respect for neighbours as patrons leave, in addition to the posting of two security guards on Friday and Saturday nights. The guards operate within a set of procedures to manage noise, lighting, closure of the premises and the exiting of guests.

Based on the findings of the Sonus report and the above considerations, on balance it is considered that the proposal adequately responds to the criteria associated with interface impacts under PDCs 1, 2, 5, 6, 7, 9 & 10.

Landscaping, Fences and Walls

Objectives: 1

PDCs: 1 & 2

The proposal demonstrates that landscaping will play an important part in softening the built form and ensuring that the development integrates sensitively with the open space and natural character of the locality, particularly adjacent to Cox Creek. It is considered that to ensure landscaping is undertaken in accordance with the plans that the applicant provides a detailed landscaping schedule as a condition, in order for this aspect of the proposal to be appropriately addressed.

Natural Resources

Objectives: 1, 2, 3, 5, 6 & 13

PDCs: 3, 8, 11 & 12

The proposal does not encroach within the creek line, and proposes to better formalise the interface of the site with it in order to protect the creek environment from unnecessary disturbance, in accordance with PDC 3.

The applicant has not demonstrated any particularly positive water sensitive design measures on the site, particularly with respect to onsite water reuse, and this fails to address PDC 8. However, advice from Council engineering is there is no real change to

the impervious surfaces on the site. Notwithstanding, the applicant has confirmed that the drainage system for the proposed development will incorporate an on-site detention system to ensure that pre-development flows from the site are maintained. Discharge of overflow, is proposed to be directed to a legal discharge point in consultation with Council engineering staff. The applicant has requested that an appropriate condition be included as part of any subsequent Planning Consent (refer Recommended Condition 9). This will ensure consistency with the outcomes sought by PDC 11.

Orderly and Sustainable Development

Objectives: 1 & 11

PDCs: 1, 3, 7, 9, 16 & 17

The upgrade to a long standing use and a heritage building is considered to achieve PDCs 1, 7 and 9, and it also serves to achieve PDC 3, by expanding the economic base of the region through enhancing of an existing iconic heritage building cluster of both the Bridgewater Inn and Mill.

The design of the proposal is considered to achieve a high architectural standard, and amenity impacts are considered to be reasonably mitigated so as to achieve consistency with PDCs 16 and 17.

Regulated Trees

Objective: 1

PDC: 1

There is a cluster of trees adjacent the existing lower terrace which are exotic species. One of these trees is regulated, an elm tree with an infestation of elm beetles. All except the regulated are proposed to be removed. The regulated tree has been represented with a canopy of some 185m² and the proposal will encroach on this by approximately 46m², less than 30 percent. It is considered the preservation of the regulated tree is in accordance with this PDC.

Siting and Visibility

Objective: 1

PDC: 1

The proposal is sited and designed to ensure that it complements and enhances the setting of the heritage building and the adjacent Heysen Trail, in accordance with PDC 1.

Sloping Land

Objectives: 1

PDCs: 1

The proposal is sited and designed to integrate with the natural topography of the subject land and is envisaged to minimise the need for earthworks, in accordance with PDC 1. However, there is a condition requesting a full civil plan to be approved by Council prior to issue of Building Rules Consent.

Transportation and Access

Objectives: 2

PDCs: 34, 35 & 36

The proposal will utilise the existing western car park to provide adequate car parking provision, noting that the capacity of the premises are actually being reduced. The access arrangements to/from the site will remain unchanged.

Three of the representors raised issues with respect to traffic and car parking. In response to this the applicant engaged Cirqa Consultants to assess the traffic and car parking considerations relative to the proposal. The review identified that there is no legal right of way to enable access to the adjacent eastern car park.

It is important to note, that even with the reduced car parking provision, the car parking ratio remains relatively high for a hotel use. Cirqa consider that the site's parking provision would accommodate the likely car parking demands at most times.

Whilst Cirqa has formed this opinion, the applicant has acknowledged that the formal car parking area has been reduced by 18 spaces as the eastern car parking area cannot be considered. In response they have proposed to reduce the patron capacity by a commensurate rate (equal to 54 patrons). This reduction would result in a maximum of 646 patrons at any one time. This has the effect of reducing the peak demand capacity that currently exists.

This is considered an appropriate outcome and future proofs the site in the unlikely event that the eastern car parking area ceased to provide informal parking.

Based on the above assessment the proposal is considered to sufficiently meet the requirement of PDCs 34, 35 and 36.

Other Matters

No amendment to the approved operating hours are proposed and the site is connected to SA Water Sewer and Water Main.

7. SUMMARY & CONCLUSION

The application has been amended, based on further traffic and acoustic advice provided following public consultation. It is considered that the proposed reduction in patron numbers assists in responding to the matters raised in the representations along with the recommended conditions should consent be granted.

As demonstrated by a general consistency with the provisions of the relevant criteria in the Development Plan it is considered that the proposed development will enhance the function and amenity of the long-standing and historic hotel use. Importantly it will achieve this through a complementary design including acoustic attenuation and, a reduction in overall patron numbers and management of patrons leaving the premises. The combination of these measures will assist with noise impact from the existing use of the land. The proposed additions will not impact on heritage values of existing hotel building, as they are located to the rear and are of a lower scale due to the site topography, and therefore will not visually dominate significant views of heritage value from the street. There are minor alterations to the existing building, but none that impact on

elements of heritage value. The works will also maintain the ongoing use of the place which is appropriate.

Subject to addressing the reserved matters, the proposal is considered sufficiently consistent with the relevant provisions of the Development Plan, and it is considered the proposal is not seriously at variance with the Development Plan. In the view of staff, the proposal has sufficient merit to warrant consent. Staff therefore recommend that Development Plan Consent be **GRANTED**, subject to conditions.

8. RECOMMENDATION

That the Council Assessment Panel considers that the proposal is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan, and GRANTS Development Plan Consent to Development Application 20/1302/473 by Bridgewater Inn for Alterations & additions to commercial premises (hotel) including a deck (maximum height 3.5m), associated earthworks & change to licensed area plan at 387 Mount Barker Road Bridgewater subject to the following conditions:

Reserved Matter

(1) Pursuant to Section 102 (3) of the Planning, Development and Infrastructure Act 2016, the following matter shall be reserved for further assessment, to the satisfaction of the relevant authority, prior to the granting of Development Approval:

- A detailed landscaping plan prepared by a suitably qualified professional, shall be prepared to Council's satisfaction and approved by CAP. Landscaping detailed in the plan shall be of suitable endemic species to the locality and shall be planted prior to occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased in the next planting season.

NOTE: Further conditions may be imposed on the Development Plan Consent in respect of the above matters.

(2) Development In Accordance With the Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Plans from Dickson Emmett
 - SK00 Site plan dated 2 October 2020
 - SK01 Proposed Floor Plan Lower Level P6 dated 26 March 2021
 - SK02 Proposed Floor Plan Upper Level P8 dated 26 March 2021
 - SK03 Demolition Plan Lower Level P7 dated 26 March 2021
 - SK04 Demolition Plan Upper Level P2 dated 26 March 2021
 - SK10 Elevations Sheet 1 P2 dated 3 November 2020
 - SK11 Elevations Sheet 2 P4 dated 3 November 2020
 - SK15 External Finishes P1 dated 14 October 2020
 - SK20 Sections P4 dated 3 November 2020

(3) Overall Capacity

At any one time, the overall capacity of the licensed areas of the hotel shall be limited to a maximum of 646 persons. This includes any associated outdoor areas.

(4) Noise Attenuation Measures

In accordance with the Sonus Report, the following measures shall be included in the construction of the approved alterations and additions for noise attenuation:

- i. all external glazing on windows and doors of the approved alterations and additions must be constructed from framed 10.38mm thick laminated glass and the windows and doors shall be installed in such a manner that they are sealed airtight when closed; and
- ii. Roof and ceiling construction of the approved alterations and additions shall comprise:
 - minimum 0.42mm BMT sheet steel roofing with *Anticon HD80* (or equivalent) under; and
 - 13mm thick fire rated plasterboard ceiling with 100mm thick insulation of minimum density 60kg/m³ (Rockwool or similar) above the ceiling.

(5) Entertainment – Amplified Music

- i. Amplified music shall be limited to within the building during the operating hours of the hotel and only played through the Hotel sound system;
- ii. All external glazing (windows and doors) shall remain closed when amplified music is played; and
- iii. It is noted that at times when the music is played at a background level (where voices do not need to be raised for conversations), all external glazing (windows and doors) may remain open and the music criteria.

(6) Entertainment Noise Levels

The noise from the entertainment shall not exceed 57dB (A) between 10:00am and 10:00pm and 50dB (A) from 10:00pm and 2:00am (midnight) within nearby dwellings.

(7) Flood Controls

The furniture on the lower terrace shall comprise non-fixed tables and chairs, which can be packed away following a forecasted flood event.

(8) Prior to Building Consent Being Granted - Requirement For Stormwater Calculations

Prior to Building Consent being granted all hydrological and hydraulic stormwater calculations shall be provided together with the final drainage plan for Council approval and should consider the following:

- 1. Post development discharge from the 1% AEP event to be limited to pre-development discharge from the 20% AEP event,
- 2. Stormwater discharged to Cox Creek will meet EPA quality guidelines, and
- 3. Detailed designs and associated calculations demonstrating the above will be provide for council approval prior to construction commencing onsite.

(9) Prior to Building Consent Being Granted - Requirement for a full Civil Plan and a Soil Erosion and Drainage Management Plan (SEDMP)

Prior to Building Consent being granted the applicant shall prepare and submit to Council a Soil Erosion and Drainage Management Plan (SEDMP) for the site for Council's approval which considers site management for the proposed Civil Plan. The SEDMP shall comprise a site plan and design sketches that detail erosion control methods and installation of sediment collection devices that will prevent:

- a. soil moving off the site during periods of rainfall;
- b. erosion and deposition of soil moving into the remaining native vegetation; and
- c. soil transfer onto roadways by vehicles and machinery.

The works contained in the approved SEDMP shall be implemented prior to construction commencing and maintained to the reasonable satisfaction of Council during the construction period.

(10) Removal Of Solid Waste

All solid waste including food, leaves, papers, cartons, boxes and scrap material of any kind shall be stored in a closed container having a close fitting lid. The container shall be stored in a screened area so that it is not visible from Mount Barker Road or neighbouring properties and shall not encroach on car parking areas.

(11) Regular Removal of Solid Waste from the Site

All waste shall be removed from the subject land at least once weekly. Collection of waste shall be carried out only between the hours of 8.00am and 5.00pm on any day.

NOTES

(1) Development Plan Consent Expiry

This Development Plan Consent is valid for a period of twenty four (24) months commencing from the date of the decision. Building Consent must be applied for prior to the expiry of the DPC and lodged through the PLANSa portal unless a private certifier was engaged prior to 19 March 2021.

(2) Erosion Control During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

(3) EPA Environmental Duty

The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

(4) Department of Environment and Water (DEW) - Native Vegetation Council

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. The clearance of native vegetation includes the felling of land, or any other act or activity that causes the killing or destruction of native

vegetation, the severing of branches or any other substantial damage to native vegetation. For further information visit:

[www.environment.sa.gov.au/Conservation/Native_Vegetation/
Managing_native_vegetation](http://www.environment.sa.gov.au/Conservation/Native_Vegetation/Managing_native_vegetation)

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8303 9777. This must be sought prior to Full Development Approval being granted by Council.

(5) **Works on Boundary**

The development herein approved involves work on the boundary. The onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

(6) **Existing Encroachment Identified**

The hotel encroaches over the front boundary by approximately 2 metres onto the road reserve adjacent Mount Barker Road. This development authorisation in no way implies approval from Council for this encroachment. Council's Property & Building Management Team will approach the applicant to rectify the encroachment outside of this development authorisation and either require a road closure, road rent permit or removal of the structure in question to rectify this situation.

9. **ATTACHMENTS**

Locality Plan
Proposal Plans
Application Information
Applicant's Professional Reports
Referral Responses
Representation
Applicant's response to representations
Publically Notified Plans

Respectfully submitted

Concurrence

Melanie Scott
Senior Statutory Planner

Deryn Atkinson
Assessment Manager
















Annotations

-  Subject Land - Bridgewater Linn
-  Representor 4
-  Representor 5
-  Representor 3
-  Representor 2
-  Representor 1

Planners Summary

-  PlanningSummary

AHC Core


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-  Townships
- RoadsStreetView
 -  ADJOINING LGA RD
 -  AHC & PRIVATE
 -  AHC RD
 -  DPTI RD
 -  PRIVATE RD
 -  SHARED RD
-  PropertyOwner
-  Parcels
-  Roads
-  Suburbs
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 -  River
 -  Creeks
 -  Streams

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Burnt Area Cudlee Creek

-  CudleeCreekBurntArea

Flood Study Data

-  TorrensFloodZones_20Yr
-  TorrensFloodZones_100Yr
-  OnkaFloodPlain10Yr
-  FloodPlain100Year

Stormwater Updated

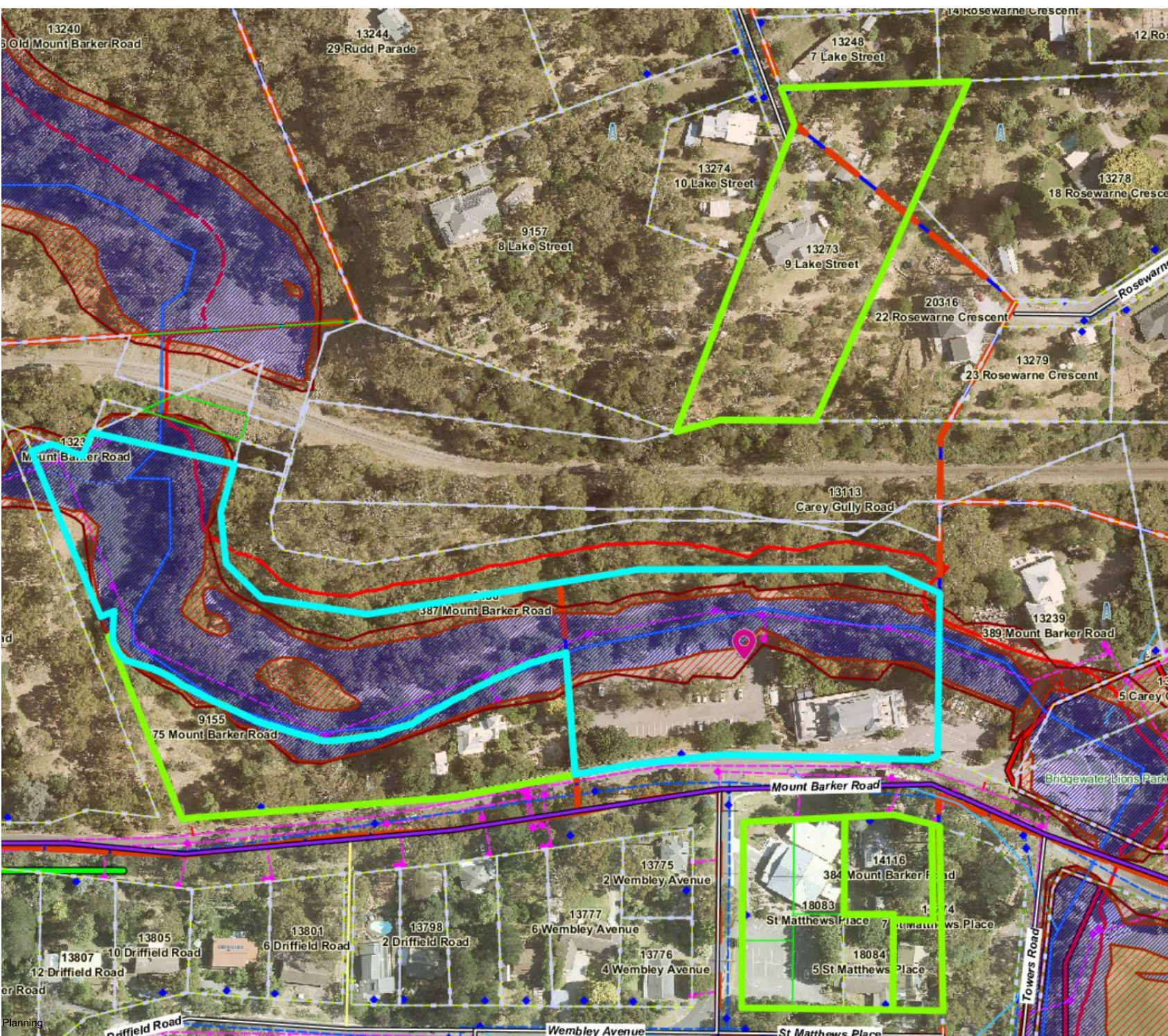
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-  PRIVATE_DrivewayPits
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-  DPTI Pits

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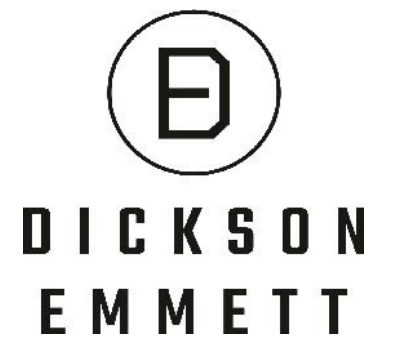
THE BRIDGEWATER HOTEL REDEVELOPMENT

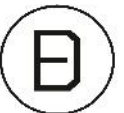
PLANNING APPLICATION
OCTOBER 2020

AMENDED 29 March 2021

DRAWING LIST

SK000	LOCATION PLAN
SK00	SITE PLAN
SK01	PROPOSED FLOOR PLAN- LOWER LEVEL
SK02	PROPOSED FLOOR PLAN- UPPER LEVEL
SK03	DEMOLITION PLAN- LOWER LEVEL
SK04	DEMOLITION PLAN- UPPER LEVEL
SK10	ELEVATIONS SHEET 1
SK11	ELEVATIONS SHEET 2
SK15	EXTERNAL FINISHES
SK20	SECTIONS
SK100	PERSPECTIVES SHEET 1
SK101	PERSEPCTIVES SHEET 2





**DICKSON
EMMETT**

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	02/10/2020	PRELIMINARY

AMENDED 29 March 2021

FOR APPROVAL

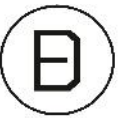
CLIENT
BRIDGEWATER INN

PROJECT
**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING
LOCATION PLAN

PROJECT NO.
DE20016

DRAWING NO.
SK000 P1



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SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	02/10/2020	PRELIMINARY
P2	14/10/2020	PRELIMINARY
P3	03/11/2020	PLANNING ISSUE
P4	11/11/2020	PLANNING ISSUE
P5	17/02/2021	EAST CAR PARK AMENDED
P6	26/03/2021	EXISTING TREE ADDED

AMENDED 29 March 2021

FOR APPROVAL

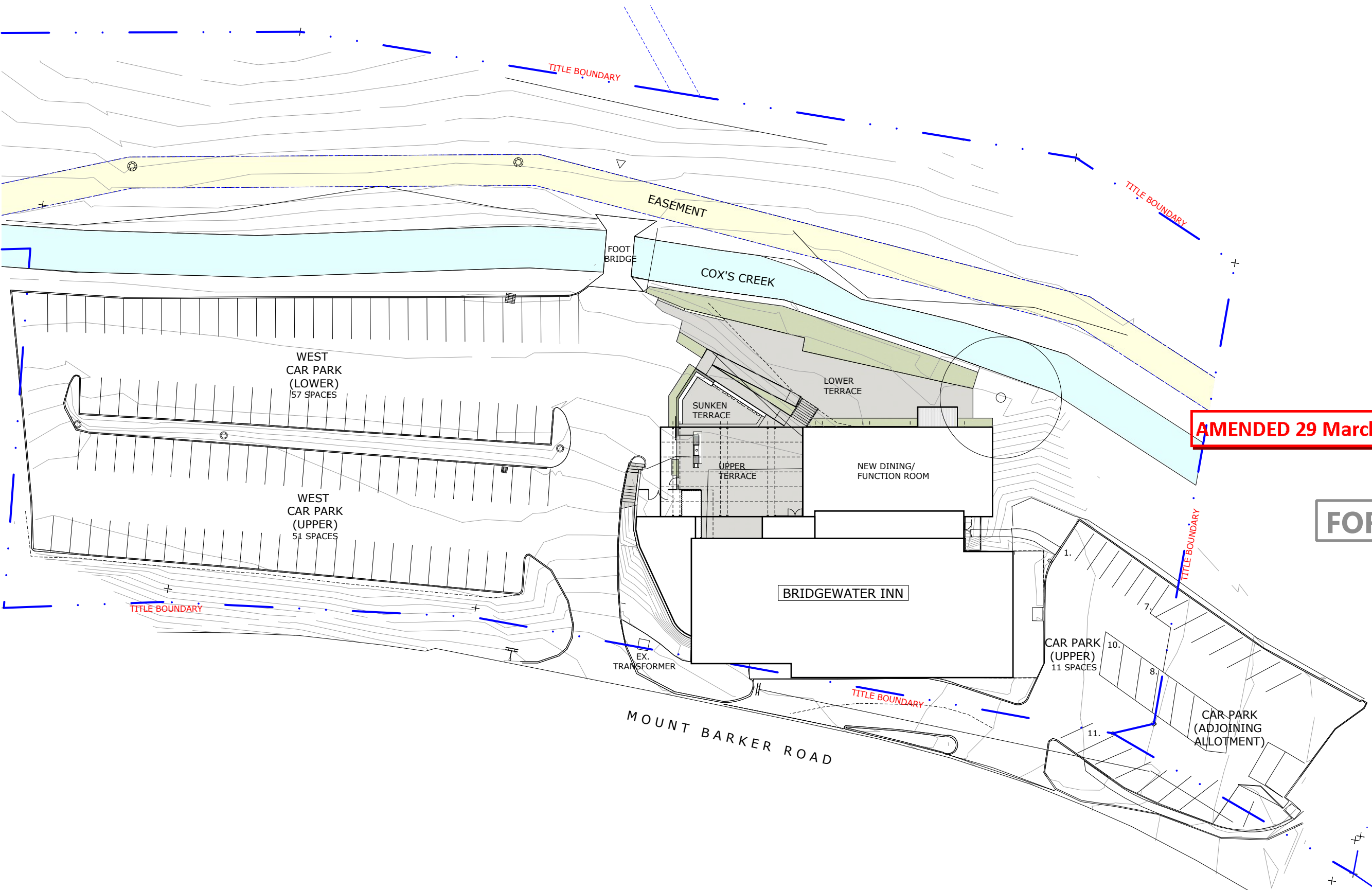
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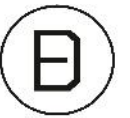
PROJECT
BRIDGEWATER INN
REDEVELOPMENT

DRAWING
SITE PLAN

PROJECT NO.
DE20016

DRAWING NO.
SK00 P6





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UNLEY 5061
SOUTH AUSTRALIA

NOTES

1. CONFIRM REMOVAL OF EXISTING DUCT IN EX. STORE ROOM.
2. CONFIRM EXTENT OF ROOF OVER SERVICE COURTYARD.
3. LIFT- JPS ORANA X-15. 1000kg, 13 PERSONS.

AMENDMENT

NO	DATE	DESCRIPTION
P1	15/5/2020	PRELIMINARY
P2	27/5/2020	PRELIMINARY
P3	03/09/2020	PRELIMINARY
P4	28/09/2020	PRELIMINARY
P5	02/10/2020	PRELIMINARY
P6	14/10/2020	PRELIMINARY
P7	03/11/2020	PLANNING ISSUE
P8	26/03/2021	EXISTING TREE ADDED

AMENDED 29 March 2021

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

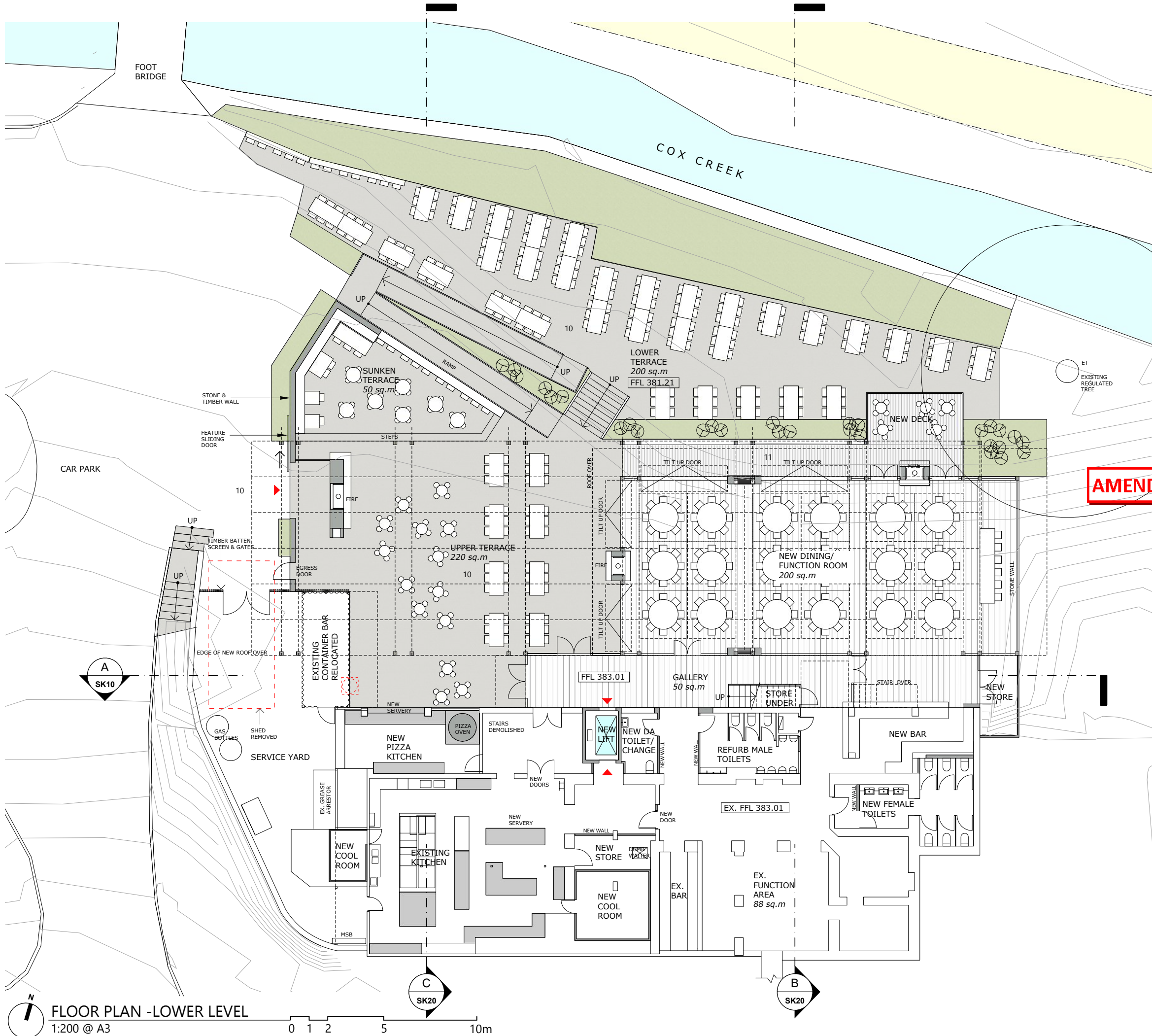
**PROPOSED FLOOR PLAN
LOWER LEVEL**

PROJECT NO.

DE20016

DRAWING NO.

SK01 P8



FLOOR PLAN - LOWER LEVEL

1:200 @ A3

0 1 2 5 10m



AMENDMENT

NO	DATE	DESCRIPTION
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P2	27/5/2020	PRELIMINARY
P3	03/09/2020	PRELIMINARY
P4	28/09/2020	PRELIMINARY
P5	02/10/2020	PRELIMINARY
P6	14/10/2020	PRELIMINARY
P7	26/03/2021	EXISTING TREE ADDED

FOR APPROVAL

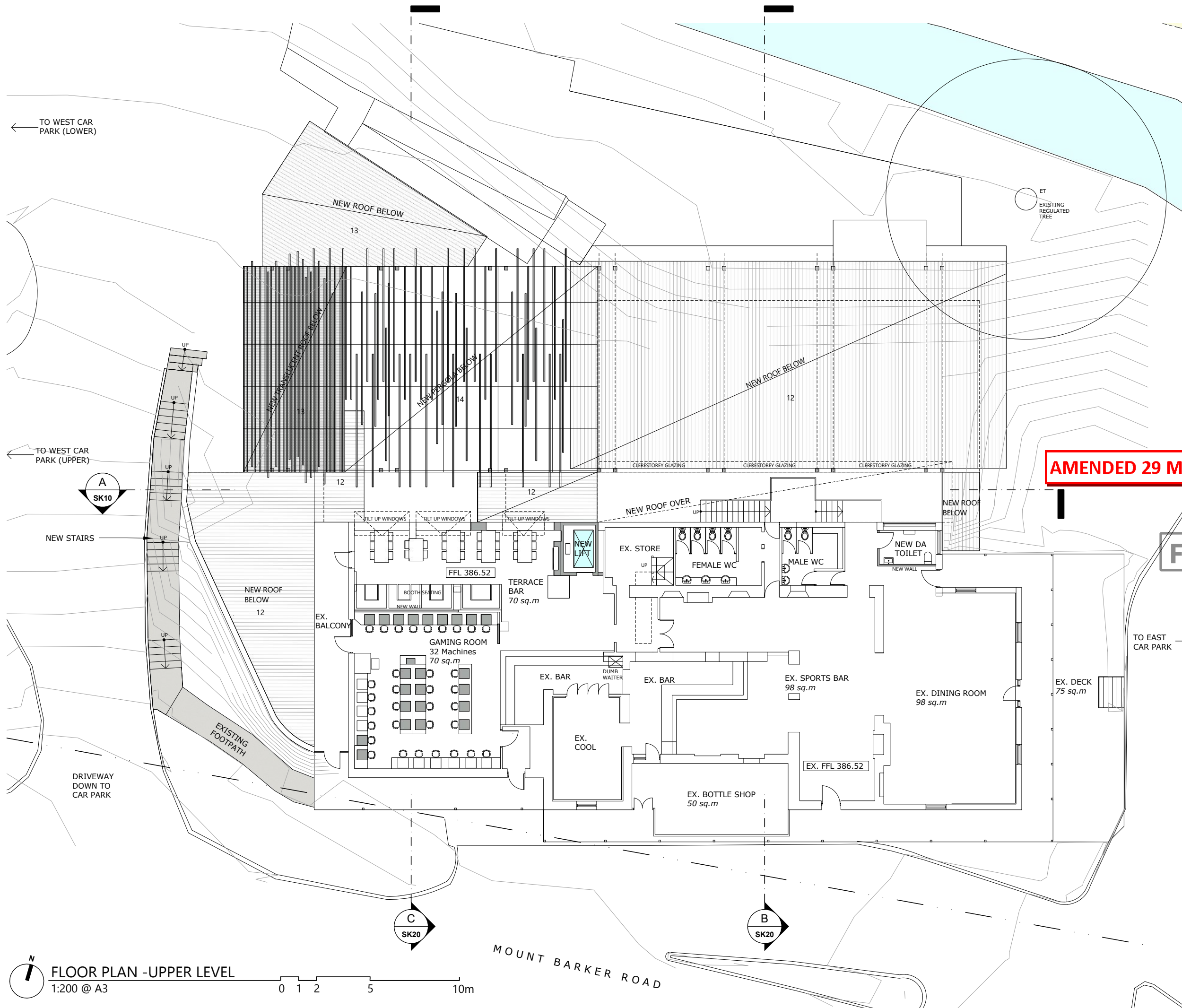
BRIDGEWATER INN

BRIDGEWATER INN REDEVELOPMENT

PROPOSED FLOOR PLAN UPPER LEVEL

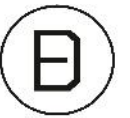
DE20016

SK02 P7



FLOOR PLAN -UPPER LEVEL

1:200 @ A3



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SOUTH AUSTRALIA

NOTES

1 Remove existing stair
2 XXX

AMENDMENT

NO	DATE	DESCRIPTION
P1	14/10/2020	PRELIMINARY
P2	26/03/2021	EXISTING TREE ADDED

AMENDED 29 March 2021

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN
REDEVELOPMENT

DRAWING

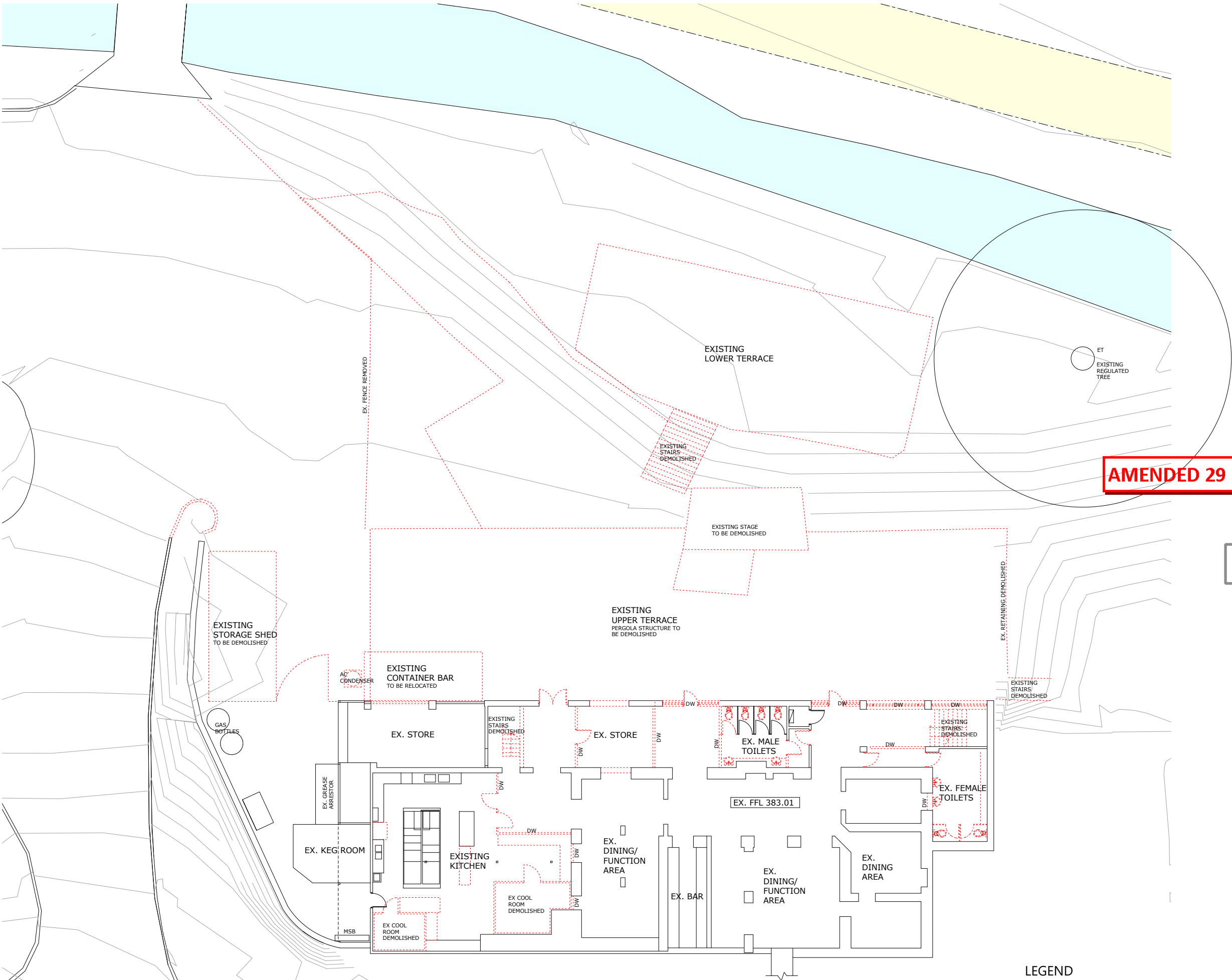
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LOWER LEVEL

PROJECT NO.

DE20016

DRAWING NO.

SK05 P2



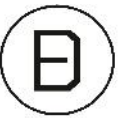
SITE PLAN -CELLAR LEVEL

1:200 @ A3

0 1 2 5 10m

LEGEND

DW WALL/ WINDOW TO BE DEMOLISHED
ETR EXISTING TREE REMOVED
ET EXISTING TO BE RETAINED



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SOUTH AUSTRALIA

NOTES		
1	Remove existing stair	
2	XXX	

AMENDMENT		
NO	DATE	DESCRIPTION
P1	14/10/2020	PRELIMINARY
P2	26/03/2021	EXISTING TREE ADDED

AMENDED 29 March 2021

FOR APPROVAL

CLIENT
BRIDGEWATER INN

PROJECT
BRIDGEWATER INN
REDEVELOPMENT

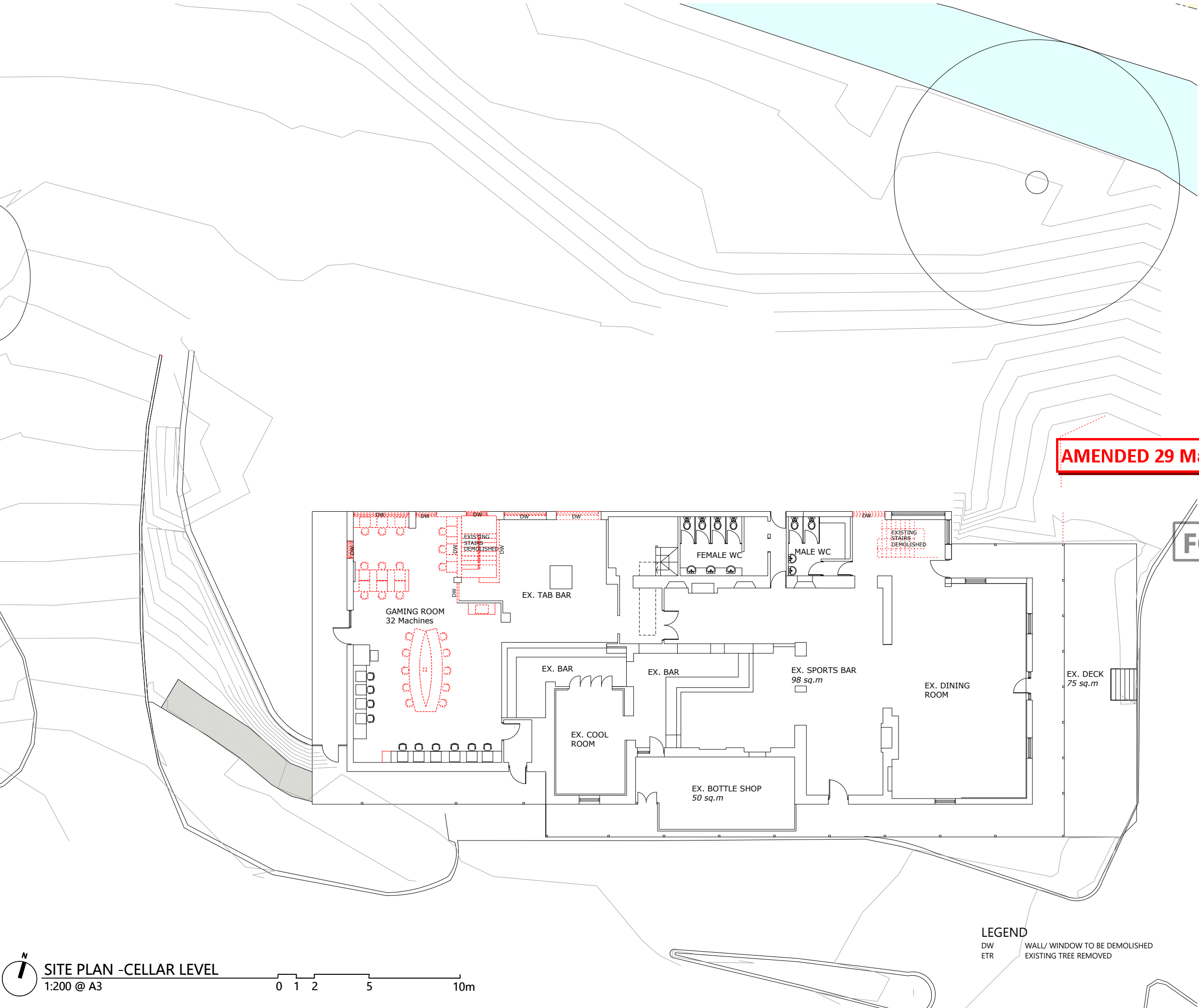
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UPPER LEVEL

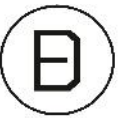
PROJECT NO.
DE20016

DRAWING NO.
SK06 P2

LEGEND
DW WALL/ WINDOW TO BE DEMOLISHED
ETR EXISTING TREE REMOVED

 SITE PLAN -CELLAR LEVEL
1:200 @ A3
0 1 2 5 10m





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SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE



NORTH ELEVATION

1:200 @ A3

0 1 2 5 10m

AMENDED 29 March 2021

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN
REDEVELOPMENT

DRAWING

ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

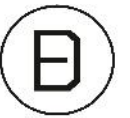
SK10 P4



SECTION BB

1:200 @ A3

0 1 2 5 10m



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UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE



EAST ELEVATION

1:200 @ A3

0 1 2 5 10m

AMENDED 29 March 2021

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

SK11 P4



WEST ELEVATION

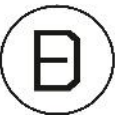
1:200 @ A3

0 1 2 5 10m



EXTERNAL FINISHES

1. Face blockwork. Colour: Sandstone
2. Bagged render finish to existing brickwork. Colour: Smoke White
3. Timber batten screening/ fencing. Colour: Natural timber
4. Steel mesh infill cladding with ivy/creeper
5. Steel Columns. Colour: White
6. High performance vision glass with powder-coated aluminium frames. Colour: Grey/neutral. Frames: Charcoal
7. Steel picket balustrade and metal work with gloss paint finish. Colour: Black
8. Weathered steel feature entry gate
9. Steel edge beams. Colour: Charcoal
10. Exposed aggregate concrete pavement with saw cuts. Colour: Silver Grey
11. Composite Timber decking boards. Colour: Silver Grey
12. Profiled metal roofing. Colour: Windspray
13. Translucent polycarbonate roofing with random timber battens under. Colour: Grey Opal
14. Steel & Timber pergola structure with cables to support vines. Colour: Mid Grey



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NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	14/10/2020	PRELIMINARY

AMENDED 29 March 2021

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN
REDEVELOPMENT

DRAWING

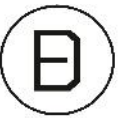
EXTERNAL FINISHES

PROJECT NO.

DE20016

DRAWING NO.

SK15 P1



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NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE

AMENDED 29 March 2021

FOR APPROVAL

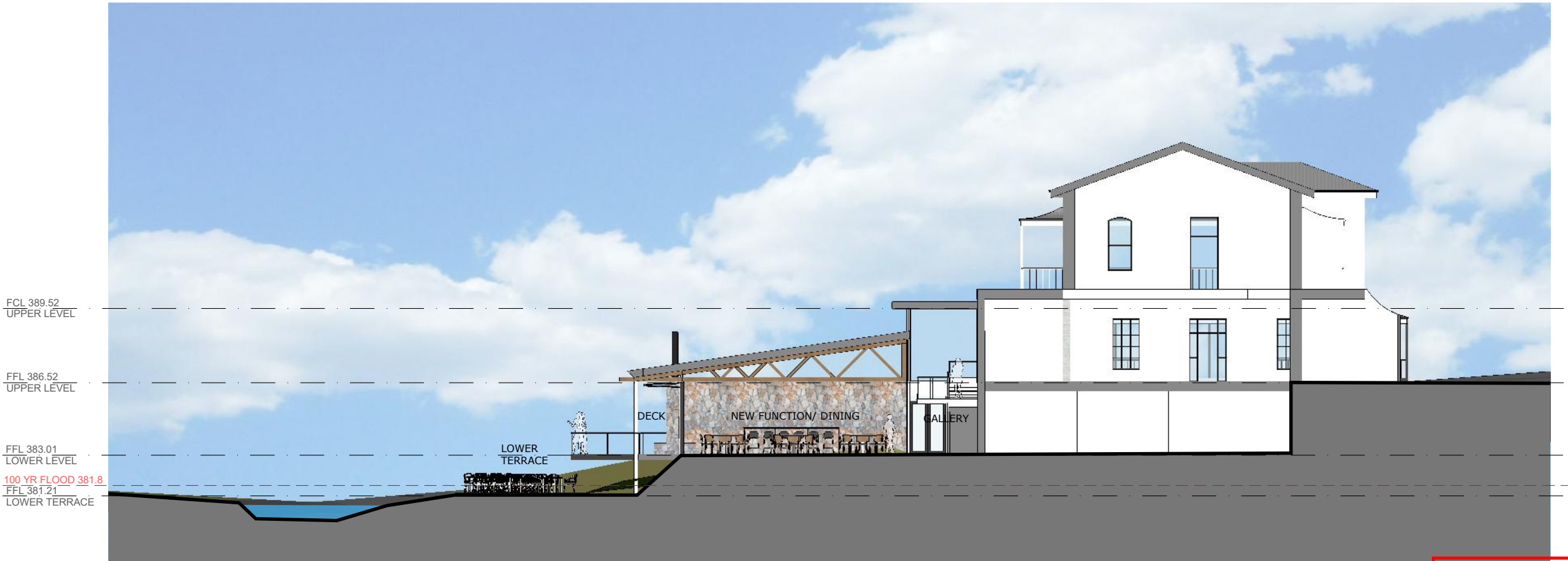
CLIENT
BRIDGEWATER INN

PROJECT
BRIDGEWATER INN
REDEVELOPMENT

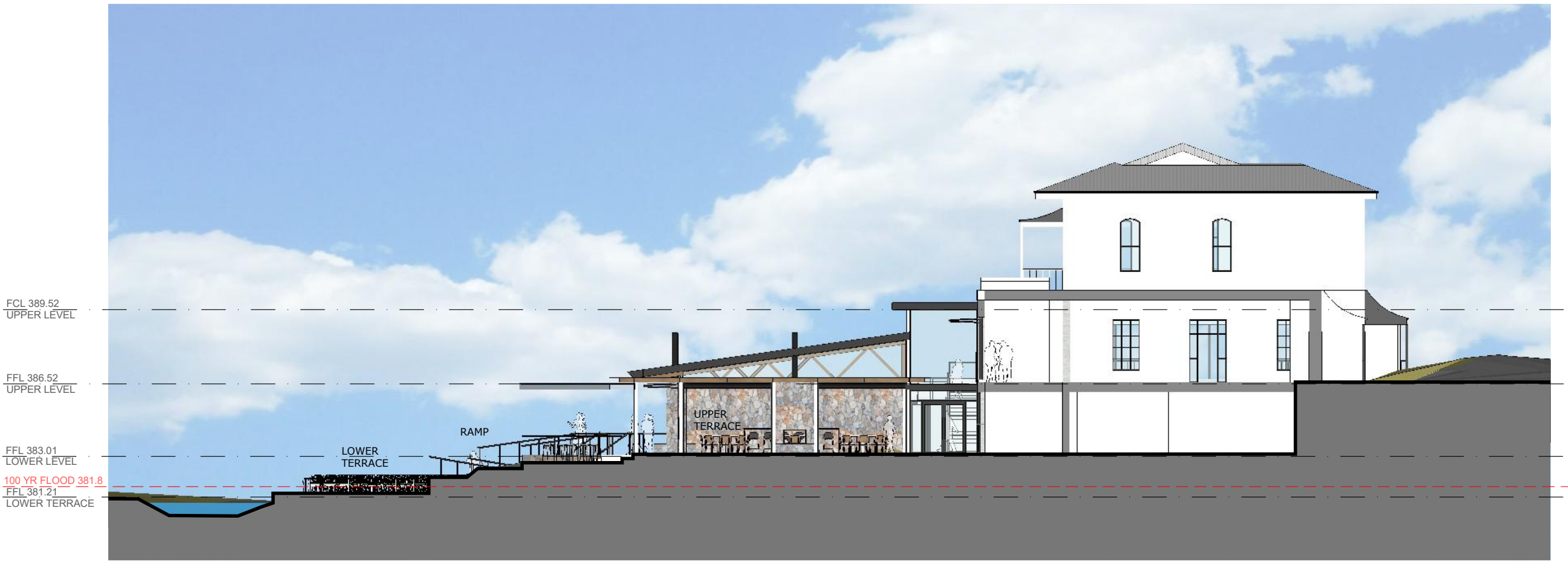
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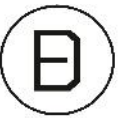
DRAWING NO.
SK20 P4



SECTION BB
1:200 @ A3



SECTION CC
1:200 @ A3



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NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE



PERSPECTIVE VIEW

AMENDED 29 March 2021

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

SECTIONS

PROJECT NO.

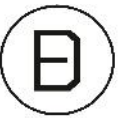
DE20016

DRAWING NO.

SK100 P4



PERSPECTIVE VIEW



**DICKSON
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139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE



PERSPECTIVE VIEW

AMENDED 29 March 2021

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

SECTIONS

PROJECT NO.

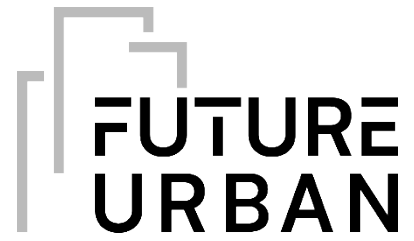
DE20016

DRAWING NO.

SK101 P4



PERSPECTIVE VIEW



PLANNING REPORT

BRIDGEWATER INN REDEVELOPMENT

387 MOUNT BARKER ROAD, BRIDGEWATER

Prepared for:
Bridgewater Pub Pty Ltd

Date:
01.12.2020

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Document Control

Revision	Description	Author	Date
V1	Draft	BA	20/11/2020
V2	Review	MO	23/11/2020
V3	Final	BA	01/12/2020

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Figure 5.1 Zoning	6

1. INTRODUCTION

This report has been prepared to accompany an application by the Bridgewater Pub Pty Ltd ('the Proponent') to undertake alterations and additions to the Bridgewater Inn at 387 Mount Barker Road, Bridgewater ('the site').

In preparing this report we have:

- inspected the site and its surroundings;
- identified and subsequently reviewed what we consider to be the most pertinent provisions of the Adelaide Hills Council Development Plan ('the Development Plan');
- had regard to the Development Act 1993 ('the Act') and to the Development Regulations 2008 ('the Regulations');
- had regard to the Certificates of title at **Appendix 1**;
- examined the compendium of architectural drawings at **Appendix 2**;
- reviewed and summarised the key findings of the:
 - » parking assessment prepared by Cirqa at **Appendix 3**;
 - » hydraulic report prepared by Tonkins at **Appendix 4**;
- also had regard to the existing hotel licence at **Appendix 5**.

The report contains our description of the site, its surroundings and the proposal, and our assessment of the proposal against what we consider to be the more relevant provisions of the Development Plan.

2. THE SITE

The site is situated on the northern side of Mount Barker Road and legally described as allotment 19, Certificate of Title Reference 6124/77.

The site is otherwise known as 387 Mount Barker Road, Bridgewater. It is irregular in shape with a primary frontage of 143.63 metres to Mount Barker Road and has a total area of 11,853 square metres.

A total of three crossovers service the land via Mount Barker Road each facilitating simultaneous two-way vehicle movements.

The subject site is reasonably vegetated and gradually slopes to the rear (north). It is located within the High Bushfire Protection Area.

The subject site is presently anchored by the two storey Bridgewater Inn and associated car parks. The Bridgewater Inn is Local Heritage listed. The floor area of the existing building is approximately 1444 square metres, comprising 672 square metres at the upper level and 772 square metres at lower level. The existing liquor license applicable for the site provides for a maximum patronage of 700 persons at any one time.

The subject site is serviced by 137 car parking spaces, with the primary car parking area located to the west of the Bridgewater Inn.

Three easements are registered on the Certificate of Title, which include:

- right to use, stop and divert the water running in Cox's Creek; and
- two easements along the rear of the site for water and sewer purposes, owned by the Minister of Infrastructure.

The land in which the building and associated car park is located on, is situated within the Neighbourhood Centre (Bridgewater) Policy Area 58 of the Neighbourhood Centre Zone. The remainder of the site which includes Cox Creek, the Heysen Trail and vegetation, is located within Watershed (Primary Production) Zone, Rural Landscape Policy Area 2.

3. THE LOCALITY

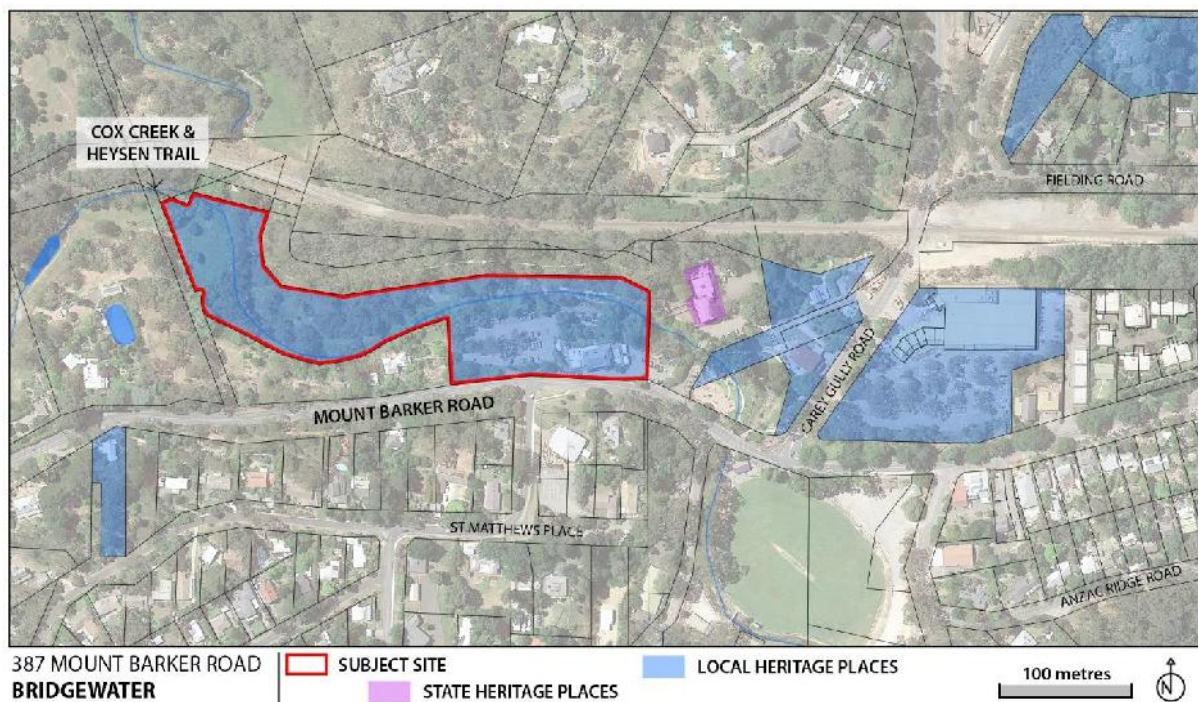
Whilst inspecting the subject site and its surroundings, we noticed, amongst other things that:

- the State Heritage listed Bridgewater Mill is located to the north-east, adjoining the subject site;
- St Matthew's Catholic Church is located on the southern side of Mount Barker Road, opposite the subject site;
- Mount Barker road is an arterial road, under the care and control of the Department for Infrastructure and Transport (DIT); and
- the general locality is characterised by vegetated and sloping land.

The site, in relation to its immediate surroundings, is captured in Figure 3.1 below. It is evident that a portion of the eastern car park is located in adjacent land.

The Heysen Trail, a long distance hiking trail, is located immediately to the north of the subject land.

Figure 3.1 *The locality*



4. THE PROPOSAL

The proponent seeks Development Plan Consent ('consent'), to undertake the following;

- alterations and additions including a dining/function room, both covered and uncovered decked areas for additional seating and store;
- verandah over the existing service yard; and
- associated earthworks.

No change is proposed to the patronage numbers permitted under the existing liquor license. The applicant however will seek to expand the existing licensed area, including a larger outdoor area on the northern side of the creek.

The proposal is summarised below and depicted across the compendium of architectural drawings at **Appendix 2**.

4.1 Demolition

An existing storage shed, lower terrace, stage and upper terrace including pergola on-site will need to be demolished in order to support the proposed development.

This activity requires consent and forms part of this development application, as the site is local heritage listed.

4.2 Building Composition

4.2.1 Lower Level

The lower level proposes internal alterations including, increased kitchen space, new pizza kitchen, new lift, new bar and alterations of existing toilets.

The resulting floor areas are as follows:

- 200 square metre dining/function room with small deck space;
- 200 square metre 'upper terrace' partially covered outdoor dining area;
- 50 square metre 'sunken terrace' covered outdoor dining area; and
- 220 square metre 'lower terrace' outdoor dining area.

In terms of net change to lower floor areas, the proposal provides:

- additional 164 square metres of dining/function floor area;
- reduction of 105 square metres of terrace areas; and
- additional 45 square metres of deck/beer garden areas.

4.2.2 Ground Level

The ground level proposes internal alterations including a new lift and additional seating to create a bar/dining area.

In terms of net change to ground floor areas, the proposal provides:

- additional 27 square metres of terrace areas;
- reduction of 27 square metres of gaming room.

The total floor area of the combined lower and ground level is 1622 square metres.

4.3 External Materials

The proponent has selected contemporary yet robust materials which match the existing building on-site. The palette to which we refer includes, but is not necessarily limited to, sandstone blockwork, timber batten screening, charcoal steel edge beams, metal roofing and timber decking.

4.4 Parking and Access

Access arrangements will remain unchanged by this proposal. Parking numbers will also not be altered, with the western carpark including 111 spaces and the eastern carpark including 29 spaces.

4.5 Stormwater

The existing method of stormwater system will not be altered by this proposal.

4.6 Earthworks

Both the existing building and proposed development follow the slope of the land, ensuring minimal amounts of earthworks are undertaken. The earthworks are associated with the building and do not extend beyond. Finished levels will be set in accordance with the Flood Assessment prepared by Tonkin.

4.7 Hours of Operation

No change to the existing hours of operation are proposed.

4.8 Hotel Liquor License

The existing liquor license (**Appendix 5**) currently allows for a maximum of 700 patrons at any one time. This will not be increased with the proposed development.

However, an amendment will be sought to expand the licensed area to include the proposed larger outdoor area.

5. PROCEDURAL MATTERS

5.1 The Relevant Authority

The Council is the relevant authority, as the proposed development is not captured by Schedule 10 of the Regulations.

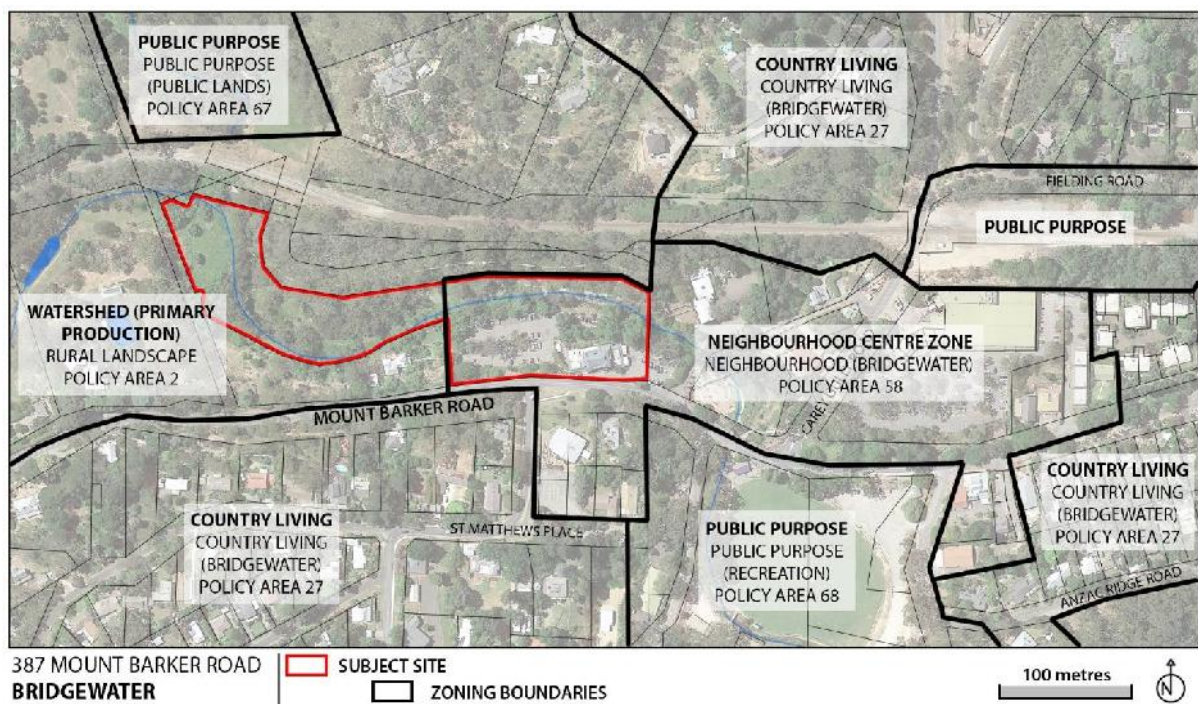
5.2 The Relevant Development Plan

The relevant version of the Development Plan for procedural and assessment purposes was gazetted and subsequently consolidated on 8 August 2019.

The area of the site being developed, under this version of the Development Plan, is located in Neighbourhood Centre (Bridgewater) Policy Area 58 of the Neighbourhood Centre Zone. The remainder of the site is located within Watershed (Primary Production) Zone, Rural Landscape Policy Area 2.

Figure 5.1 below attests to this.

Figure 5.1 Zoning



The subject site is also within the designated High Bushfire Risk within the Bushfire Protection Area Figure AdHi(BPA)/8 and classified as having extreme flood hazard within the Flood Prone Area Figure AdHi(FPA)/15.

5.3 Assessment Pathway

According to the 'Procedural Matters' section of the Zone, the proposed development is neither complying or non-complying.

The proposal must, therefore, be assessed and subsequently determined on its merits by Council in its capacity as the relevant authority.

5.4 Category of Development

As the subject site is *"adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development"* (Schedule 9, Part 2, Clause 19 of the Regulations), the proposed development falls within the ambit of Category 2 development. The owners and occupiers of each piece of adjacent land must, therefore, be notified of the proposal.

5.5 Statutory Referrals

Pursuant to Schedule 8 of the Regulations, we are of the opinion that no referrals are required for this proposal.

6. ASSESSMENT

6.1 Land Use

The proposal does not change the existing use of the site, as such, satisfies Zone Principle 1.

6.2 Design and Appearance

The Policy Area seeks the *"preservation of the small-scale atmosphere and attractive character and amenity of the Bridgewater area"* (Policy Area Objective 2).

In our opinion, the proposed development preserves the character and amenity of Bridgewater while providing for an *"important contribution to the regional tourism industry"* (Desired Character for the Policy Area). It is considered to achieve this for the following reasons:

- maintains the prominent historic Bridgewater Inn, as sought by Principle 3 of the Policy Area;
- continues to retain and enhance the open character (see Principle 5 of the Policy Area);
- materials and finishes selected follow that of the existing heritage listed building while also complementing the natural character of the area (see Principle 4 of the Policy Area);
- the proposed additions follow the same architectural style and features as the existing building as sought by Principle 8 of the Design and Appearance module;
- the decked areas and balconies are integrated within the design, responding to the slope of the land and look out towards Cox Creek and the Heysen Trail (see Principle 5 of the Design and Appearance module).

6.3 Earthworks

The proposed additions respond to the slope of the land by stepping the built form and not unreasonably undertaking substantial earthworks, as sought by Principle 9 of the Design and Appearance module.

The lower terrace seated area with space for landscaping provides that integration with Cox Creek and the Heysen Trail, without disturbing the scenic view from this trail, as intended by Principle 10 of the Design and Appearance module.

6.4 Heritage

Objective 2 and 4 of the Heritage module advises:

- 2** *The continue use, or adaptive reuse of State or local heritage places that supports the conservation of their cultural, architectural, historical, archaeological, scientific or other special significance.*
- 4** *The overall enhancement of places of State Heritage value, Local Heritage value and areas of historic character.*

The proposed development continues the existing use with the additions occurring to the rear, keeping the prominent façade of the existing building. The additional seating areas and internal reconfiguration provide an overall enhancement to the restaurant and value of the heritage place.

6.5 Hazards

6.5.1 Bushfire

Principle 7 in the Hazards module advises that:

7 *Development in a Bushfire Protection Area should be in accordance with those provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory for Development Plan Consent purposes.*

The fire safety calculations for the proposed structures and additions to the existing building will be provided at Building Consent and consequently assessed. The proponent will accept a condition to be placed on the Planning Consent to ensure the proposal complies with the Ministers Code.

With that said, it remains important to note, in the unlikely event that a bushfire was to spread all the way to the periphery of the Zone, that the measures have been incorporated:

- the metropolitan fire service will be able to access the surrounds of the building with no large trees or vegetation to cause further damage; and
- an emergency evacuation plan for the existing building will be updated.

6.5.2 Flooding

For development adjacent watercourses, the 'Hazards' module advises that:

3 *Development should not be undertaken in areas liable to inundation by drainage or flood waters, including land identified on Figures AdHiFPA/ 1 to 19 as being subject to flooding, unless the development can achieve all of the following:*

- (a) *it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event***
- (b) *buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event***
- (c) *it will not result in pollution of any watercourses.***

The proponent engaged Tonkins to prepare a Flood Assessment. They concluded that the proposal will satisfy Council's Development Plan and not increase the risk of flooding to upstream properties, subject to compliance with recommended finished levels. The proposal plans have adopted the recommended levels.

6.6 Parking

Council's Development Plan identifies the following rates as being applicable to licensed venues:

- **Bar** – 1 space per 2 square metres of floor area;
- **Lounge/beer garden** – 1 space per 6 square metres of floor area;
- **Dining** – 1 space per 3 seats provided (or able to be provided); and
- **Gaming** – 1 space per 2 machines.

Based on the above rates, and calculated by the Parking Assessment prepared by Cirqa (**Appendix 3**), the parking rates are summarised in Table 6.1.

Table 6.1 *Parking Rates*

Area	Qty	Rate	Spaces
LOWER LEVEL			
Dining	+ 164sqm	1 space per 3 seats	+ 36.4 spaces
Upper Terrace	- 105sqm	1 space per 6sqm	- 17.5 spaces
Lower and Sunken Terrace		No change	
New deck	+ 45sqm	1 space per 6sqm	+ 7.5 spaces
GROUND LEVEL			
Dining		No change	
Sports bar		No change	
Bar/Dining	+ 27sqm	1 space per 6sqm	+ 4.5 spaces
Deck		No change	
Gaming		No change	
Bottleshop		No change	
TOTAL			+ 30.9 spaces

Therefore, the proposal would result in a theoretical demand of 31 additional car parking spaces.

The development does not include an increase to car parking spaces, however Cirqa have deemed the existing car parking spaces adequate for the following reasons:

- as per previous research on the parking rates of other hotels, the assessment on the proposed development is considered an overestimate on the demands associated with the use;
- generally peak demands at hotels occur for relatively short periods of time; and
- there is no increase in the maximum capacity of the site and therefore the peak demands associated with full occupancy of the hotel will not increase.

7. CONCLUSION

We have concluded from our assessment of the proposal that it is worthy of consent.

In support of our conclusion, we wish to reiterate that the proposal:

- the existing use has remained unchanged and is envisaged within the Zone;
- reinforces an important contribution to the tourism industry of Bridgewater;
- the development responds to the slope of the land, minimising the extent of earthworks required;
- heritage character of the existing building is not compromised by this proposal;
- will not increase the risk of flooding to upstream properties; and
- does not increase the seating capacity of the use and therefore the demand associated with full occupancy does not increase.

In these circumstances it is considered that the proposal is not seriously at variance with the provisions of the Development Plan and is a reasonable form of development that makes a positive contribution to the local economy and is not likely to cause adverse impact to the amenity of the neighbourhood.

APPENDIX 1. CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6124 Folio 77

Parent Title(s) CT 5154/634

Creating Dealing(s) DDA 12035341

Title Issued 14/11/2013

Edition 3

Edition Issued

03/04/2019

Estate Type

FEE SIMPLE

Registered Proprietor

TWEEDALE NOMINEES PTY. LTD. (ACN: 008 819 958)
OF CARE 87 OLD PORT ROAD QUEENSTOWN SA 5014

Description of Land

ALLOTMENT 19 FILED PLAN 103906
IN THE AREA NAMED BRIDGEWATER
HUNDRED OF NOARLUNGA

Easements

SUBJECT TO FULL AND FREE LIBERTY TO USE STOP AND DIVERT THE WATER RUNNING IN COX'S CREEK
(GRO NO.201 BOOK 81)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B TO THE MINISTER OF PUBLIC INFRASTRUCTURE (T
5252619)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A (T 309598)

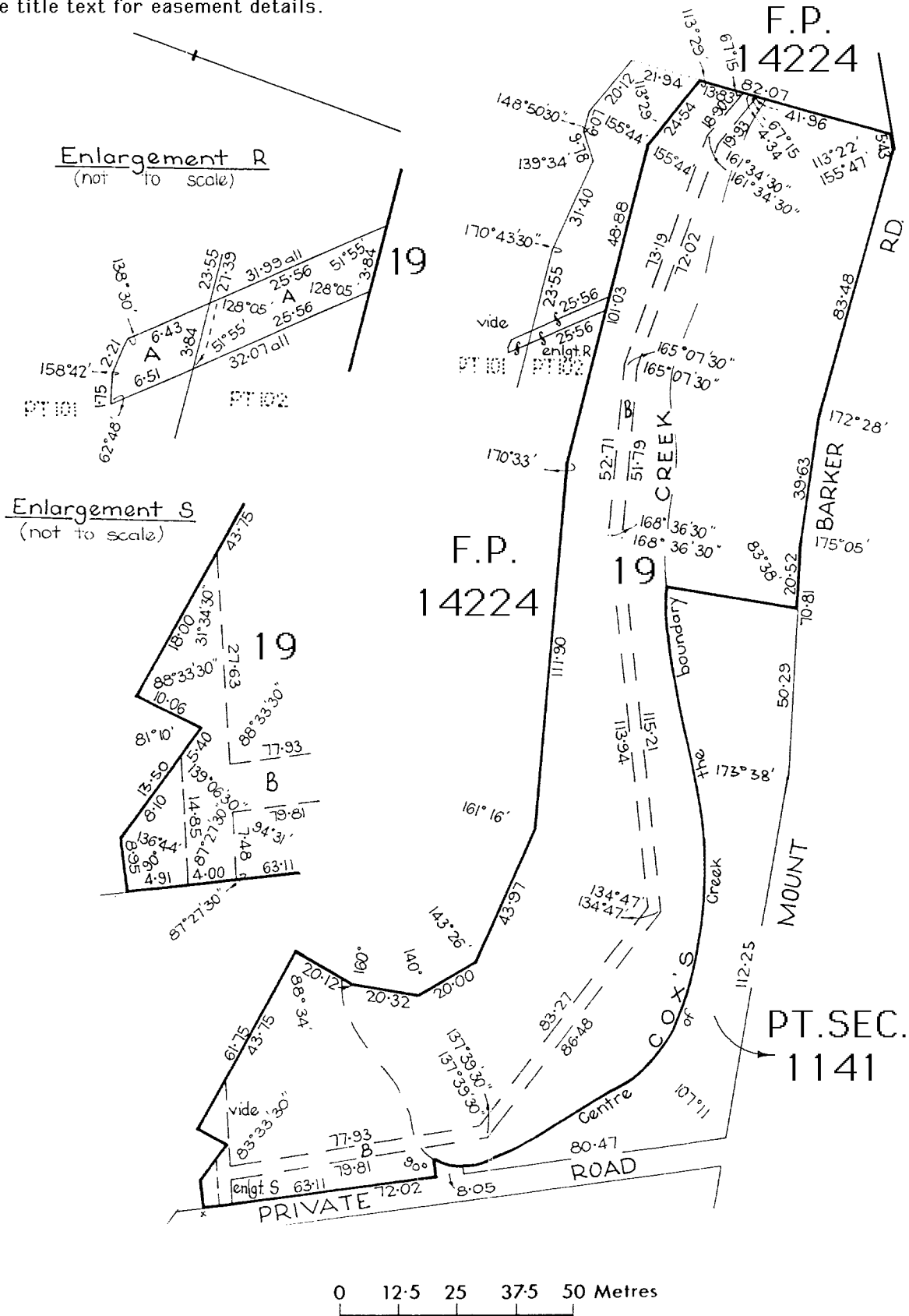
Schedule of Dealings

Dealing Number	Description
7369270	LEASE TO BRIDGEWATER PUB PTY. LTD. (ACN: 130 564 993) COMMENCING ON 15/09/1992 AND EXPIRING ON 14/09/2020
11852076	MORTGAGE OF LEASE 7369270 TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

This plan is scanned from Certificate of Title 4230/683
See title text for easement details.



Note: Subject to all lawfully existing plans of division

APPENDIX 2. ARCHITECTURAL DRAWINGS

APPENDIX 3. PARKING ASSESSMENT

Ref: 20343|BNW

20 November 2020

Mr Brian Emmett
Dickson Emmett
139 King William Road
UNLEY SA 5061

Dear Brian,

BRIDGEWATER INN REDEVELOPMENT PARKING ASSESSMENT

I refer to the proposed Bridgewater Inn redevelopment at 387 Mount Barker Road, Bridgewater. As requested, I have undertaken a review of the parking provisions associated with the proposal. This letter summarises the assessment undertaken.

EXISTING SITUATION

The subject site is located at 387 Mount Barker Road. The site is occupied by the Bridgewater Inn which comprises a total floor area of 1,444 m². This includes the following publicly accessible areas:

- Lower Level
 - dining/function – 106 m² floor area;
 - terrace areas – 566 m² floor area;
- Ground Level
 - dining room – 80 m² floor area;
 - sports bar – 79 m² floor area;
 - terrace areas – 34 m² floor area;
 - deck (beer garden) – 79 m² floor area;
 - gaming room – 98 m² floor area; and
 - bottleshop – 33 m² floor area.

The site is serviced by 137 parking spaces plus a queuing area for bottleshop customers. The site has a total licensed capacity for 700 patrons at any one time.

THE PROPOSAL

It is proposed to undertake a redevelopment of the site which will result in the provision of additional areas (to a total floor area of 1,622 m²). Specifically, the following changes in the publicly accessible areas will be undertaken:

- Lower Level
 - dining/function – an additional 164 m² floor area;
 - terrace areas – a reduction of 105 m² floor area;
 - deck/beer garden – an additional 45 m² floor area;
- Ground Level
 - dining room – no change;
 - sports bar – no change;
 - terrace areas – an addition of 27 m² floor area;
 - deck (beer garden) – no change;
 - gaming room – a reduction of 27 m² floor area (but retention of the same number of machines); and
 - bottleshop – no change.

No additional parking will be provided (given site constraints). The maximum capacity will be retained (no increase).

PARKING ASSESSMENT

The Adelaide Hills Council's Development Plan identifies the following rates as being applicable to 'hotel' developments:

- **bar** – 1 space per 2 m² floor area;
- **lounge/beer garden** – 1 space per 6 m² floor area;
- **dining** – 1 space per 3 seats provided (or able to be provided); and
- **gaming** – 1 space per 2 machines.

Based on the above rates, an assessment has been undertaken in respect to the change in floor areas for the various uses as summarised in Table 1.

Table 1 - Parking assessment for proposed redevelopment

Area	Qty	Rate	Spaces
Lower Level			
Dining	+164 m ²	1 space per 3 seats*	+36.4
Upper Terrace	-105 m ²	1 space per 6 m ²	-17.5
Lower & Sunken Terrace		no change	
New Deck	+45 m ²	1 space per 6 m ²	+7.5
Ground Level			
Dining		no change	
Sports Bar		no change	
Terrace Bar	+27 m ²	1 space per 6 m ²	+4.5
Deck		no change	
Gaming		no change	
Bottleshop		no change	
Total			+30.9 spaces

* seats based on the rate of 1 seat per 1.5 m² identified in the RTA "Guide to Traffic Generating Developments"

Table 1 indicates that the proposal would result in a theoretical requirement for 31 additional spaces.

In comparison, the Aurecon "Parking Spaces for Urban Places – Technical Report" provided a recommended range of 3.5 spaces to 11 spaces per 100 m² of total floor area. However, the "Technical Report" also specified that "...Further data collection is required". In CIRQA's experience, the upper end of the range identified by Aurecon would also overestimate parking demands associated with the subject site.

CIRQA has undertaken a number of recent parking assessments for hotels including surveys at the Republic Hotel, Payneham Tavern and Brighton Metro Hotel. The peak demands surveyed at these hotels were as follows:

- Brighton Metro Hotel – approximately 2.0 spaces per 100 m² total floor area;
- Payneham Tavern – approximately 3.7 spaces per 100 m² total floor area;
- Republic Hotel - approximately 5.4 spaces per 100 m² total floor area; and
- Warradale Hotel – approximately 8.4 spaces per 100 m² total floor area.

In comparison, the proposal will result in a total floor area of 1,622 m². This equates to a parking provision rate of 8.44 spaces per 100 m² (based on the 137 available parking spaces). The resulting provision rate will therefore exceed the peak demand rates observed at other comparable sites. Furthermore, peak demands observed at the above hotels, occurred for relatively short periods of time (in the order of half an hour on a Saturday or Friday evening). Lower demands are experienced at other times.

In addition to the above, it is noted that the maximum licensed capacity of the site will not change. Therefore, in the event of peak occupancy occurring on-site, there would be no theoretical increase in parking demand.

SUMMARY

It is proposed to undertake a redevelopment of the Bridgewater Inn that will result in additional floor area within the site. Based on Council's Development Plan rates, there will be a shortfall of approximately 30 spaces associated with the proposal. However, such an assessment is considered to overestimate likely demands associated with the subject use. In comparison, an assessment has been undertaken against recent survey data from a number of other hotel sites. The comparative assessment indicates that the proposed redevelopment will result in a higher on-site parking provision rate (per total floor area) than any of the other recently surveyed hotels. Additionally, there will be no increase in the maximum capacity of the site and therefore the peak demands associated with full occupancy of the hotel will not increase.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,



BEN WILSON

Director | CIRQA Pty Ltd

APPENDIX 4. HYDRAULIC REPORT

201523L001B/KSS

23 October 2020

Bridgewater Inn Pty Ltd
c/- Dickson Emmett
139 King William Road
Unley SA 5061

Attention : Mr Brian Emmett

Dear Sir

FLOOD ASSESSMENT – BRIDGEWATER INN REDEVELOPMENT

As requested, we have undertaken an assessment of flooding for the above development and report our findings as follows.

Background

The Bridgewater Inn is located on the northern side of Mount Barker Road in Bridgewater. It is proposed to carry out additions and alterations to the existing building involving construction of a new dining and function area at the rear and upgrade of the Lower Terrace area. A plan showing the layout of key elements of the development is attached.

Cox Creek runs through the site immediately to the north of the proposed development. Due to its proximity to the creek, the Adelaide Hills Council has required that an assessment of flooding be carried out as part of the development approval process.

Council Requirements

For development adjacent to watercourses, the Adelaide Hills Council currently requires that:

- Any new structures are constructed with a finished floor level above the 100 year average recurrence interval flood level. The floor level is normally set with at least 300 mm freeboard to the flood level.
- Any development does not act to increase the risk of flooding to other development.

The proposed development has been assessed in relation to these requirements.

Peak Flow Assessment

The most recent investigation of flooding in the vicinity of the development was carried out as part of the Upper Onkaparinga Floodplain Mapping Study (Tonkin, 2004). As a part of that investigation, the peak flow in Cox Creek at Mount Barker Road, for a 100 year average recurrence interval event, was determined to be 76.7 m³/s. This peak flow was adopted for the purposes of this flood assessment.

Hydraulic Assessment - Existing

The hydraulic model developed for the Upper Onkaparinga Floodplain Mapping Study was used as the basis for undertaking the hydraulic assessment. Cross sections of Cox Creek within the site were modified to reflect level data from the most recent site survey provided by the client. Additional sections were also added to the model within the site.



A site inspection was undertaken, and Manning's roughness values used in the modelling were adjusted based on observations made during this inspection.

The model was run to calculate existing flood levels through the site. We have attached a copy of the outputs from the hydraulic model. These outputs include:

- A plan showing cross section locations used in the modelling
- A longitudinal water surface profile showing the 100 year flood levels along Cox Creek under current conditions
- Plots of cross sections in the vicinity of the site that were used in the modelling

The modelling shows that the 100 year flood level at the upstream end of the proposed development is 381.8 mAHD.

Hydraulic Assessment – With Development

The proposed dining and function area is to be constructed at a level of 383.01 mAHD and is largely situated outside the current 100 year average recurrence interval floodplain.

The Lower Terrace area is proposed to be raised to a level of 381.2 mAHD. This level is up to 1.5 m above the existing level of this area. As the Lower Terrace is currently at a level below the 100 year average recurrence interval flood, raising of this area will impact upstream flood levels.

In order to assess these impacts, the hydraulic model was modified to include the above encroachments. The modified model was then re-run to determine post development flood levels. Outputs from the modelling are attached and show an increase in flood level to 381.87 mAHD at the upstream end of the development. Flood levels return to within 10 mm of existing values (taken to be a negligible increase) at the closest upstream residence.

Development Assessment

Based on our assessment, we have concluded that the development will meet Council's requirements for development within and adjacent to watercourses, provided that:

- The proposed Dining and Function area is constructed with a minimum finished floor level of 382.35 mAHD, such a level providing 300 mm freeboard to the calculated 100 year flood level. A higher level of 383.01 mAHD is actually proposed and meets this requirement.
- The Lower Terrace area is raised no higher than 381.2 mAHD, with the area between the edge of the Terrace and current top of bank either remaining unfilled or battered down from the edge of Terrace to the top of bank. This will ensure that the development does not increase the risk of flooding to upstream properties, as required by the Development Plan.

Yours sincerely,

Ken Schalk

Principal Engineer – Hydrology and Hydraulics

Tonkin

Enc Proposed Development
 HECRAS Output



DICKSON
EMMETT

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	02/10/2020	PRELIMINARY
P2	14/10/2020	PRELIMINARY
P3	03/11/2020	PLANNING ISSUE

FOR APPROVAL

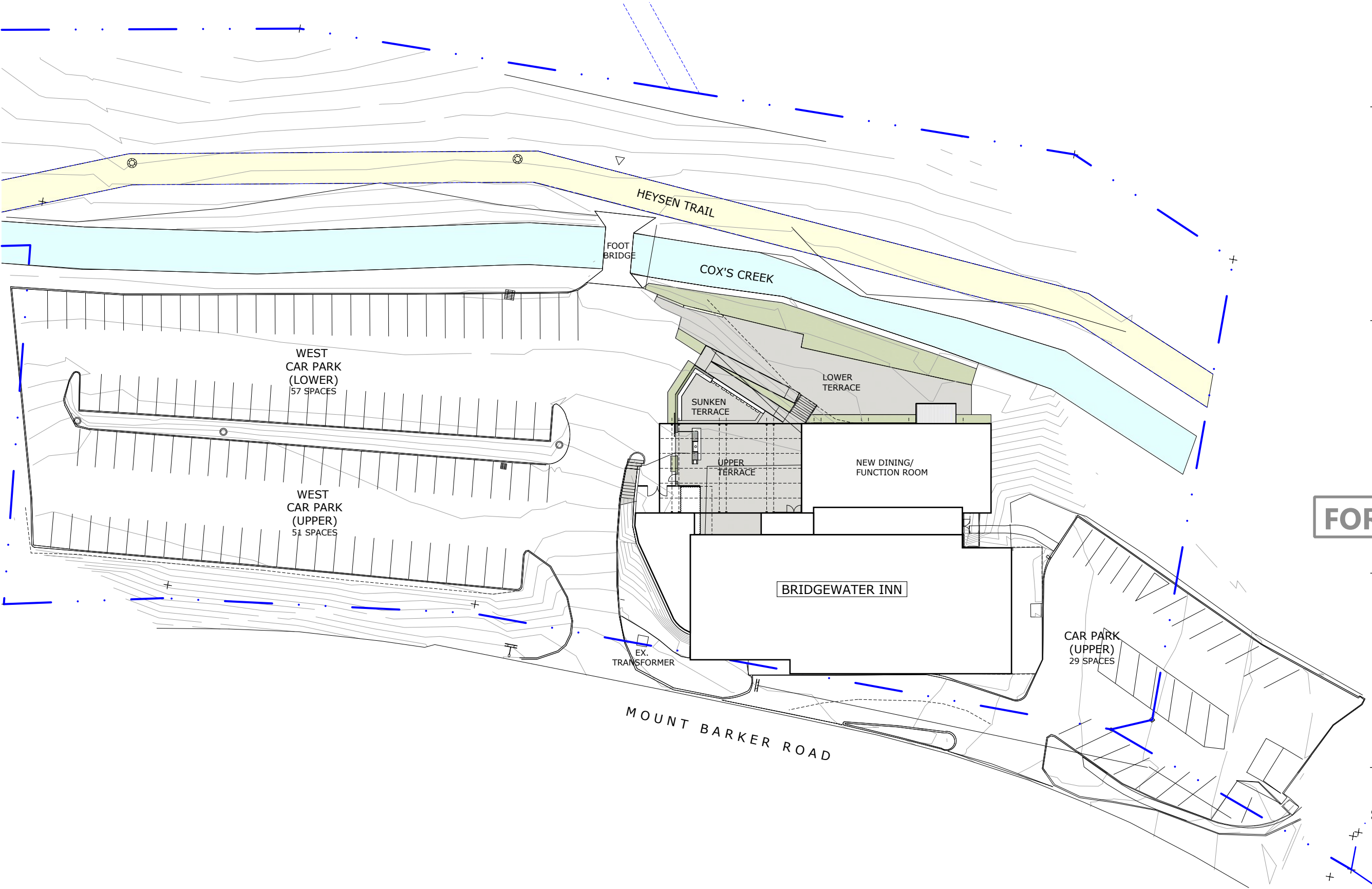
CLIENT
BRIDGEWATER INN

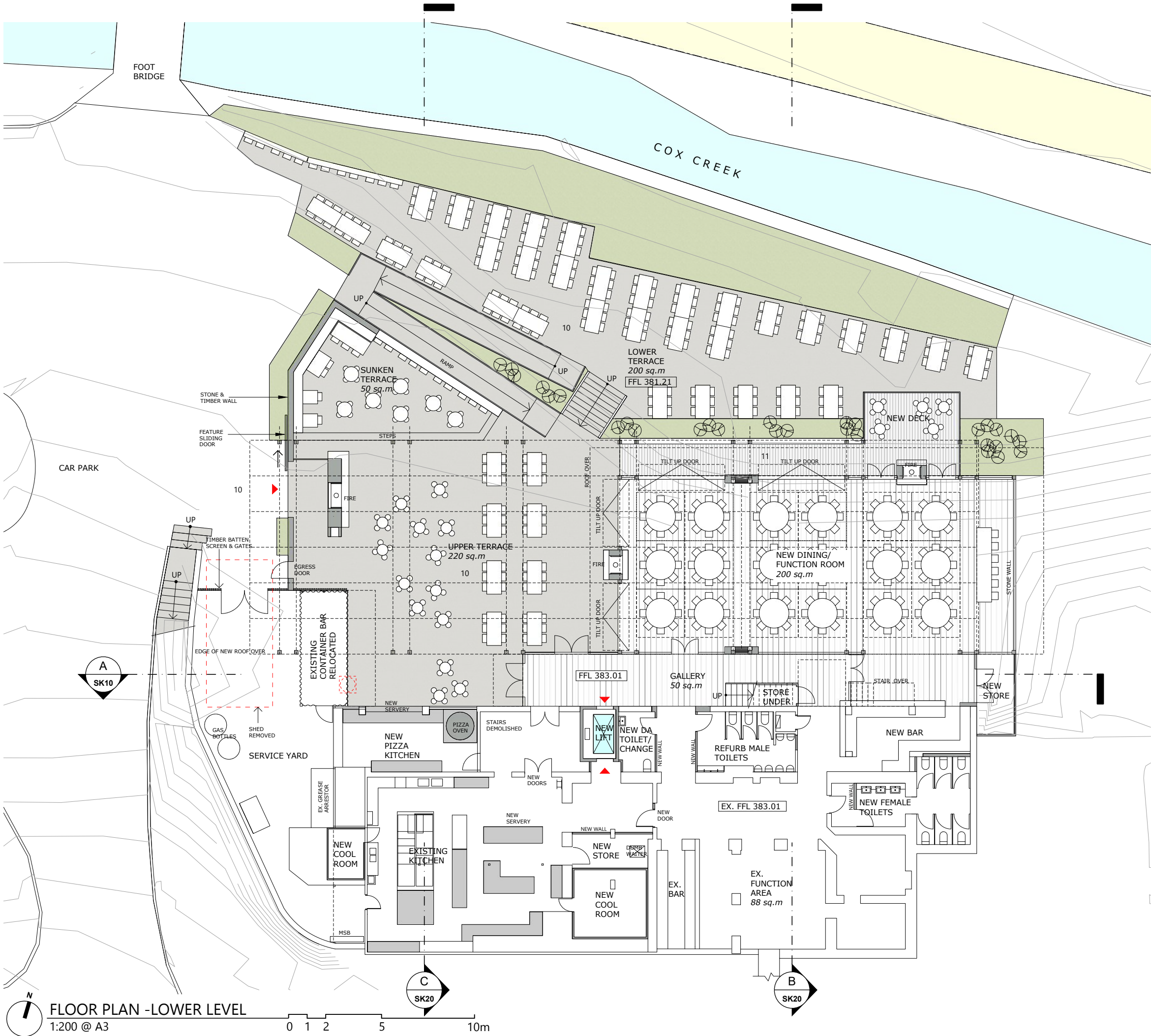
PROJECT
BRIDGEWATER INN
REDEVELOPMENT

DRAWING
SITE PLAN

PROJECT NO.
DE20016

DRAWING NO.
SK00 P3





DICKSON
EMMETT

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

- NOTES
1. CONFIRM REMOVAL OF EXISTING DUCT IN EX. STORE ROOM.
 2. CONFIRM EXTENT OF ROOF OVER SERVICE COURTYARD.
 3. LIFT- JPS ORANA X-15. 1000kg, 13 PERSONS.

AMENDMENT		
NO	DATE	DESCRIPTION
P1	15/5/2020	PRELIMINARY
P2	27/5/2020	PRELIMINARY
P3	03/09/2020	PRELIMINARY
P4	28/09/2020	PRELIMINARY
P5	02/10/2020	PRELIMINARY
P6	14/10/2020	PRELIMINARY
P7	03/11/2020	PLANNING ISSUE

FOR APPROVAL

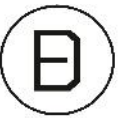
CLIENT
BRIDGEWATER INN

PROJECT
BRIDGEWATER INN
REDEVELOPMENT

DRAWING
PROPOSED FLOOR PLAN
LOWER LEVEL

PROJECT NO.
DE20016

DRAWING NO.
SK01 P7



**DICKSON
EMMETT**

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

SK10 P4



NORTH ELEVATION

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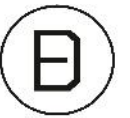
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SECTION BB

1:200 @ A3

0 1 2 5 10m



DICKSON
EMMETT

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN
REDEVELOPMENT

DRAWING

ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

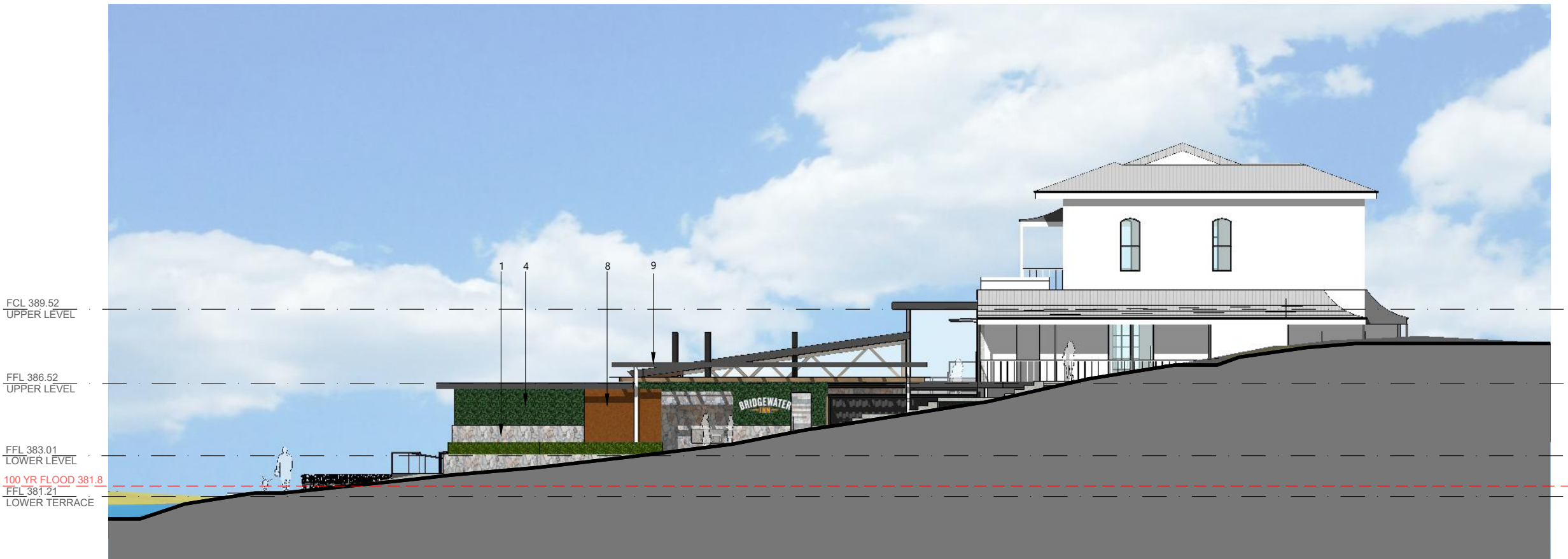
SK11 P4



EAST ELEVATION

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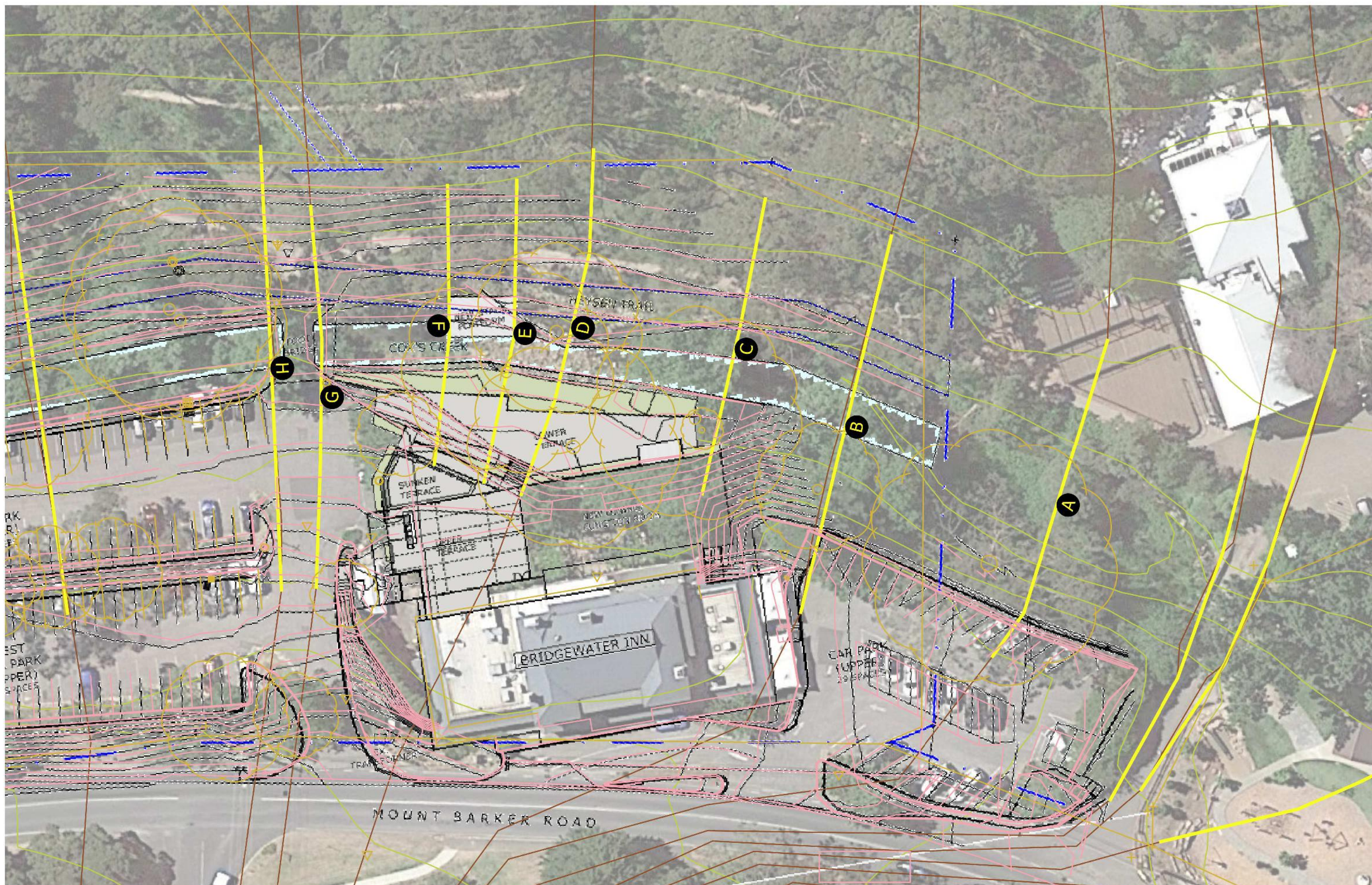
WEST ELEVATION

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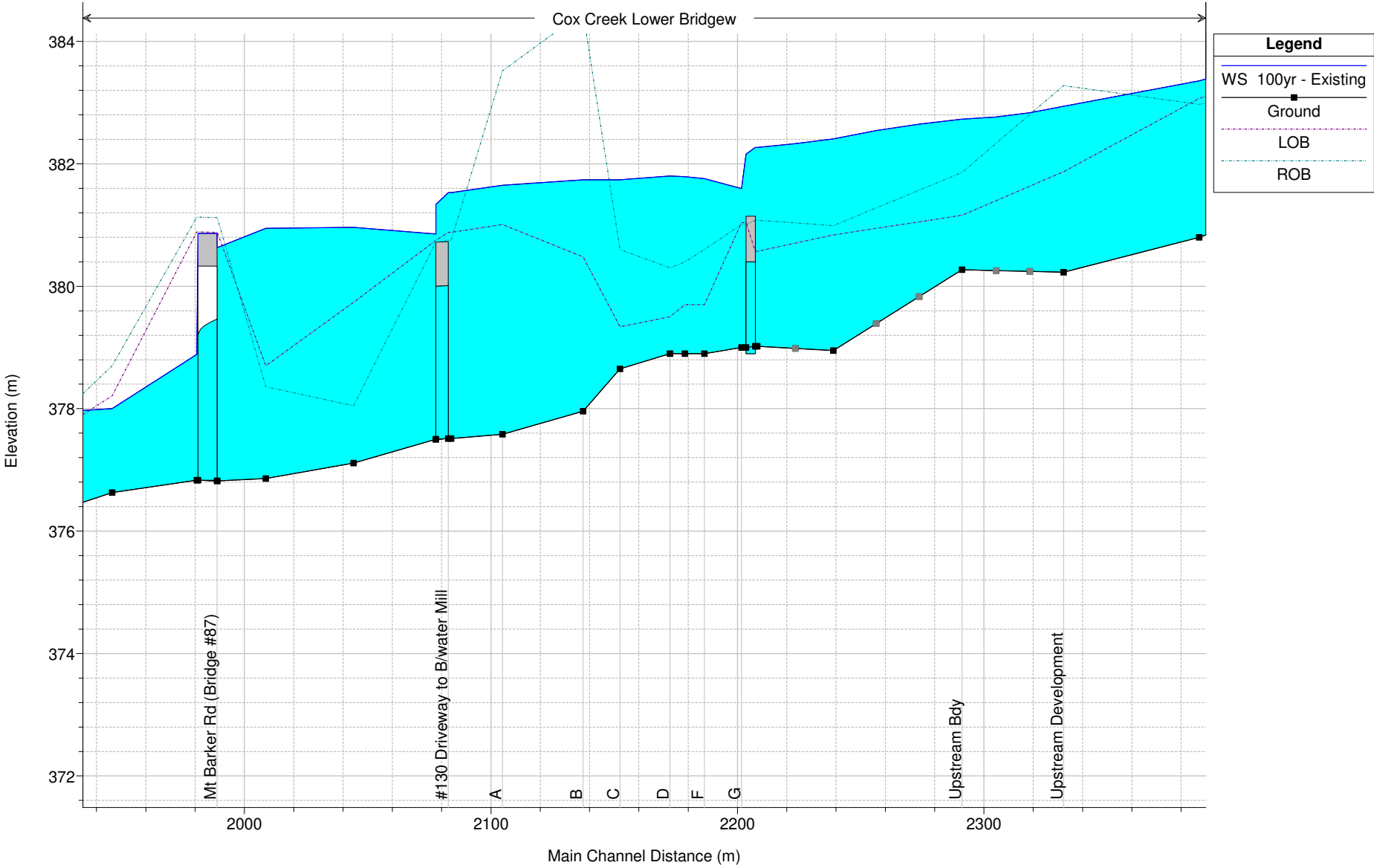
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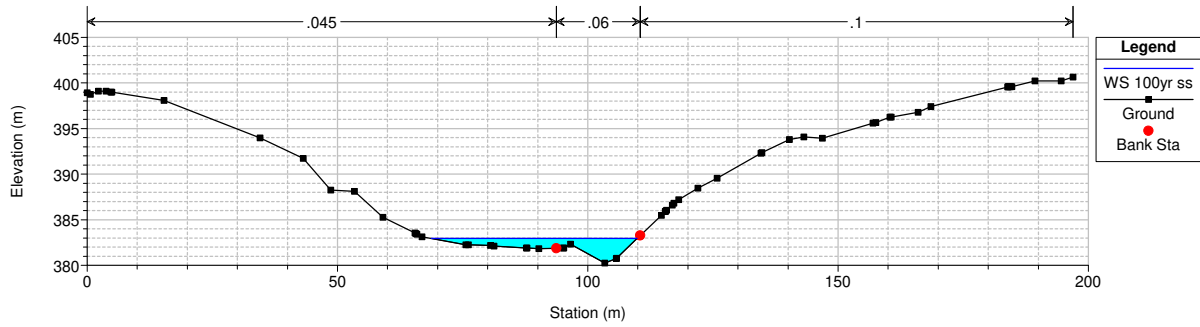
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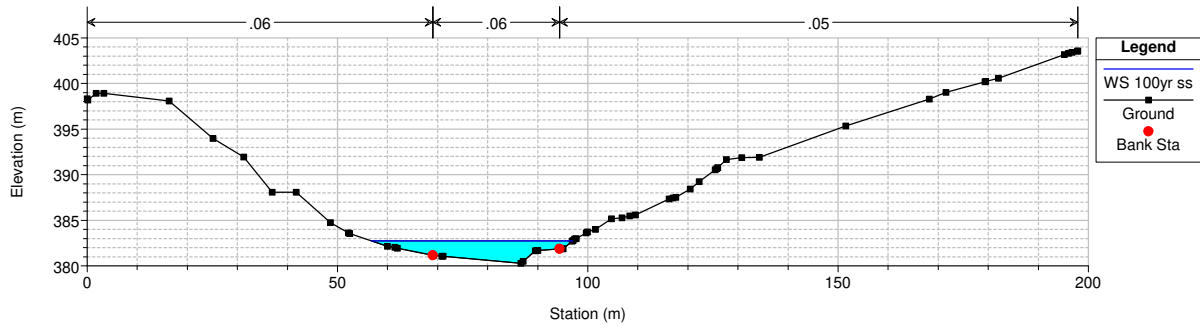
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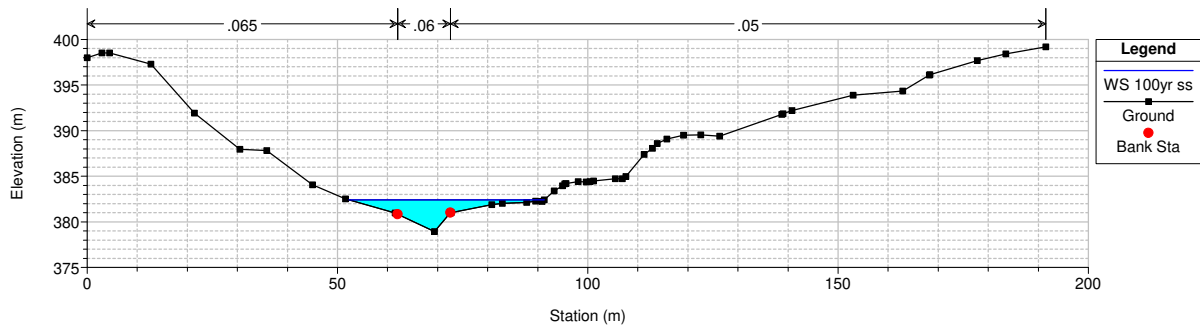
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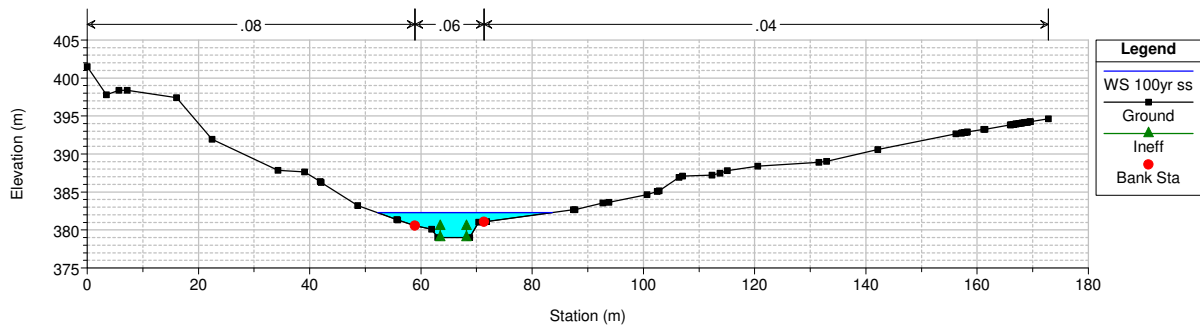
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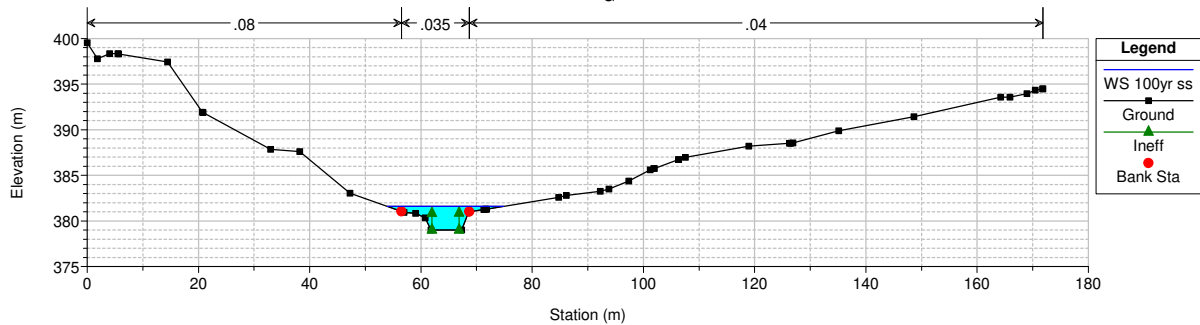
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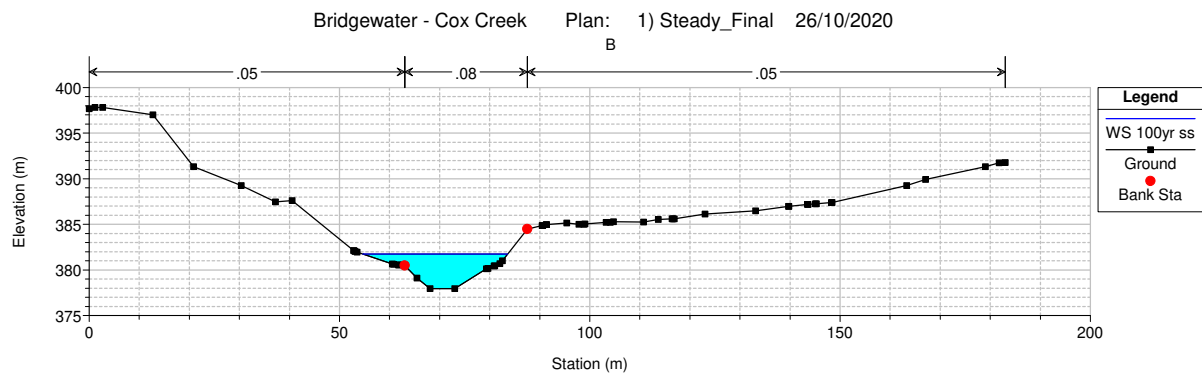
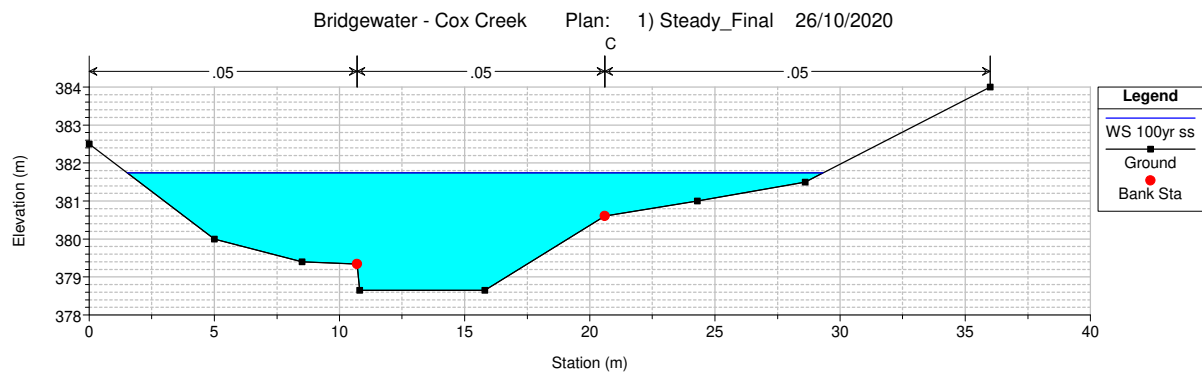
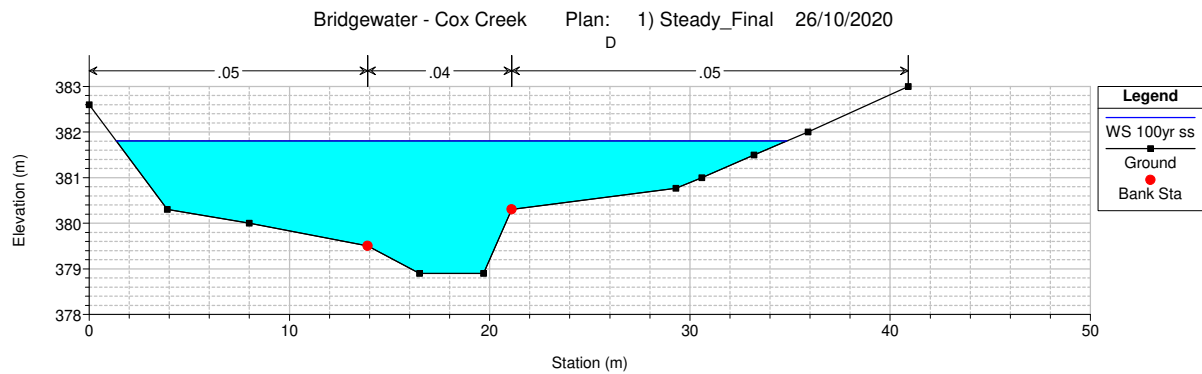
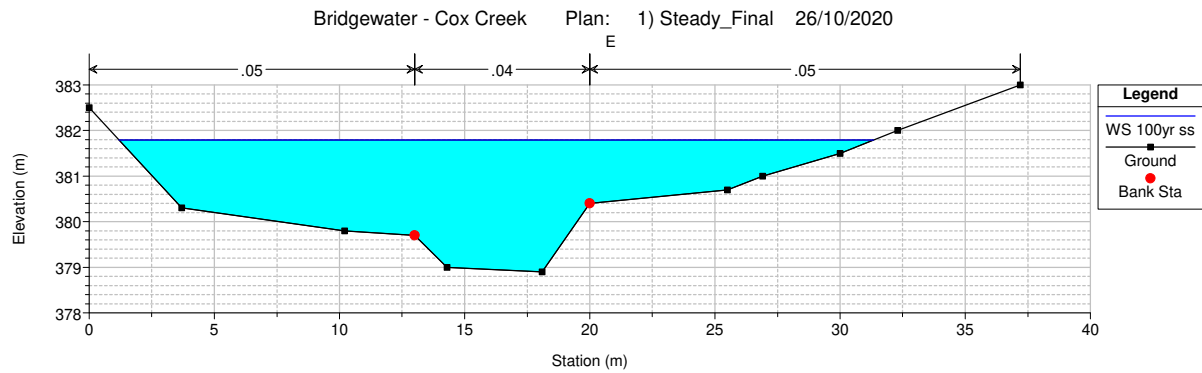
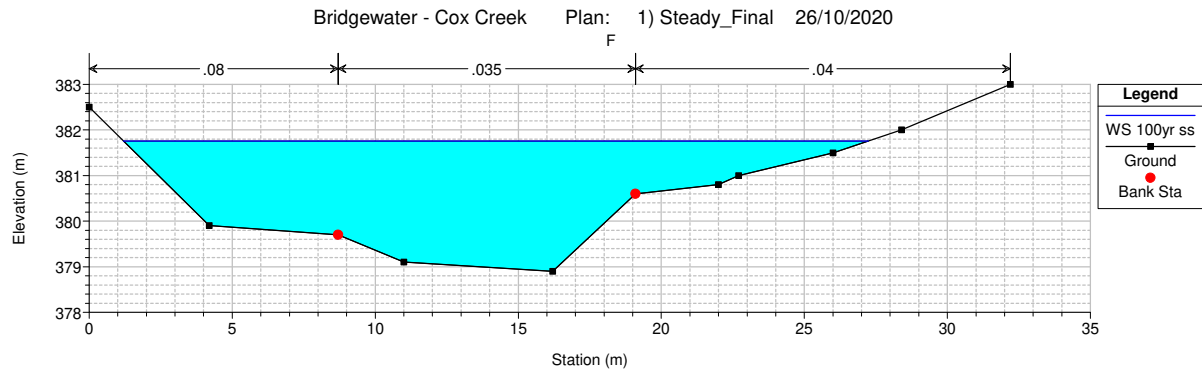


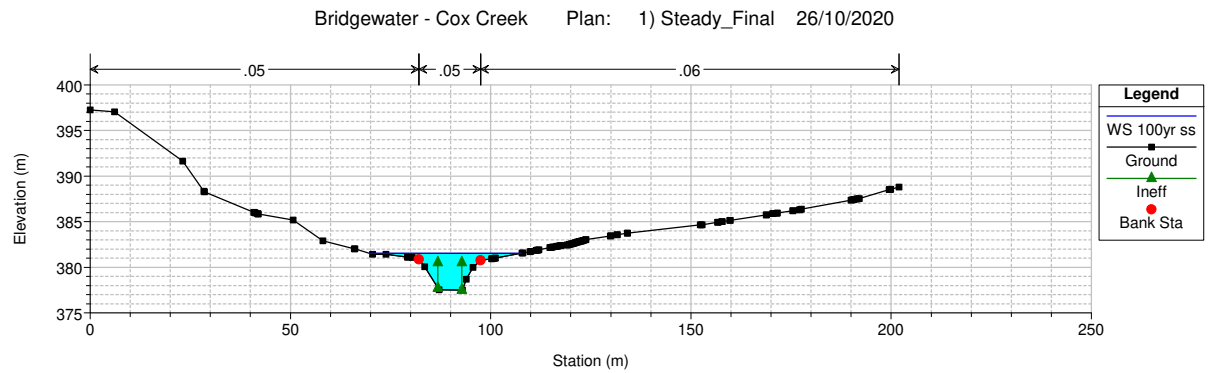
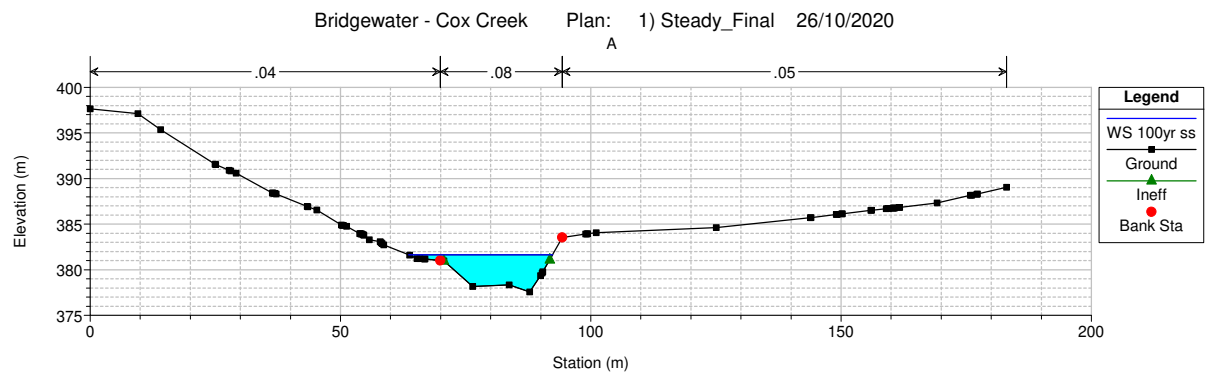
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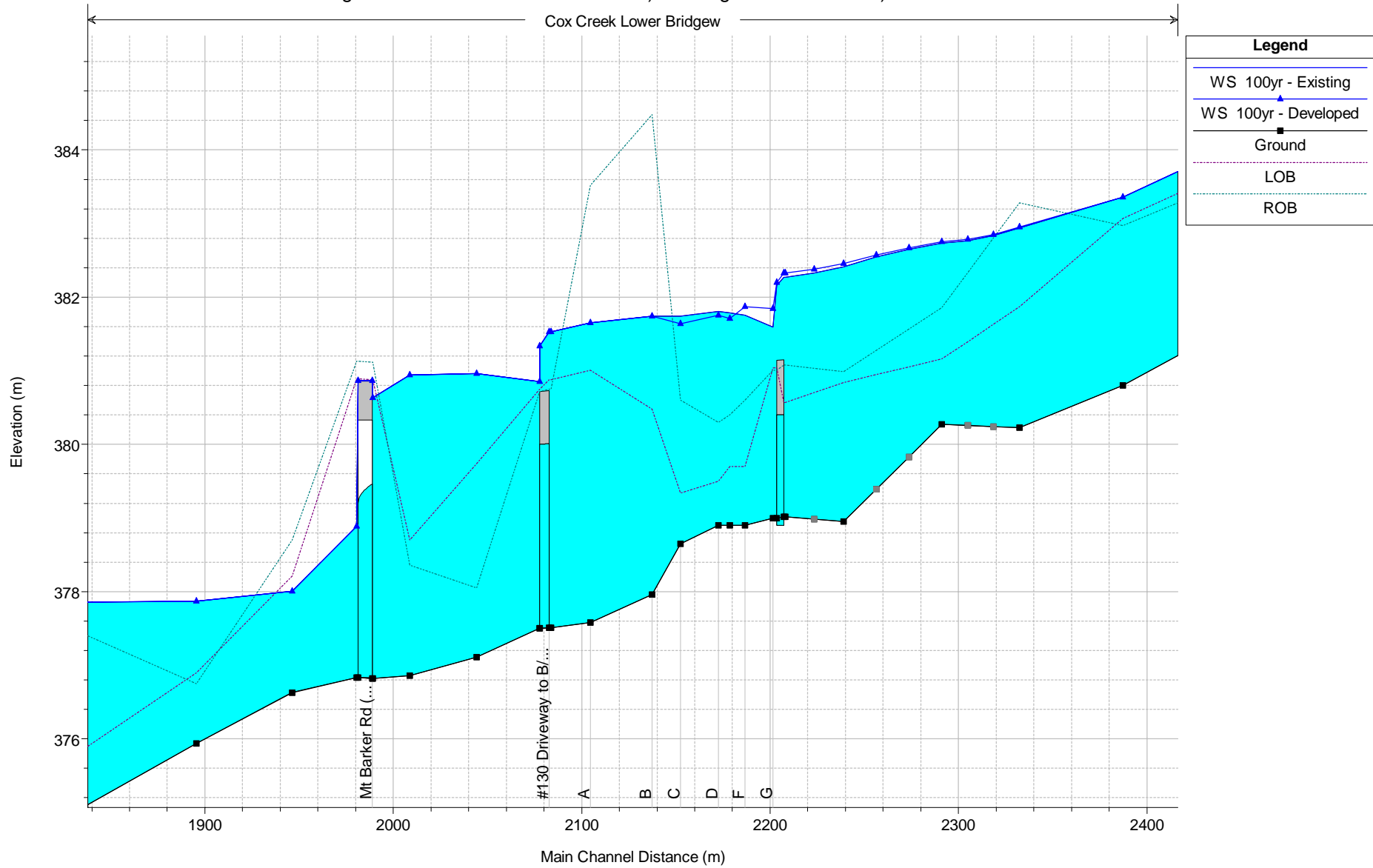
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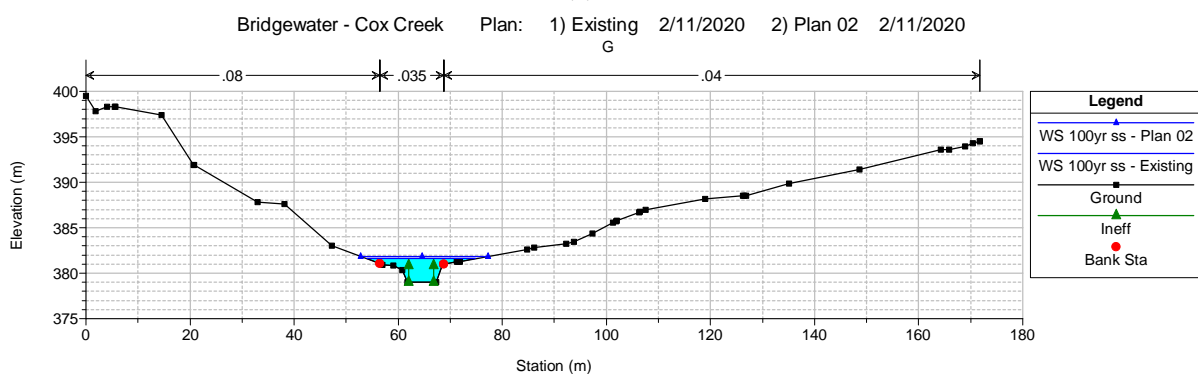
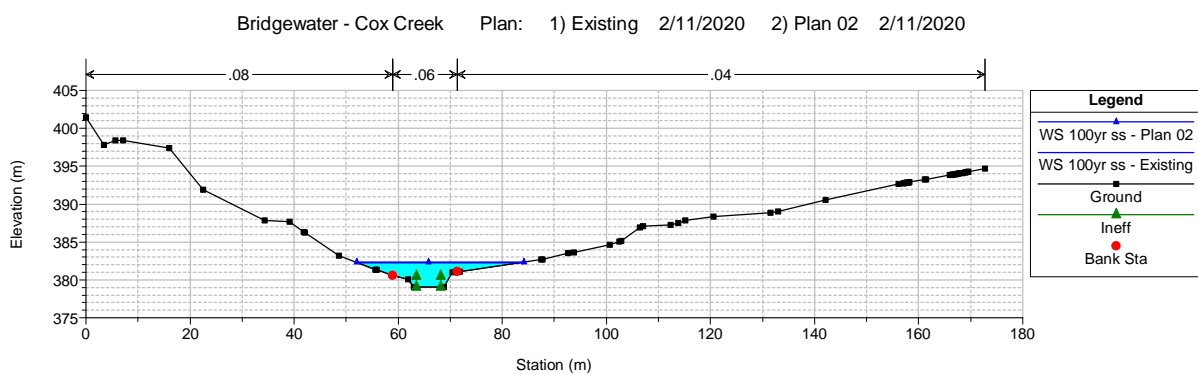
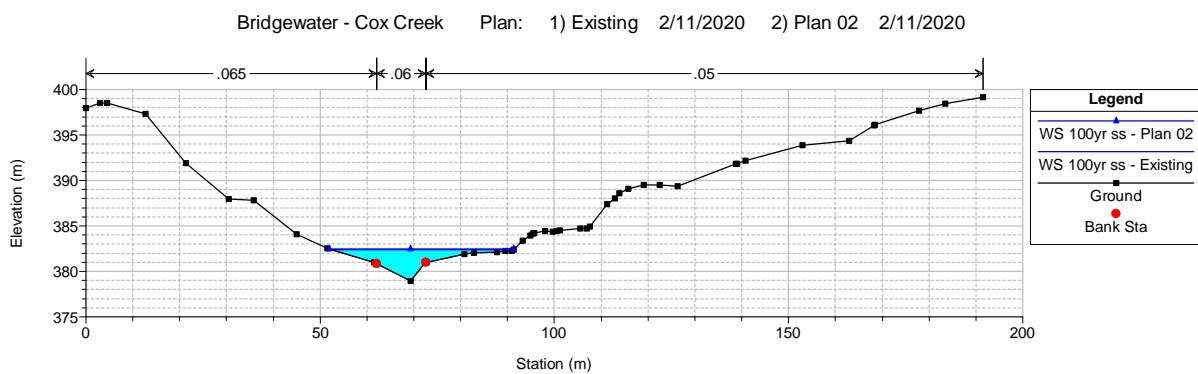
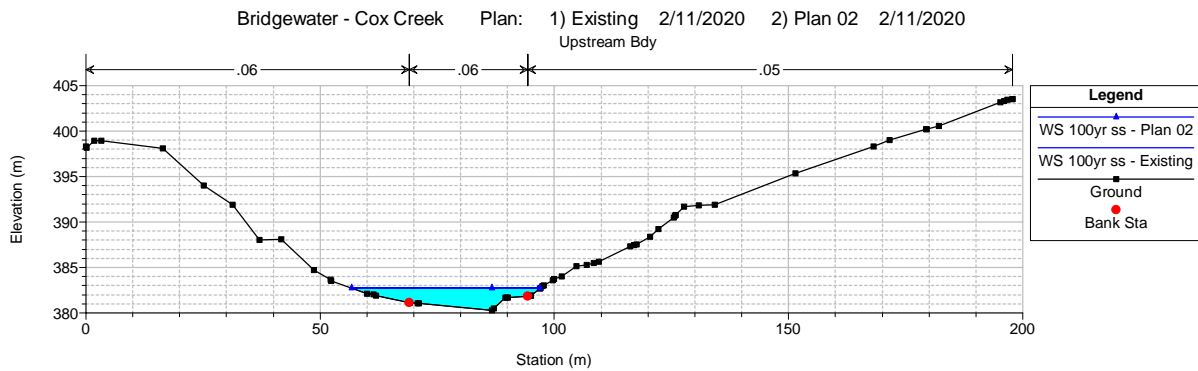
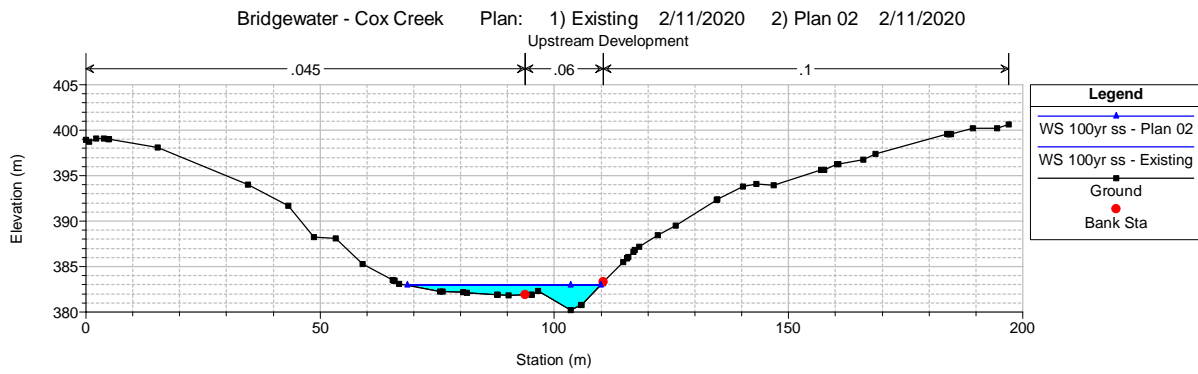
Bridgewater - Cox Creek

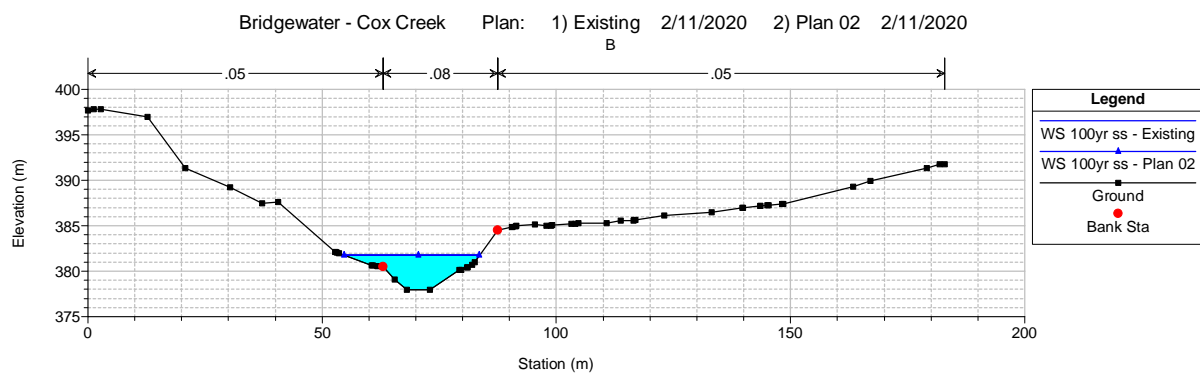
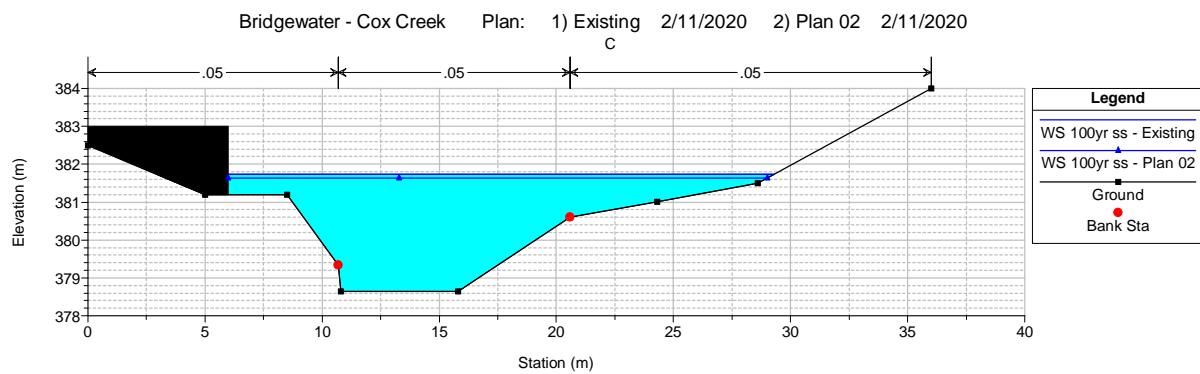
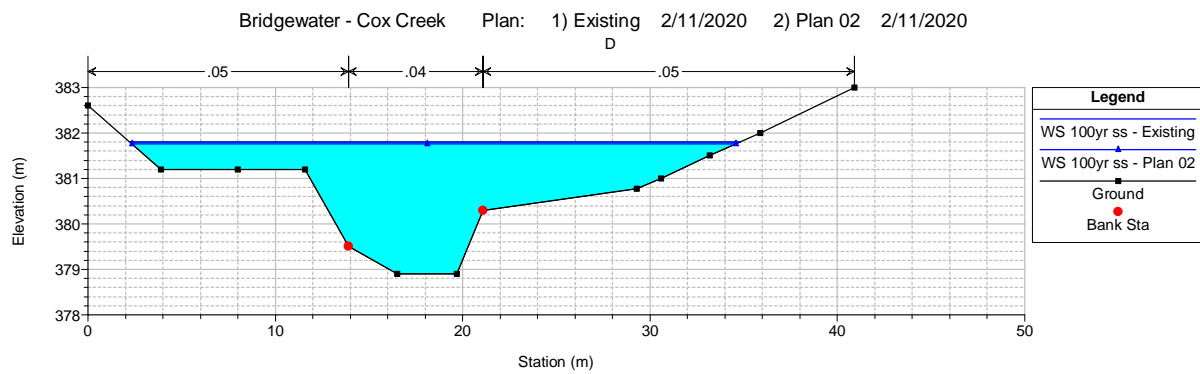
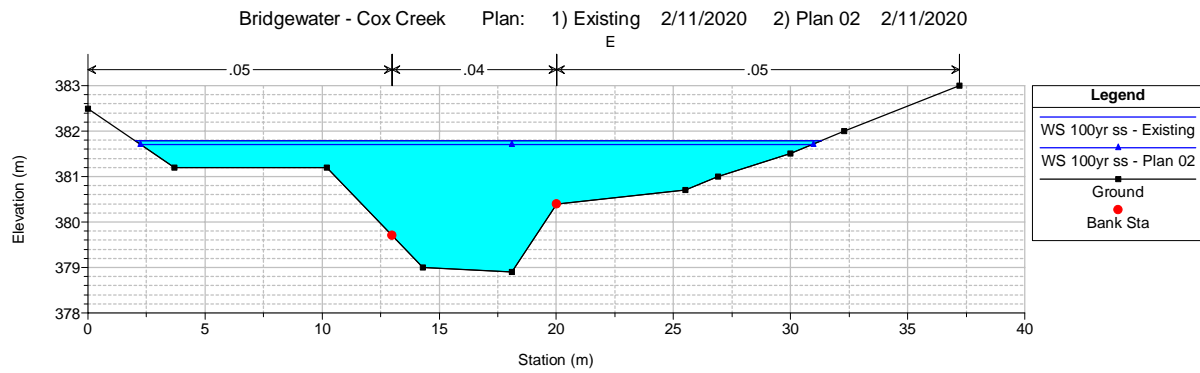
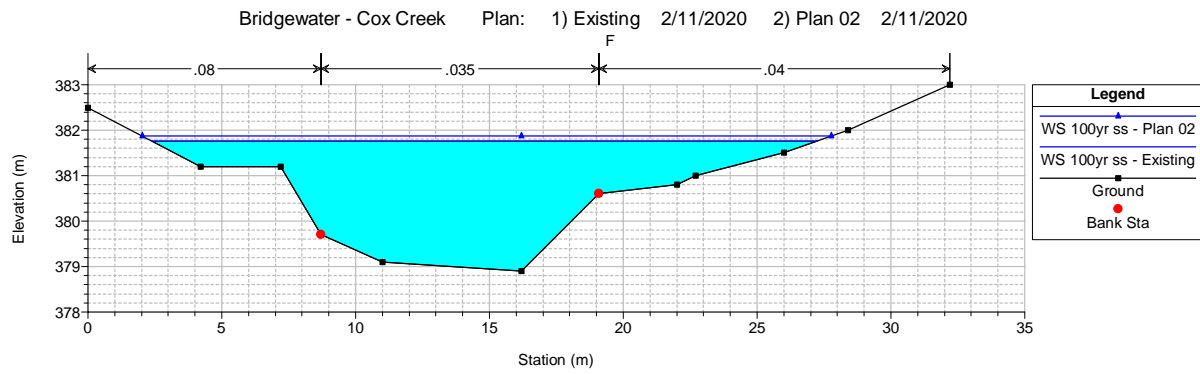
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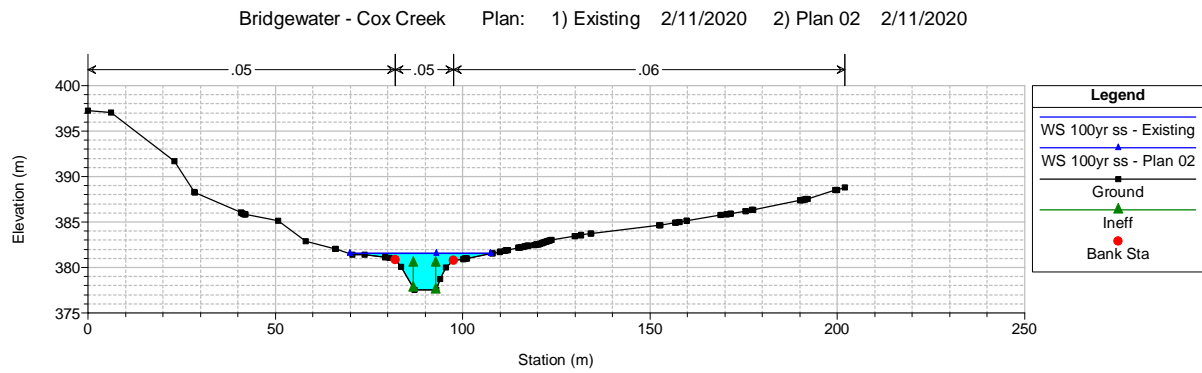
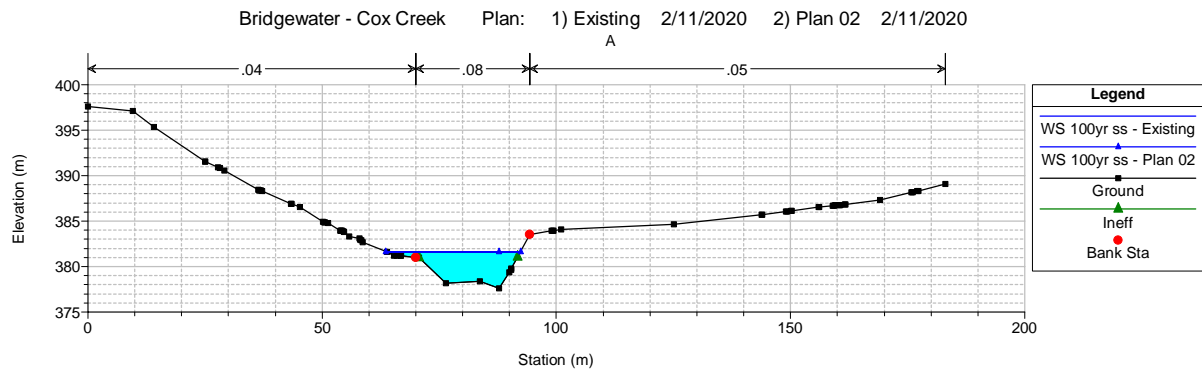
2) Plan 02 2/11/2020

Cox Creek Lower Bridgew









March 10, 2021

Melanie Scott
Senior Statutory Planner
Adelaide Hills Council

Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 71 721 478 106

Via email: <mailto:mscott@ahc.sa.gov.au>

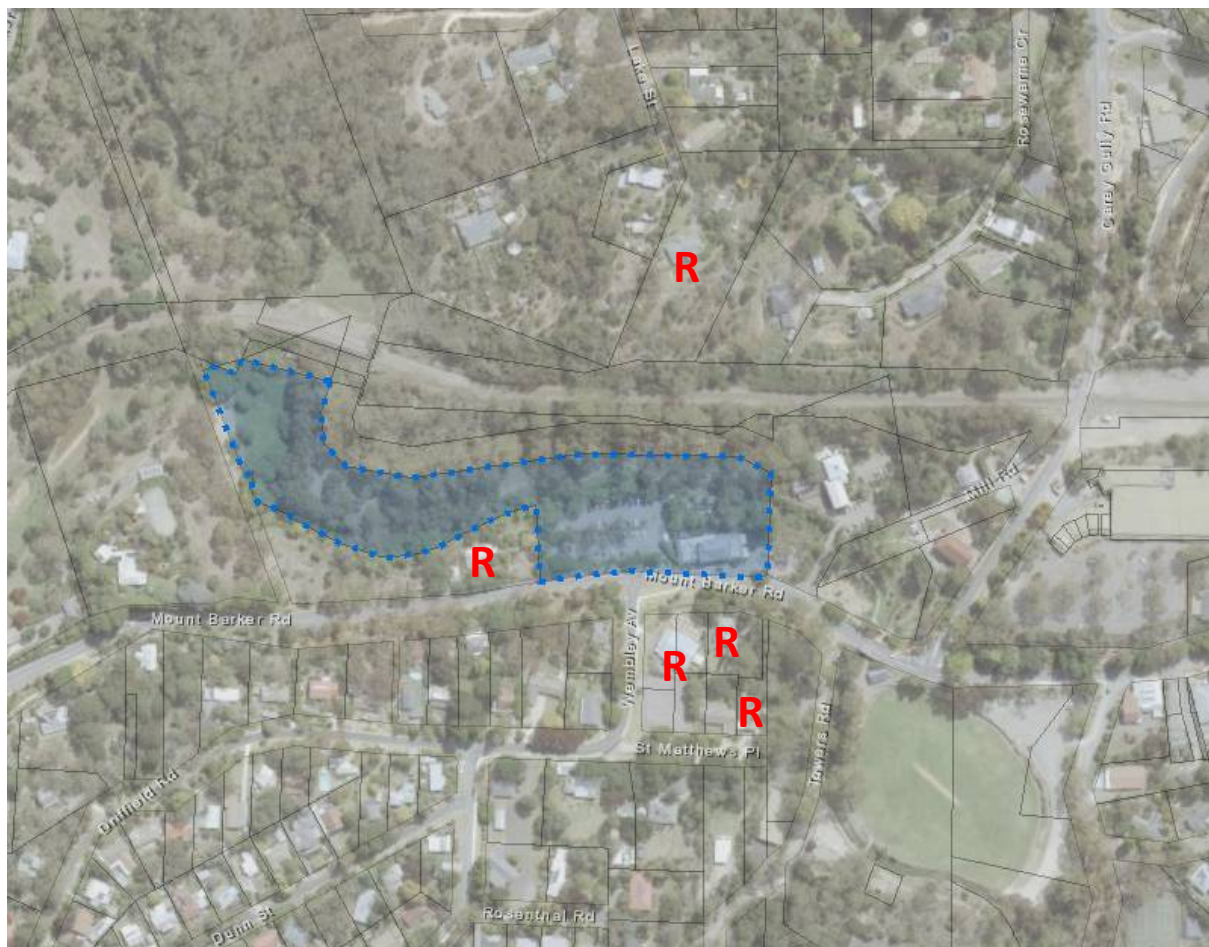
Dear Melanie

RE: DA 20/1302/473 – RESPONSE TO REPRESENTATIONS

We have been instructed by the applicant, Bridgewater Inn, to summarise and respond to the issues raised by the representors, following notification of the application.

We note that five representors were received during the notification process, with two indicating that they wish to be heard by the Council Assessment Panel.

The location of the representors ("R"), relative to the subject land, is depicted below:



APPENDIX 5. HOTEL LICENCE



Liquor Licensing Act 1997

Hotel Licence

50100517

PREMISES NAME: BRIDGEWATER INN

PREMISES ADDRESS: 387 Mount Barker Road, Bridgewater 5155

LICENSEE: BridgeWater Pub Pty Ltd

LICENSED PREMISES: Outlined in red on the approved plan

AUTHORISATION: To sell and supply liquor in accordance with section 32 of the *Liquor Licensing Act 1997* and any other conditions of this licence

EXTENDED TRADING AUTHORISATION: Outlined in pink on the plan and shown as Areas 1 to 8 and Balcony area

For consumption ON the licensed premises:

Areas 1 to 6

Monday to Saturday
Sunday
Christmas Day

Midnight to 2am the following day
8am to 11am and 8pm to midnight
midnight to 2am

Area 7

Monday to Thursday
Friday and Saturday
Sunday
Christmas Day

9am to midnight
9am to 2am the following day
9am to midnight
Midnight to 2am

Area 9

Sunday

8am to 11am & 8pm to 10pm

For consumption OFF the licensed premises:

Area 8 (bottleshop)

Sunday (excluding Christmas Day) 8am to 11am and 8pm to 9pm

ENTERTAINMENT CONSENT: Outlined in blue on the plan and shown as Areas 1, 2, 3 & 9

The Liquor Licensing (Entertainment on Licensed Premises) Amendment Act 2015 came into effect on 22 December 2015. This licence has been reviewed in accordance with Schedule 1 of the Transitional Provisions of the Amendment Act ("the Schedule") to determine consequential changes required to the licence

Licence continues Page 2

Date of issue: 6 SEPTEMBER 2019

LIQUOR AND GAMBLING COMMISSIONER

DESIGNATED AREAS: Dining: Outlined in green on the plan and shown as Areas 1 & 2

This licence does not authorise the sale or supply of liquor in the designated dining area between the hours of 2am and 5am except to lodger

CAPACITIES:

Area 1 - 140 persons	Area 4 - 90 persons	Area 7 - 60 persons
Area 2 - 250 persons	Area 5 - 45 persons	Area 8 - Bottleshop
Area 3 - 75 persons	Area 6 - 40 persons	Area 9 - 100 persons

The overall dining capacity of the premises shall not exceed 390 persons

The combined capacity of the licensed premises for areas 3,4,5 & 6 being the ground floor shall not exceed 350 persons at any given time.

The total overall capacity of the premises shall not exceed 700 persons at any one time.

DISBURSEMENT OF FUNDS: Refer Attachment A

CONDITIONS:

1. Trading to be permitted in Area 8 from 8am to 10pm Monday to Saturday and 8am to 9pm Sunday

I note the undertaking from the applicant which reads as follows:

1. The licensee undertakes to maintain the existing sign which has been erected with Council's consent in the top car park, that sign directs patrons to part in the bottom car park. The licensee undertakes to keep that sign up.
 - (i) The license, respecting the rights of residents, must take whatever action is reasonably necessary and appropriate to ensure that persons leaving the licensed premises and the car parks adjacent thereto, do so without causing undue noise and disturbance to the residents.



ATTACHMENT A

(This page need not be displayed)

DISBURSEMENT OF FUNDS:

While the licence is held by BRIDGEWATER PUB PTY LTD proceeds of the business conducted under the licence shall not be disbursed pursuant to the ALLEN BRIDGEWATER PUB TRUST except to NOEL LINDSAY ALLEN; to the LEE BRIDGEWATER PUB TRUST except to ANDREW BENJAMIN LEE & TRACEY LEE-ANN LEE; to the HODBY BRIDGEWATER PUB TRUST except to PATRICK ANTHONY HODBY & MARIE ANNE HODBY; to the DUNN BRIDGEWATER PUB TRUST except to JARRAD SCOTT DUNN & LENKA DUNN; to the CONNOLLY BRIDGEWATER PUB TRUST except to BRENDAN ANTHONY PATRICK CONNOLLY & PENELOPE JEAN WILLIAMS; to SMITH BRIDGEWATER PUB TRUST except to ANTHONY ALLEN SMITH without the prior approval of the licensing authority.



Melanie Scott

From: Elizabeth Little <ElizabethL@ggand.com.au>
Sent: Friday, 8 January 2021 10:23 AM
To: Mail; Melanie Scott
Subject: RE: AHC Request - DA 20/1302 - 387 Mount Barker Road (Bridgewater Inn)

Hi Melanie,

Please find following comments on the proposed works to the Bridgewater Inn,

Regards,
Liz

Grieve Gillett Andersen Heritage Advice	
DA Number	20/1302/473
Heritage Listing / Zone	LHP – Bridgewater Inn
Address	387 Mount Barker Road, Bridgewater
Proposal	Alterations and additions including new dining area, decking, and associated earthworks

Heritage value assessment

Description: A substantial two storey building constructed of random rubble stonework, now painted. The front facade is dominated by two wings which frame a balcony with timber balustrading. The hipped roof is clad with corrugated iron and finished with rendered chimneys. At ground level several alterations appear to have been made to the building to accommodate such elements as a bottle shop.

Statement of Heritage Value: This hotel was built in response to the re-routing of the road from Mount Barker to Adelaide and was constructed prior to the establishment of the township of Bridgewater by John Dunn. The township took its name from the Inn.

The Bridgewater Inn was deemed to meet criteria (a), (c) and (e). It is a landmark in the locality.

(Stirling District Heritage Survey)

Previous advice to applicant

Nil relevant to this application.

Description of proposal

The proposal seeks to undertake demolition works to the existing building including stairways, the existing upper terrace, cool rooms and toilet fitouts. Some existing trees are also proposed for removal.

New works consist of refurbished toilets and amenities, kitchen facilities and cool rooms, the installation of a new lift, and the construction of a new dining room and terraced area to the north of the existing building. The palette of materials for the new additions includes sandstone blockwork, render finished masonry, timber batten screening, and steel and aluminium elements in grey tones.

Heritage advice

The proposed additions will not impact on heritage values of existing hotel building, as they are located to the rear and are of a lower scale due to the site topography, and therefore will not visually dominate significant views of heritage value from the street. There are minor alterations to the existing building, but none that impact on elements of heritage value. The works will also maintain the ongoing use of the place which is appropriate. No heritage issues with the proposed works.

ELIZABETH LITTLE
ASSOCIATE - SENIOR HERITAGE ARCHITECT
BDesSt, BArch

**CATEGORY 2
PUBLIC NOTIFICATION**

DEVELOPMENT 20/1302/473

Bridgewater Inn

For

**Alterations & additions to commercial premises (hotel) including a deck
(maximum height 3.5m), associated earthworks & change to licensed
area plan**

At

387 Mount Barker Road Bridgewater SA 5155

COMMENCEMENT DATE: 15 January 2021

CLOSING DATE: 29 January 2021

CONTACT OFFICER: Melanie Scott

CAT 2 TRIGGER: Zone adjacent another zone as per Schedule 9

**ZONE: Neighbourhood Centre Zone - Neighbourhood Centre (Bridgewater) Policy
Area , Watershed (Primary Production) Zone - Rural Landscape Policy Area**

FOR PUBLIC DISPLAY ONLY

Date to be displayed: 15 January 2021

Date to be removed: 29 January 2021

DEVELOPMENT APPLICATION FORM

AUTHORITY: ADELAIDE HILLS COUNCIL

APPLICANT: BRIDGEWATER INN

Postal Address: C / - FUTURE URBAN PTY LTD
LEVEL 1, 74 PIRIE STREET, ADELAIDE 5000

OWNER: SEE CERTIFICATE OF TITLE

Postal Address: _____

BUILDER: TO BE CONFIRMED

Postal Address: _____

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION:

Name: MICHAEL OSBORN

Telephone: (08) 8221 5511

Email: MICHAEL@FUTUREURBAN.COM.AU

Mobile: 0408 808 143

EXISTING USE:

RESTAURANT

FOR OFFICE USE

Development No:

Previous Development No:

Assessment No:

DA: 473/1302/20

VG: 3304555009

A: 9156

<input type="checkbox"/> Complying	Application forwarded to SCAP/Council on: _____ Decision: _____ Type: _____ Date: _____ / ____ / ____			
<input type="checkbox"/> Non-complying				
<input type="checkbox"/> Notification Cat 2				
<input type="checkbox"/> Notification Cat 3				
<input type="checkbox"/> Referrals				
<input type="checkbox"/> SCAP				
	Decision	Fees	Receipt No	Date
Planning:	YES			
Building:				
Land Division:				
Additional:				
Dev Approval:				

DESCRIPTION OF PROPOSED DEVELOPMENT: ALTERATIONS AND ADDITIONS TO THE BRIDGEWATER INN HOTEL

LOCATION OF PROPOSED DEVELOPMENT:

HOUSE NUMBER	LOT NUMBER	ROAD	SUBURB	HUNDRED	VOLUME	FOLIO
387	19	MOUNT BARKER ROAD	BRIDGEWATER	NOARLUNGA	6124	77

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS, 2008 APPLY? YES: ☐ NO: ☒

HAS THE CITB LEVY BEEN PAID? YES: ☐ NO: ☒

DEVELOPMENT COST (Do not include any fit-out costs): \$1.8 MILLION

I acknowledge that copies of this development application and any supporting documentation may be provided to interested persons in accordance with the Development Regulations, 2008.

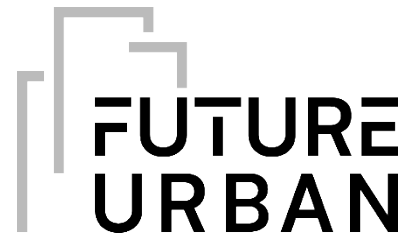
SIGNATURE:

Dated: 1 DECEMBER 2020



 MICHAEL OSBORN FOR BRIDGEWATER INN

ADELAIDE HILLS COUNCIL
RECEIVED: 2/12/2020



PLANNING REPORT

BRIDGEWATER INN REDEVELOPMENT

387 MOUNT BARKER ROAD, BRIDGEWATER

Prepared for:
Bridgewater Pub Pty Ltd

Date:
01.12.2020

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Proprietary Information Statement

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Document Control

Revision	Description	Author	Date
V1	Draft	BA	20/11/2020
V2	Review	MO	23/11/2020
V3	Final	BA	01/12/2020

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1. INTRODUCTION

This report has been prepared to accompany an application by the Bridgewater Pub Pty Ltd ('the Proponent') to undertake alterations and additions to the Bridgewater Inn at 387 Mount Barker Road, Bridgewater ('the site').

In preparing this report we have:

- inspected the site and its surroundings;
- identified and subsequently reviewed what we consider to be the most pertinent provisions of the Adelaide Hills Council Development Plan ('the Development Plan');
- had regard to the Development Act 1993 ('the Act') and to the Development Regulations 2008 ('the Regulations');
- had regard to the Certificates of title at **Appendix 1**;
- examined the compendium of architectural drawings at **Appendix 2**;
- reviewed and summarised the key findings of the:
 - » parking assessment prepared by Cirqa at **Appendix 3**;
 - » hydraulic report prepared by Tonkins at **Appendix 4**;
- also had regard to the existing hotel licence at **Appendix 5**.

The report contains our description of the site, its surroundings and the proposal, and our assessment of the proposal against what we consider to be the more relevant provisions of the Development Plan.

2. THE SITE

The site is situated on the northern side of Mount Barker Road and legally described as allotment 19, Certificate of Title Reference 6124/77.

The site is otherwise known as 387 Mount Barker Road, Bridgewater. It is irregular in shape with a primary frontage of 143.63 metres to Mount Barker Road and has a total area of 11,853 square metres.

A total of three crossovers service the land via Mount Barker Road each facilitating simultaneous two-way vehicle movements.

The subject site is reasonably vegetated and gradually slopes to the rear (north). It is located within the High Bushfire Protection Area.

The subject site is presently anchored by the two storey Bridgewater Inn and associated car parks. The Bridgewater Inn is Local Heritage listed. The floor area of the existing building is approximately 1444 square metres, comprising 672 square metres at the upper level and 772 square metres at lower level. The existing liquor license applicable for the site provides for a maximum patronage of 700 persons at any one time.

The subject site is serviced by 137 car parking spaces, with the primary car parking area located to the west of the Bridgewater Inn.

Three easements are registered on the Certificate of Title, which include:

- right to use, stop and divert the water running in Cox's Creek; and
- two easements along the rear of the site for water and sewer purposes, owned by the Minister of Infrastructure.

The land in which the building and associated car park is located on, is situated within the Neighbourhood Centre (Bridgewater) Policy Area 58 of the Neighbourhood Centre Zone. The remainder of the site which includes Cox Creek, the Heysen Trail and vegetation, is located within Watershed (Primary Production) Zone, Rural Landscape Policy Area 2.

3. THE LOCALITY

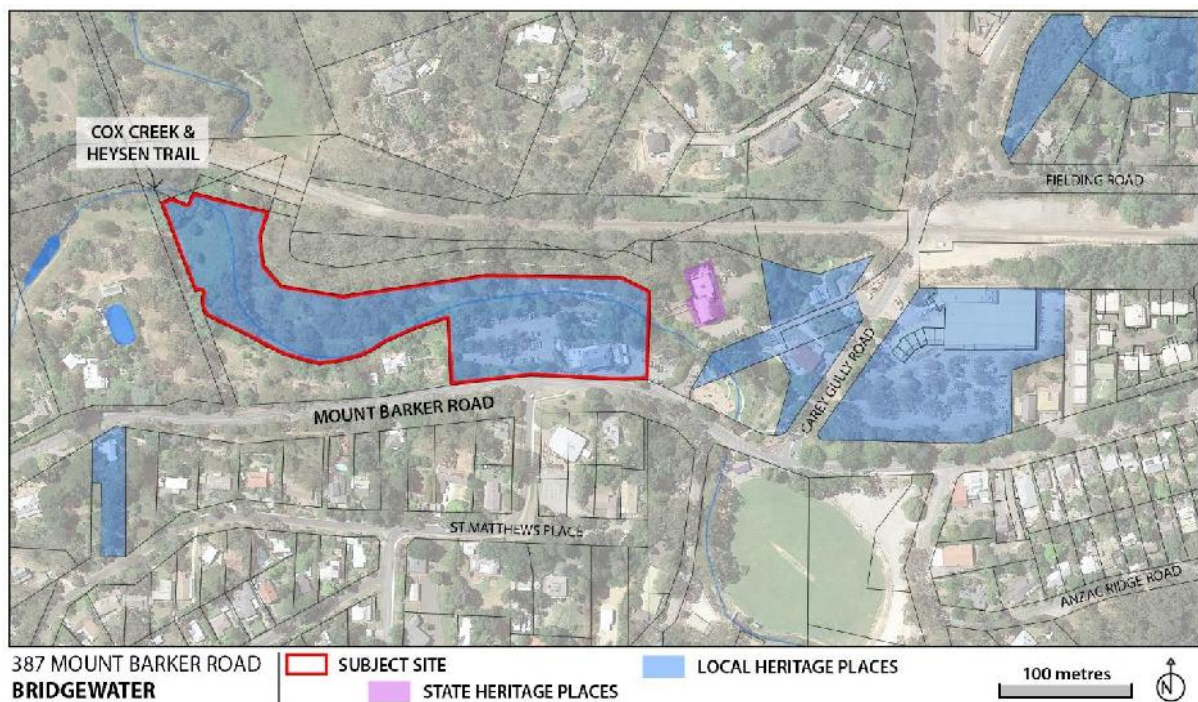
Whilst inspecting the subject site and its surroundings, we noticed, amongst other things that:

- the State Heritage listed Bridgewater Mill is located to the north-east, adjoining the subject site;
- St Matthew's Catholic Church is located on the southern side of Mount Barker Road, opposite the subject site;
- Mount Barker road is an arterial road, under the care and control of the Department for Infrastructure and Transport (DIT); and
- the general locality is characterised by vegetated and sloping land.

The site, in relation to its immediate surroundings, is captured in Figure 3.1 below. It is evident that a portion of the eastern car park is located in adjacent land.

The Heysen Trail, a long distance hiking trail, is located immediately to the north of the subject land.

Figure 3.1 *The locality*



4. THE PROPOSAL

The proponent seeks Development Plan Consent ('consent'), to undertake the following;

- alterations and additions including a dining/function room, both covered and uncovered decked areas for additional seating and store;
- verandah over the existing service yard; and
- associated earthworks.

No change is proposed to the patronage numbers permitted under the existing liquor license. The applicant however will seek to expand the existing licensed area, including a larger outdoor area on the northern side of the creek.

The proposal is summarised below and depicted across the compendium of architectural drawings at **Appendix 2**.

4.1 Demolition

An existing storage shed, lower terrace, stage and upper terrace including pergola on-site will need to be demolished in order to support the proposed development.

This activity requires consent and forms part of this development application, as the site is local heritage listed.

4.2 Building Composition

4.2.1 Lower Level

The lower level proposes internal alterations including, increased kitchen space, new pizza kitchen, new lift, new bar and alterations of existing toilets.

The resulting floor areas are as follows:

- 200 square metre dining/function room with small deck space;
- 200 square metre 'upper terrace' partially covered outdoor dining area;
- 50 square metre 'sunken terrace' covered outdoor dining area; and
- 220 square metre 'lower terrace' outdoor dining area.

In terms of net change to lower floor areas, the proposal provides:

- additional 164 square metres of dining/function floor area;
- reduction of 105 square metres of terrace areas; and
- additional 45 square metres of deck/beer garden areas.

4.2.2 Ground Level

The ground level proposes internal alterations including a new lift and additional seating to create a bar/dining area.

In terms of net change to ground floor areas, the proposal provides:

- additional 27 square metres of terrace areas;
- reduction of 27 square metres of gaming room.

The total floor area of the combined lower and ground level is 1622 square metres.

4.3 External Materials

The proponent has selected contemporary yet robust materials which match the existing building on-site. The palette to which we refer includes, but is not necessarily limited to, sandstone blockwork, timber batten screening, charcoal steel edge beams, metal roofing and timber decking.

4.4 Parking and Access

Access arrangements will remain unchanged by this proposal. Parking numbers will also not be altered, with the western carpark including 111 spaces and the eastern carpark including 29 spaces.

4.5 Stormwater

The existing method of stormwater system will not be altered by this proposal.

4.6 Earthworks

Both the existing building and proposed development follow the slope of the land, ensuring minimal amounts of earthworks are undertaken. The earthworks are associated with the building and do not extend beyond. Finished levels will be set in accordance with the Flood Assessment prepared by Tonkin.

4.7 Hours of Operation

No change to the existing hours of operation are proposed.

4.8 Hotel Liquor License

The existing liquor license (**Appendix 5**) currently allows for a maximum of 700 patrons at any one time. This will not be increased with the proposed development.

However, an amendment will be sought to expand the licensed area to include the proposed larger outdoor area.

5. PROCEDURAL MATTERS

5.1 The Relevant Authority

The Council is the relevant authority, as the proposed development is not captured by Schedule 10 of the Regulations.

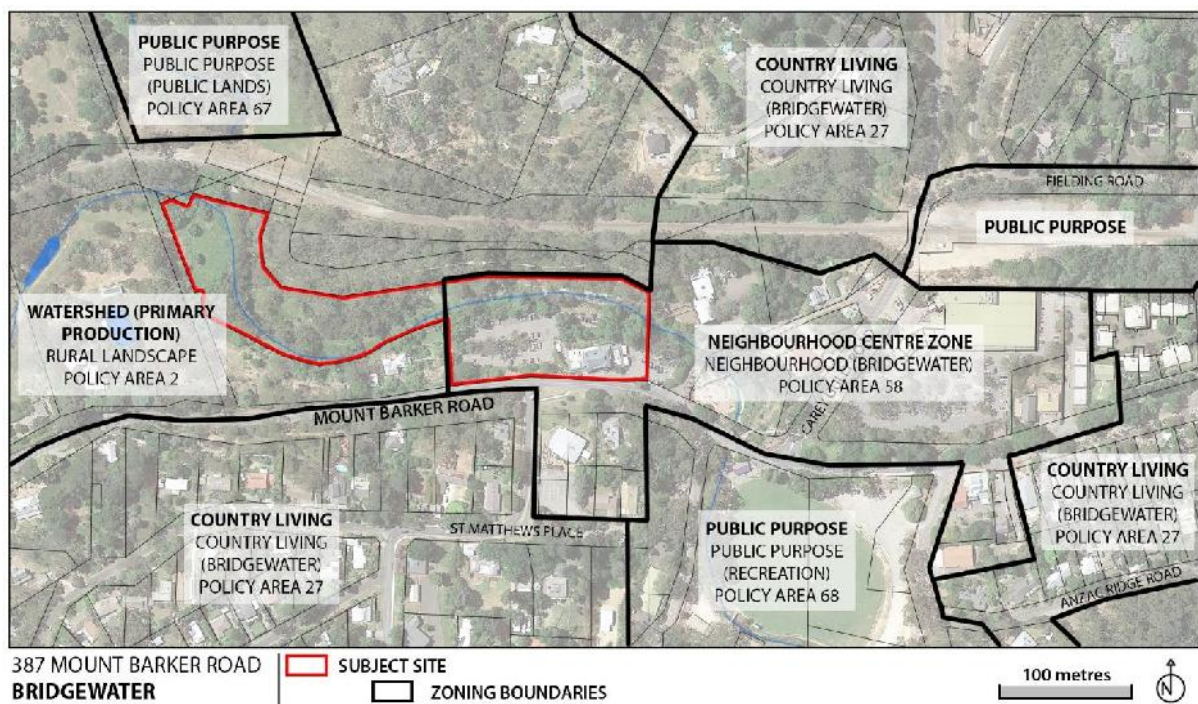
5.2 The Relevant Development Plan

The relevant version of the Development Plan for procedural and assessment purposes was gazetted and subsequently consolidated on 8 August 2019.

The area of the site being developed, under this version of the Development Plan, is located in Neighbourhood Centre (Bridgewater) Policy Area 58 of the Neighbourhood Centre Zone. The remainder of the site is located within Watershed (Primary Production) Zone, Rural Landscape Policy Area 2.

Figure 5.1 below attests to this.

Figure 5.1 Zoning



The subject site is also within the designated High Bushfire Risk within the Bushfire Protection Area Figure AdHi(BPA)/8 and classified as having extreme flood hazard within the Flood Prone Area Figure AdHi(FPA)/15.

5.3 Assessment Pathway

According to the 'Procedural Matters' section of the Zone, the proposed development is neither complying or non-complying.

The proposal must, therefore, be assessed and subsequently determined on its merits by Council in its capacity as the relevant authority.

5.4 Category of Development

As the subject site is *"adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development"* (Schedule 9, Part 2, Clause 19 of the Regulations), the proposed development falls within the ambit of Category 2 development. The owners and occupiers of each piece of adjacent land must, therefore, be notified of the proposal.

5.5 Statutory Referrals

Pursuant to Schedule 8 of the Regulations, we are of the opinion that no referrals are required for this proposal.

6. ASSESSMENT

6.1 Land Use

The proposal does not change the existing use of the site, as such, satisfies Zone Principle 1.

6.2 Design and Appearance

The Policy Area seeks the *"preservation of the small-scale atmosphere and attractive character and amenity of the Bridgewater area"* (Policy Area Objective 2).

In our opinion, the proposed development preserves the character and amenity of Bridgewater while providing for an *"important contribution to the regional tourism industry"* (Desired Character for the Policy Area). It is considered to achieve this for the following reasons:

- maintains the prominent historic Bridgewater Inn, as sought by Principle 3 of the Policy Area;
- continues to retain and enhance the open character (see Principle 5 of the Policy Area);
- materials and finishes selected follow that of the existing heritage listed building while also complementing the natural character of the area (see Principle 4 of the Policy Area);
- the proposed additions follow the same architectural style and features as the existing building as sought by Principle 8 of the Design and Appearance module;
- the decked areas and balconies are integrated within the design, responding to the slope of the land and look out towards Cox Creek and the Heysen Trail (see Principle 5 of the Design and Appearance module).

6.3 Earthworks

The proposed additions respond to the slope of the land by stepping the built form and not unreasonably undertaking substantial earthworks, as sought by Principle 9 of the Design and Appearance module.

The lower terrace seated area with space for landscaping provides that integration with Cox Creek and the Heysen Trail, without disturbing the scenic view from this trail, as intended by Principle 10 of the Design and Appearance module.

6.4 Heritage

Objective 2 and 4 of the Heritage module advises:

- 2** *The continue use, or adaptive reuse of State or local heritage places that supports the conservation of their cultural, architectural, historical, archaeological, scientific or other special significance.*
- 4** *The overall enhancement of places of State Heritage value, Local Heritage value and areas of historic character.*

The proposed development continues the existing use with the additions occurring to the rear, keeping the prominent façade of the existing building. The additional seating areas and internal reconfiguration provide an overall enhancement to the restaurant and value of the heritage place.

6.5 Hazards

6.5.1 Bushfire

Principle 7 in the Hazards module advises that:

7 *Development in a Bushfire Protection Area should be in accordance with those provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory for Development Plan Consent purposes.*

The fire safety calculations for the proposed structures and additions to the existing building will be provided at Building Consent and consequently assessed. The proponent will accept a condition to be placed on the Planning Consent to ensure the proposal complies with the Ministers Code.

With that said, it remains important to note, in the unlikely event that a bushfire was to spread all the way to the periphery of the Zone, that the measures have been incorporated:

- the metropolitan fire service will be able to access the surrounds of the building with no large trees or vegetation to cause further damage; and
- an emergency evacuation plan for the existing building will be updated.

6.5.2 Flooding

For development adjacent watercourses, the 'Hazards' module advises that:

3 *Development should not be undertaken in areas liable to inundation by drainage or flood waters, including land identified on Figures AdHiFPA/ 1 to 19 as being subject to flooding, unless the development can achieve all of the following:*

- (a) *it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event***
- (b) *buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event***
- (c) *it will not result in pollution of any watercourses.***

The proponent engaged Tonkins to prepare a Flood Assessment. They concluded that the proposal will satisfy Council's Development Plan and not increase the risk of flooding to upstream properties, subject to compliance with recommended finished levels. The proposal plans have adopted the recommended levels.

6.6 Parking

Council's Development Plan identifies the following rates as being applicable to licensed venues:

- **Bar** – 1 space per 2 square metres of floor area;
- **Lounge/beer garden** – 1 space per 6 square metres of floor area;
- **Dining** – 1 space per 3 seats provided (or able to be provided); and
- **Gaming** – 1 space per 2 machines.

Based on the above rates, and calculated by the Parking Assessment prepared by Cirqa (**Appendix 3**), the parking rates are summarised in Table 6.1.

Table 6.1 *Parking Rates*

Area	Qty	Rate	Spaces
LOWER LEVEL			
Dining	+ 164sqm	1 space per 3 seats	+ 36.4 spaces
Upper Terrace	- 105sqm	1 space per 6sqm	- 17.5 spaces
Lower and Sunken Terrace		No change	
New deck	+ 45sqm	1 space per 6sqm	+ 7.5 spaces
GROUND LEVEL			
Dining		No change	
Sports bar		No change	
Bar/Dining	+ 27sqm	1 space per 6sqm	+ 4.5 spaces
Deck		No change	
Gaming		No change	
Bottleshop		No change	
TOTAL			+ 30.9 spaces

Therefore, the proposal would result in a theoretical demand of 31 additional car parking spaces.

The development does not include an increase to car parking spaces, however Cirqa have deemed the existing car parking spaces adequate for the following reasons:

- as per previous research on the parking rates of other hotels, the assessment on the proposed development is considered an overestimate on the demands associated with the use;
- generally peak demands at hotels occur for relatively short periods of time; and
- there is no increase in the maximum capacity of the site and therefore the peak demands associated with full occupancy of the hotel will not increase.

7. CONCLUSION

We have concluded from our assessment of the proposal that it is worthy of consent.

In support of our conclusion, we wish to reiterate that the proposal:

- the existing use has remained unchanged and is envisaged within the Zone;
- reinforces an important contribution to the tourism industry of Bridgewater;
- the development responds to the slope of the land, minimising the extent of earthworks required;
- heritage character of the existing building is not compromised by this proposal;
- will not increase the risk of flooding to upstream properties; and
- does not increase the seating capacity of the use and therefore the demand associated with full occupancy does not increase.

In these circumstances it is considered that the proposal is not seriously at variance with the provisions of the Development Plan and is a reasonable form of development that makes a positive contribution to the local economy and is not likely to cause adverse impact to the amenity of the neighbourhood.

APPENDIX 1. CERTIFICATE OF TITLE



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6124 Folio 77

Parent Title(s)	CT 5154/634		
Creating Dealing(s)	DDA 12035341		
Title Issued	14/11/2013	Edition	3
		Edition Issued	03/04/2019

Estate Type

FEE SIMPLE

Registered Proprietor

TWEEDALE NOMINEES PTY. LTD. (ACN: 008 819 958)
OF CARE 87 OLD PORT ROAD QUEENSTOWN SA 5014

Description of Land

ALLOTMENT 19 FILED PLAN 103906
IN THE AREA NAMED BRIDGEWATER
HUNDRED OF NOARLUNGA

Easements

SUBJECT TO FULL AND FREE LIBERTY TO USE STOP AND DIVERT THE WATER RUNNING IN COX'S CREEK
(GRO NO.201 BOOK 81)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B TO THE MINISTER OF PUBLIC INFRASTRUCTURE (T 5252619)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A (T 309598)

Schedule of Dealings

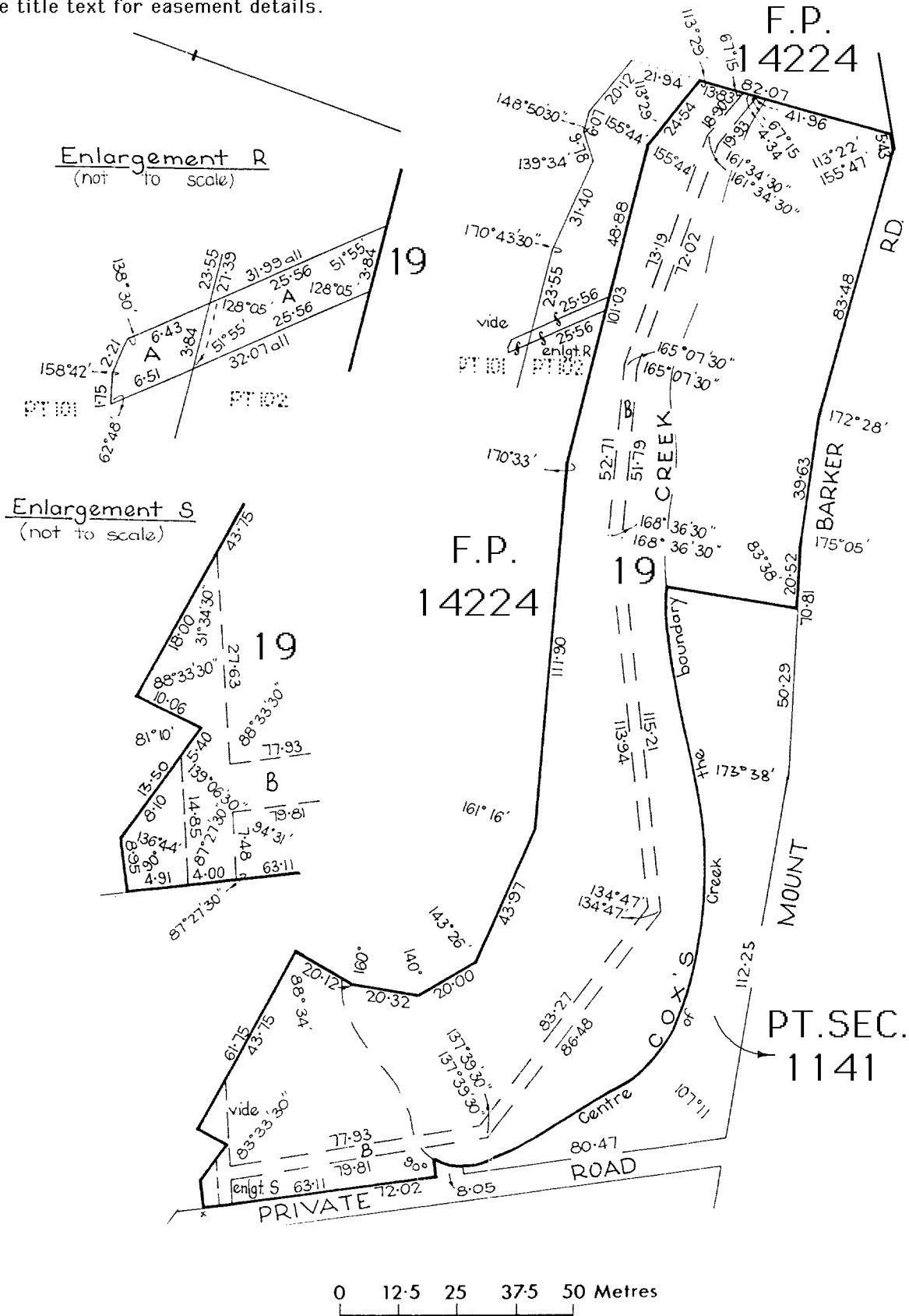
Dealing Number	Description
7369270	LEASE TO BRIDGEWATER PUB PTY. LTD. (ACN: 130 564 993) COMMENCING ON 15/09/1992 AND EXPIRING ON 14/09/2020
11852076	MORTGAGE OF LEASE 7369270 TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

ADELAIDE HILLS COUNCIL
RECEIVED: 2/12/2020

This plan is scanned from Certificate of Title 4230/683
 See title text for easement details.



ADELAIDE HILLS COUNCIL
RECEIVED: 2/12/2020
 Note: Subject to all lawfully existing plans of division

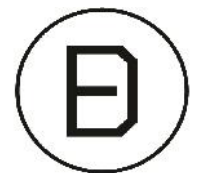
APPENDIX 2. ARCHITECTURAL DRAWINGS

THE BRIDGEWATER HOTEL REDEVELOPMENT

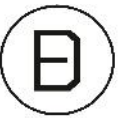
PLANNING APPLICATION
OCTOBER 2020

DRAWING LIST

SK000	LOCATION PLAN
SK00	SITE PLAN
SK01	PROPOSED FLOOR PLAN- LOWER LEVEL
SK02	PROPOSED FLOOR PLAN- UPPER LEVEL
SK03	DEMOLITION PLAN- LOWER LEVEL
SK04	DEMOLITION PLAN- UPPER LEVEL
SK10	ELEVATIONS SHEET 1
SK11	ELEVATIONS SHEET 2
SK15	EXTERNAL FINISHES
SK20	SECTIONS
SK100	PERSPECTIVES SHEET 1
SK101	PERSEPCTIVES SHEET 2



**DICKSON
EMMETT**



**DICKSON
EMMETT**

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	02/10/2020	PRELIMINARY

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

LOCATION PLAN

PROJECT NO.

DE20016

DRAWING NO.

SK000 P1

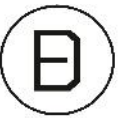


LOCATION PLAN

NOT TO SCALE

ADELAIDE HILLS COUNCIL

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SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	02/10/2020	PRELIMINARY
P2	14/10/2020	PRELIMINARY
P3	03/11/2020	PLANNING ISSUE
P4	11/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

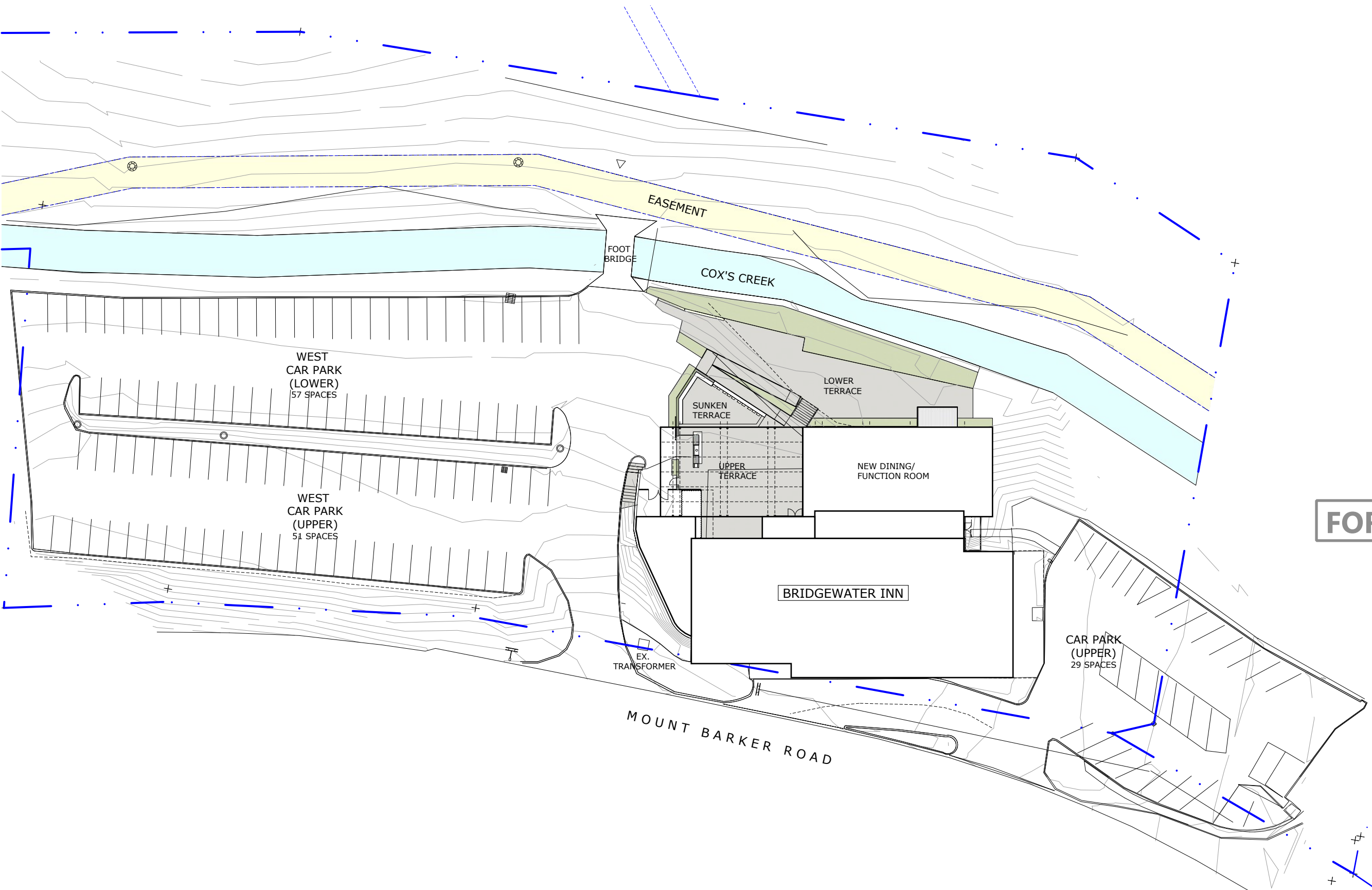
SITE PLAN

PROJECT NO.

DE20016

DRAWING NO.

SK00 P4

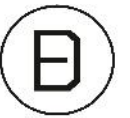


SITE PLAN

1:500 @ A3

0 1 2 5 10m

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139 KING WILLIAM ROAD
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SOUTH AUSTRALIA

NOTES

1. CONFIRM REMOVAL OF EXISTING DUCT IN EX. STORE ROOM.
2. CONFIRM EXTENT OF ROOF OVER SERVICE COURTYARD.
3. LIFT- JPS ORANA X-15. 1000kg, 13 PERSONS.

AMENDMENT

NO	DATE	DESCRIPTION
P1	15/5/2020	PRELIMINARY
P2	27/5/2020	PRELIMINARY
P3	03/09/2020	PRELIMINARY
P4	28/09/2020	PRELIMINARY
P5	02/10/2020	PRELIMINARY
P6	14/10/2020	PRELIMINARY
P7	03/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

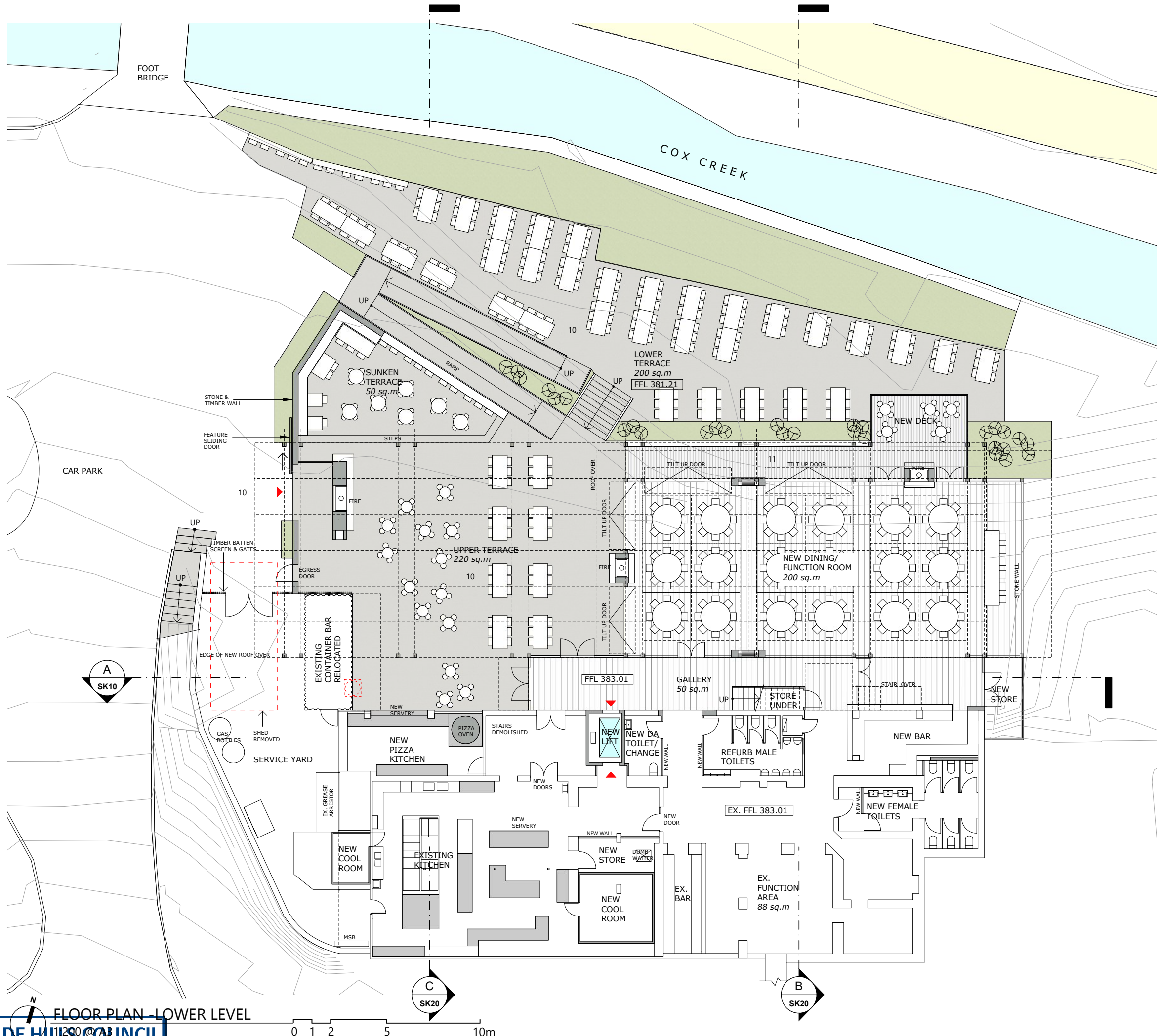
**PROPOSED FLOOR PLAN
LOWER LEVEL**

PROJECT NO.

DE20016

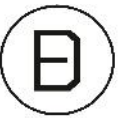
DRAWING NO.

SK01 P7



FLOOR PLAN - LOWER LEVEL

ADELAIDE HILLS COUNCIL
RECEIVED: 2/12/2020



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UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	15/5/2020	PRELIMINARY
P2	27/5/2020	PRELIMINARY
P3	03/09/2020	PRELIMINARY
P4	28/09/2020	PRELIMINARY
P5	02/10/2020	PRELIMINARY
P6	14/10/2020	PRELIMINARY

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

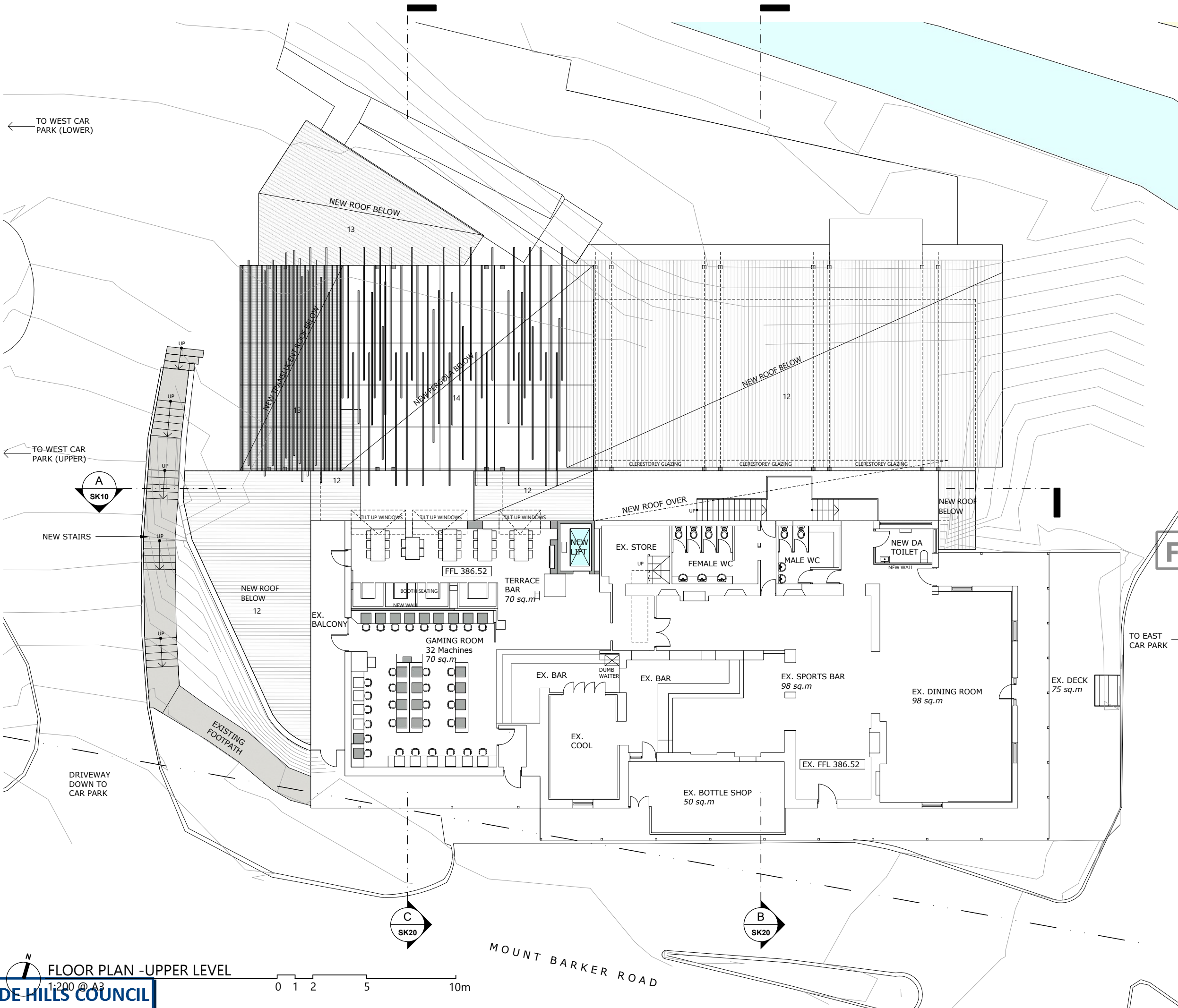
**PROPOSED FLOOR PLAN
UPPER LEVEL**

PROJECT NO.

DE20016

DRAWING NO.

SK02 P6



TO WEST CAR
PARK (LOWER)

TO WEST CAR
PARK (UPPER)

NEW STAIRS

NEW ROOF
BELOW
12

EX.
BALCONY

FFL 386.52

GAMING ROOM
32 Machines
70 sq.m

TERRACE
BAR
70 sq.m

EX. BAR

EX. BAR

EX. SPORTS BAR
98 sq.m

EX. DINING ROOM
98 sq.m

EX. DECK
75 sq.m

EX. COOL

EX. BOTTLE SHOP
50 sq.m

EX. FFL 386.52

MOUNT BARKER ROAD

FLOOR PLAN - UPPER LEVEL

1:200 @ A3

**ADELAIDE HILLS COUNCIL
RECEIVED: 2/12/2020**

NOTES

1 Remove existing stair
2 XXX

AMENDMENT

NO	DATE	DESCRIPTION
P1	14/10/2020	PRELIMINARY

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN REDEVELOPMENT

DRAWING

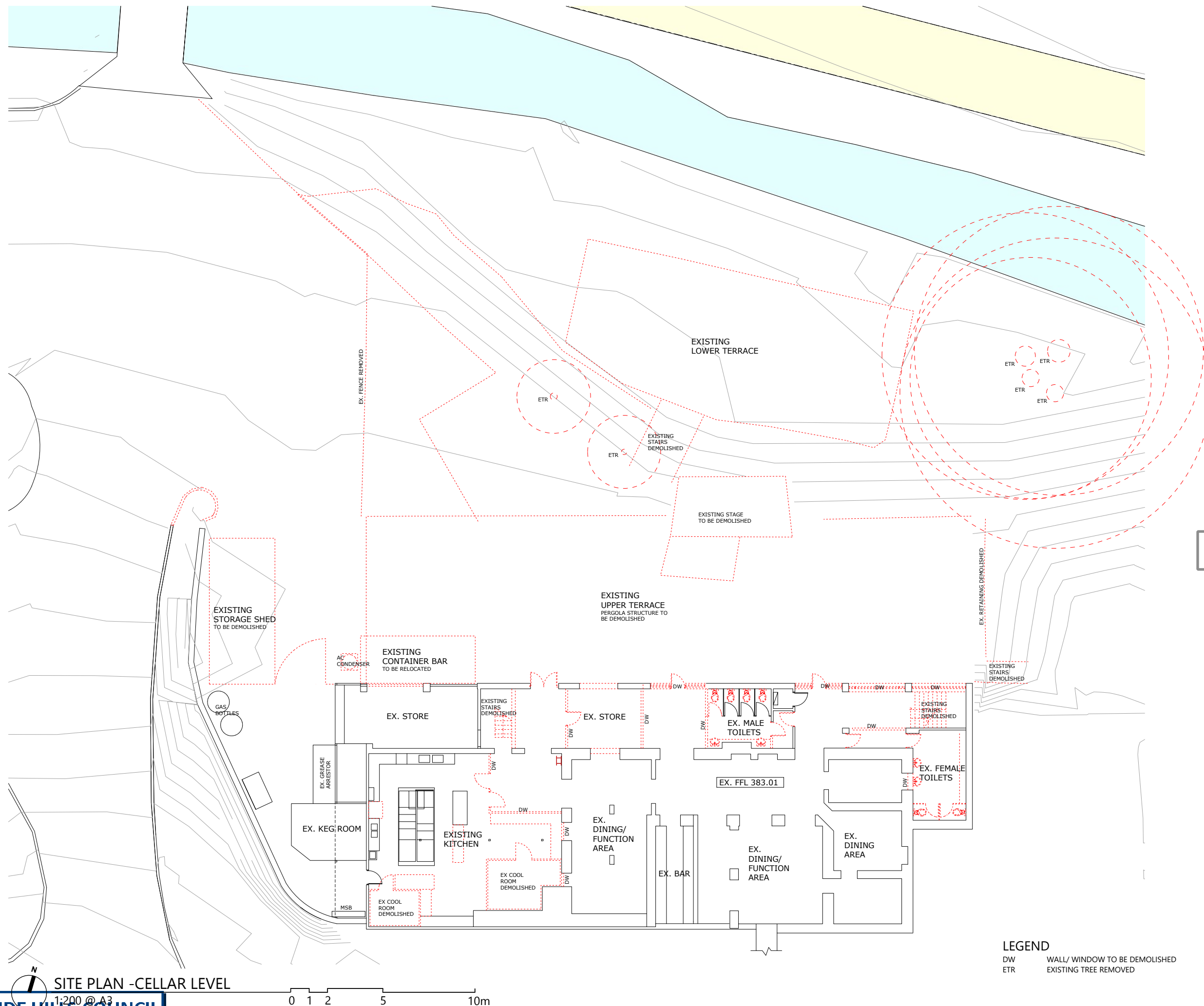
**EXISTING /DEMO PLAN
LOWER LEVEL**

PROJECT NO.

DE20016

DRAWING NO.

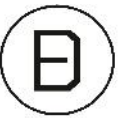
SK05 P1



SITE PLAN -CELLAR LEVEL

1:200 @ A3

1:200 @ A3
ADELAIDE HILLS COUNCIL
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UNLEY 5061
SOUTH AUSTRALIA

NOTES

1 Remove existing stair
2 XXX

AMENDMENT

NO	DATE	DESCRIPTION
P1	14/10/2020	PRELIMINARY

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

**EXISTING /DEMO PLAN
UPPER LEVEL**

PROJECT NO.

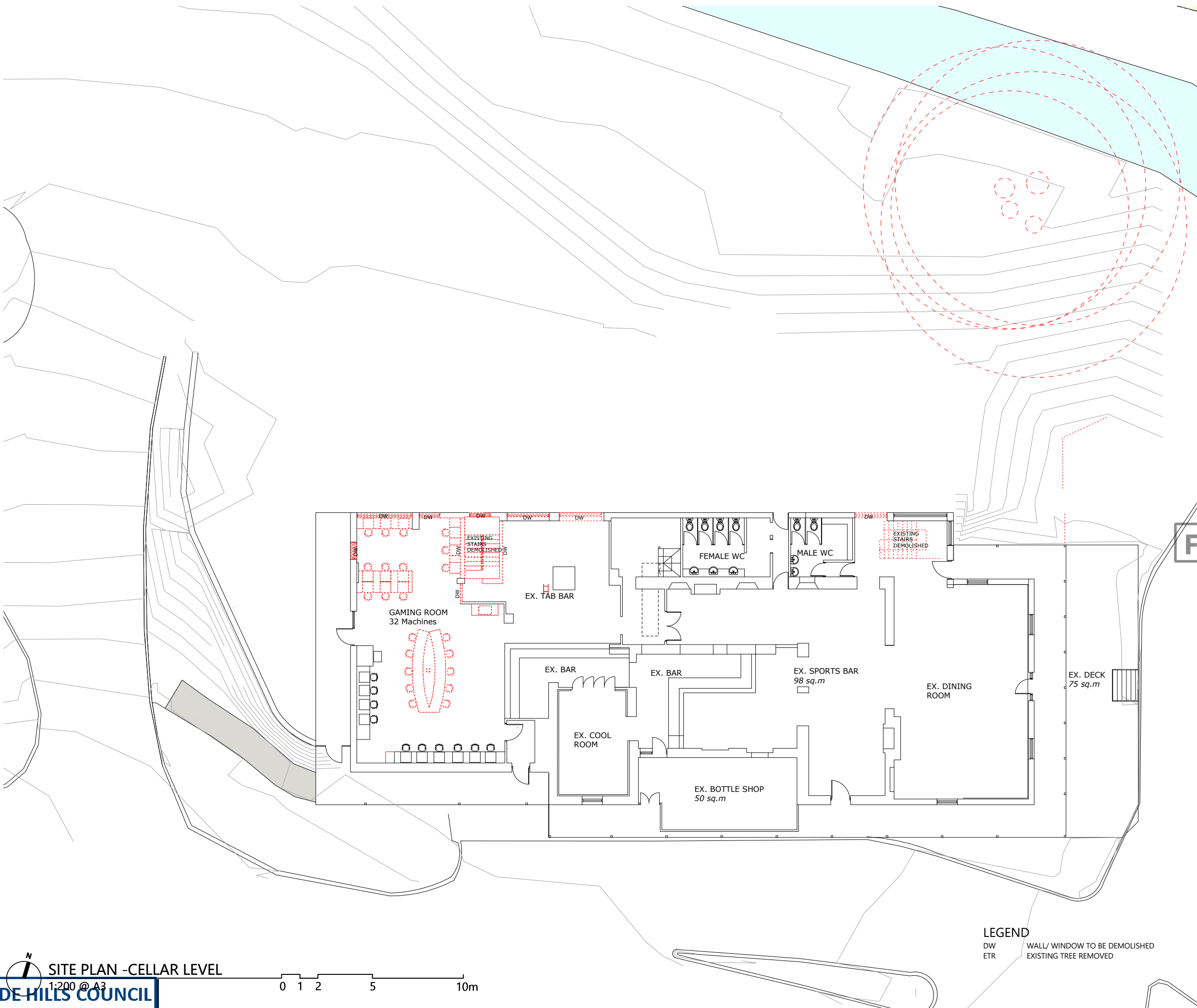
DE20016

DRAWING NO.

SK06 P1

LEGEND

DW WALL/ WINDOW TO BE DEMOLISHED
ETR EXISTING TREE REMOVED



SITE PLAN -CELLAR LEVEL

1:200 @ A3

0 1 2 5 10m

ADELAIDE HILLS COUNCIL
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NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE



NORTH ELEVATION

1:200 @ A3

0 1 2 5 10m



SECTION BB

ADELAIDE HILLS COUNCIL
RECEIVED: 2/12/2020

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN REDEVELOPMENT

DRAWING

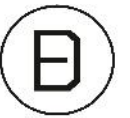
ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

SK10 P4



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139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

SK11 P4



EAST ELEVATION

1:200 @ A3

0 1 2 5 10m



WEST ELEVATION

1:200 @ A3

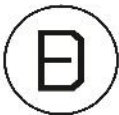
0 1 2 5 10m

ADELAIDE HILLS COUNCIL
RECEIVED: 2/12/2020



EXTERNAL FINISHES

1. Face blockwork. Colour: Sandstone
2. Bagged render finish to existing brickwork. Colour: Smoke White
3. Timber batten screening/ fencing. Colour: Natural timber
4. Steel mesh infill cladding with ivy/creeper
5. Steel Columns. Colour: White
6. High performance vision glass with powder-coated aluminium frames. Colour: Grey/neutral. Frames: Charcoal
7. Steel picket balustrade and metal work with gloss paint finish. Colour: Black
8. Weathered steel feature entry gate
9. Steel edge beams. Colour: Charcoal
10. Exposed aggregate concrete pavement with saw cuts. Colour:
11. Composite Timber decking boards. Colour: Silver Grey
12. Profiled metal roofing. Colour: Windspray
13. Translucent polycarbonate roofing with random timber battens under. Colour: Grey Opal
14. Steel & Timber pergola structure with cables to support vines. Colour: Mid Grey



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139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	14/10/2020	PRELIMINARY

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

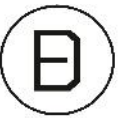
EXTERNAL FINISHES

PROJECT NO.

DE20016

DRAWING NO.

SK15 P1



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NOTES

AMENDMENT

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P1	28/09/2020	PRELIMINARY
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P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

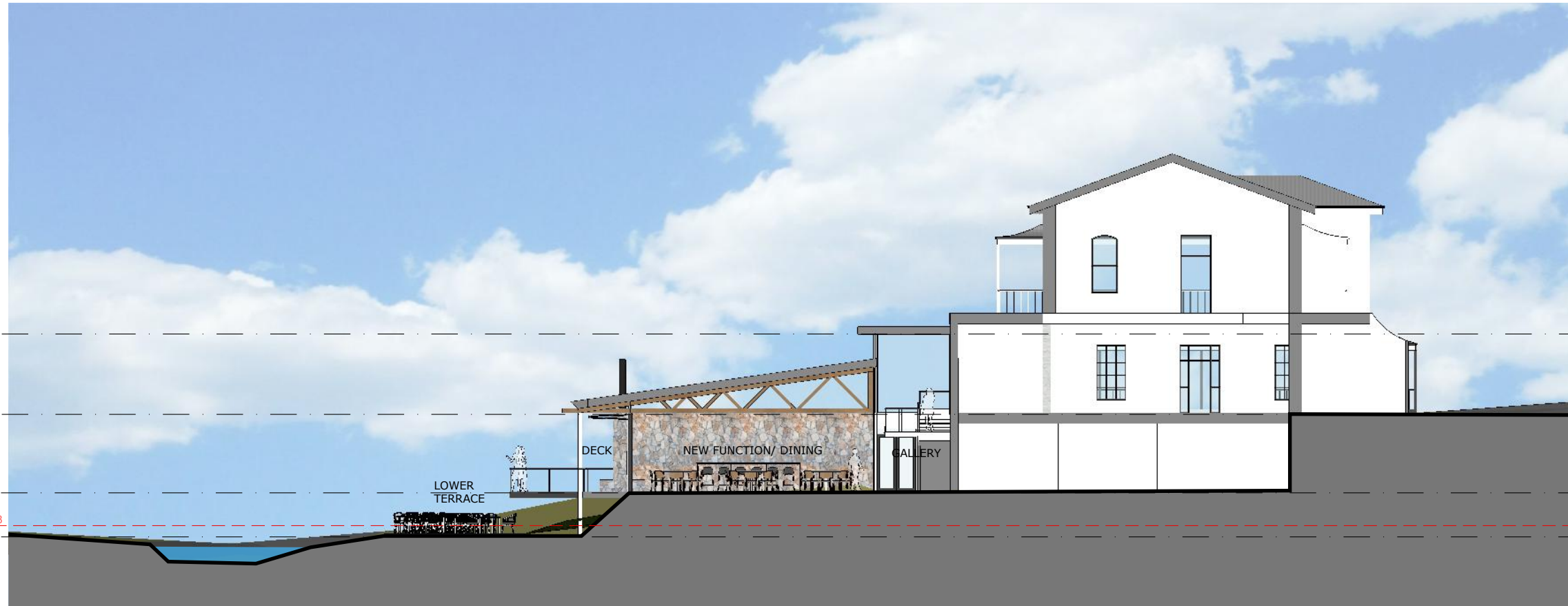
SECTIONS

PROJECT NO.

DE20016

DRAWING NO.

SK20 P4



SECTION BB

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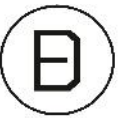
0 1 2 5 10m



SECTION CC

1:200 @ A3

0 1 2 5 10m



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139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
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P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE



PERSPECTIVE VIEW

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

SECTIONS

PROJECT NO.

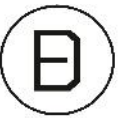
DE20016

DRAWING NO.

SK100 P4



PERSPECTIVE VIEW



**DICKSON
EMMETT**

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE



PERSPECTIVE VIEW



PERSPECTIVE VIEW

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

SECTIONS

PROJECT NO.

DE20016

DRAWING NO.

SK101 P4

APPENDIX 3. PARKING ASSESSMENT

Ref: 20343|BNW

20 November 2020

Mr Brian Emmett
Dickson Emmett
139 King William Road
UNLEY SA 5061

Dear Brian,

BRIDGEWATER INN REDEVELOPMENT PARKING ASSESSMENT

I refer to the proposed Bridgewater Inn redevelopment at 387 Mount Barker Road, Bridgewater. As requested, I have undertaken a review of the parking provisions associated with the proposal. This letter summarises the assessment undertaken.

EXISTING SITUATION

The subject site is located at 387 Mount Barker Road. The site is occupied by the Bridgewater Inn which comprises a total floor area of 1,444 m². This includes the following publicly accessible areas:

- Lower Level
 - dining/function – 106 m² floor area;
 - terrace areas – 566 m² floor area;
- Ground Level
 - dining room – 80 m² floor area;
 - sports bar – 79 m² floor area;
 - terrace areas – 34 m² floor area;
 - deck (beer garden) – 79 m² floor area;
 - gaming room – 98 m² floor area; and
 - bottleshop – 33 m² floor area.

The site is serviced by 137 parking spaces plus a queuing area for bottleshop customers. The site has a total licensed capacity for 700 patrons at any one time.

THE PROPOSAL

It is proposed to undertake a redevelopment of the site which will result in the provision of additional areas (to a total floor area of 1,622 m²). Specifically, the following changes in the publicly accessible areas will be undertaken:

- Lower Level
 - dining/function – an additional 164 m² floor area;
 - terrace areas – a reduction of 105 m² floor area;
 - deck/beer garden – an additional 45 m² floor area;
- Ground Level
 - dining room – no change;
 - sports bar – no change;
 - terrace areas – an addition of 27 m² floor area;
 - deck (beer garden) – no change;
 - gaming room – a reduction of 27 m² floor area (but retention of the same number of machines); and
 - bottleshop – no change.

No additional parking will be provided (given site constraints). The maximum capacity will be retained (no increase).

PARKING ASSESSMENT

The Adelaide Hills Council's Development Plan identifies the following rates as being applicable to 'hotel' developments:

- **bar** – 1 space per 2 m² floor area;
- **lounge/beer garden** – 1 space per 6 m² floor area;
- **dining** – 1 space per 3 seats provided (or able to be provided); and
- **gaming** – 1 space per 2 machines.

Based on the above rates, an assessment has been undertaken in respect to the change in floor areas for the various uses as summarised in Table 1.

Table 1 - Parking assessment for proposed redevelopment

Area	Qty	Rate	Spaces
Lower Level			
Dining	+164 m ²	1 space per 3 seats*	+36.4
Upper Terrace	-105 m ²	1 space per 6 m ²	-17.5
Lower & Sunken Terrace		no change	
New Deck	+45 m ²	1 space per 6 m ²	+7.5
Ground Level			
Dining		no change	
Sports Bar		no change	
Terrace Bar	+27 m ²	1 space per 6 m ²	+4.5
Deck		no change	
Gaming		no change	
Bottleshop		no change	
Total			+30.9 spaces

* seats based on the rate of 1 seat per 1.5 m² identified in the RTA "Guide to Traffic Generating Developments"

Table 1 indicates that the proposal would result in a theoretical requirement for 31 additional spaces.

In comparison, the Aurecon "Parking Spaces for Urban Places – Technical Report" provided a recommended range of 3.5 spaces to 11 spaces per 100 m² of total floor area. However, the "Technical Report" also specified that "...Further data collection is required". In CIRQA's experience, the upper end of the range identified by Aurecon would also overestimate parking demands associated with the subject site.

CIRQA has undertaken a number of recent parking assessments for hotels including surveys at the Republic Hotel, Payneham Tavern and Brighton Metro Hotel. The peak demands surveyed at these hotels were as follows:

- Brighton Metro Hotel – approximately 2.0 spaces per 100 m² total floor area;
- Payneham Tavern – approximately 3.7 spaces per 100 m² total floor area;
- Republic Hotel - approximately 5.4 spaces per 100 m² total floor area; and
- Warradale Hotel – approximately 8.4 spaces per 100 m² total floor area.

In comparison, the proposal will result in a total floor area of 1,622 m². This equates to a parking provision rate of 8.44 spaces per 100 m² (based on the 137 available parking spaces). The resulting provision rate will therefore exceed the peak demand rates observed at other comparable sites. Furthermore, peak demands observed at the above hotels, occurred for relatively short periods of time (in the order of half an hour on a Saturday or Friday evening). Lower demands are experienced at other times.

In addition to the above, it is noted that the maximum licensed capacity of the site will not change. Therefore, in the event of peak occupancy occurring on-site, there would be no theoretical increase in parking demand.

SUMMARY

It is proposed to undertake a redevelopment of the Bridgewater Inn that will result in additional floor area within the site. Based on Council's Development Plan rates, there will be a shortfall of approximately 30 spaces associated with the proposal. However, such an assessment is considered to overestimate likely demands associated with the subject use. In comparison, an assessment has been undertaken against recent survey data from a number of other hotel sites. The comparative assessment indicates that the proposed redevelopment will result in a higher on-site parking provision rate (per total floor area) than any of the other recently surveyed hotels. Additionally, there will be no increase in the maximum capacity of the site and therefore the peak demands associated with full occupancy of the hotel will not increase.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,



BEN WILSON

Director | CIRQA Pty Ltd

APPENDIX 4. HYDRAULIC REPORT

201523L001B/KSS

23 October 2020

Bridgewater Inn Pty Ltd
c/- Dickson Emmett
139 King William Road
Unley SA 5061

Attention : Mr Brian Emmett

Dear Sir

FLOOD ASSESSMENT – BRIDGEWATER INN REDEVELOPMENT

As requested, we have undertaken an assessment of flooding for the above development and report our findings as follows.

Background

The Bridgewater Inn is located on the northern side of Mount Barker Road in Bridgewater. It is proposed to carry out additions and alterations to the existing building involving construction of a new dining and function area at the rear and upgrade of the Lower Terrace area. A plan showing the layout of key elements of the development is attached.

Cox Creek runs through the site immediately to the north of the proposed development. Due to its proximity to the creek, the Adelaide Hills Council has required that an assessment of flooding be carried out as part of the development approval process.

Council Requirements

For development adjacent to watercourses, the Adelaide Hills Council currently requires that:

- Any new structures are constructed with a finished floor level above the 100 year average recurrence interval flood level. The floor level is normally set with at least 300 mm freeboard to the flood level.
- Any development does not act to increase the risk of flooding to other development.

The proposed development has been assessed in relation to these requirements.

Peak Flow Assessment

The most recent investigation of flooding in the vicinity of the development was carried out as part of the Upper Onkaparinga Floodplain Mapping Study (Tonkin, 2004). As a part of that investigation, the peak flow in Cox Creek at Mount Barker Road, for a 100 year average recurrence interval event, was determined to be 76.7 m³/s. This peak flow was adopted for the purposes of this flood assessment.

Hydraulic Assessment - Existing

The hydraulic model developed for the Upper Onkaparinga Floodplain Mapping Study was used as the basis for undertaking the hydraulic assessment. Cross sections of Cox Creek within the site were modified to reflect level data from the most recent site survey provided by the client. Additional sections were also added to the model within the site.



A site inspection was undertaken, and Manning's roughness values used in the modelling were adjusted based on observations made during this inspection.

The model was run to calculate existing flood levels through the site. We have attached a copy of the outputs from the hydraulic model. These outputs include:

- A plan showing cross section locations used in the modelling
- A longitudinal water surface profile showing the 100 year flood levels along Cox Creek under current conditions
- Plots of cross sections in the vicinity of the site that were used in the modelling

The modelling shows that the 100 year flood level at the upstream end of the proposed development is 381.8 mAHD.

Hydraulic Assessment – With Development

The proposed dining and function area is to be constructed at a level of 383.01 mAHD and is largely situated outside the current 100 year average recurrence interval floodplain.

The Lower Terrace area is proposed to be raised to a level of 381.2 mAHD. This level is up to 1.5 m above the existing level of this area. As the Lower Terrace is currently at a level below the 100 year average recurrence interval flood, raising of this area will impact upstream flood levels.

In order to assess these impacts, the hydraulic model was modified to include the above encroachments. The modified model was then re-run to determine post development flood levels. Outputs from the modelling are attached and show an increase in flood level to 381.87 mAHD at the upstream end of the development. Flood levels return to within 10 mm of existing values (taken to be a negligible increase) at the closest upstream residence.

Development Assessment

Based on our assessment, we have concluded that the development will meet Council's requirements for development within and adjacent to watercourses, provided that:

- The proposed Dining and Function area is constructed with a minimum finished floor level of 382.35 mAHD, such a level providing 300 mm freeboard to the calculated 100 year flood level. A higher level of 383.01 mAHD is actually proposed and meets this requirement.
- The Lower Terrace area is raised no higher than 381.2 mAHD, with the area between the edge of the Terrace and current top of bank either remaining unfilled or battered down from the edge of Terrace to the top of bank. This will ensure that the development does not increase the risk of flooding to upstream properties, as required by the Development Plan.

Yours sincerely,

Ken Schalk

Principal Engineer – Hydrology and Hydraulics

Tonkin

Enc Proposed Development

HECRAS Output



DICKSON
EMMETT

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	02/10/2020	PRELIMINARY
P2	14/10/2020	PRELIMINARY
P3	03/11/2020	PLANNING ISSUE

FOR APPROVAL

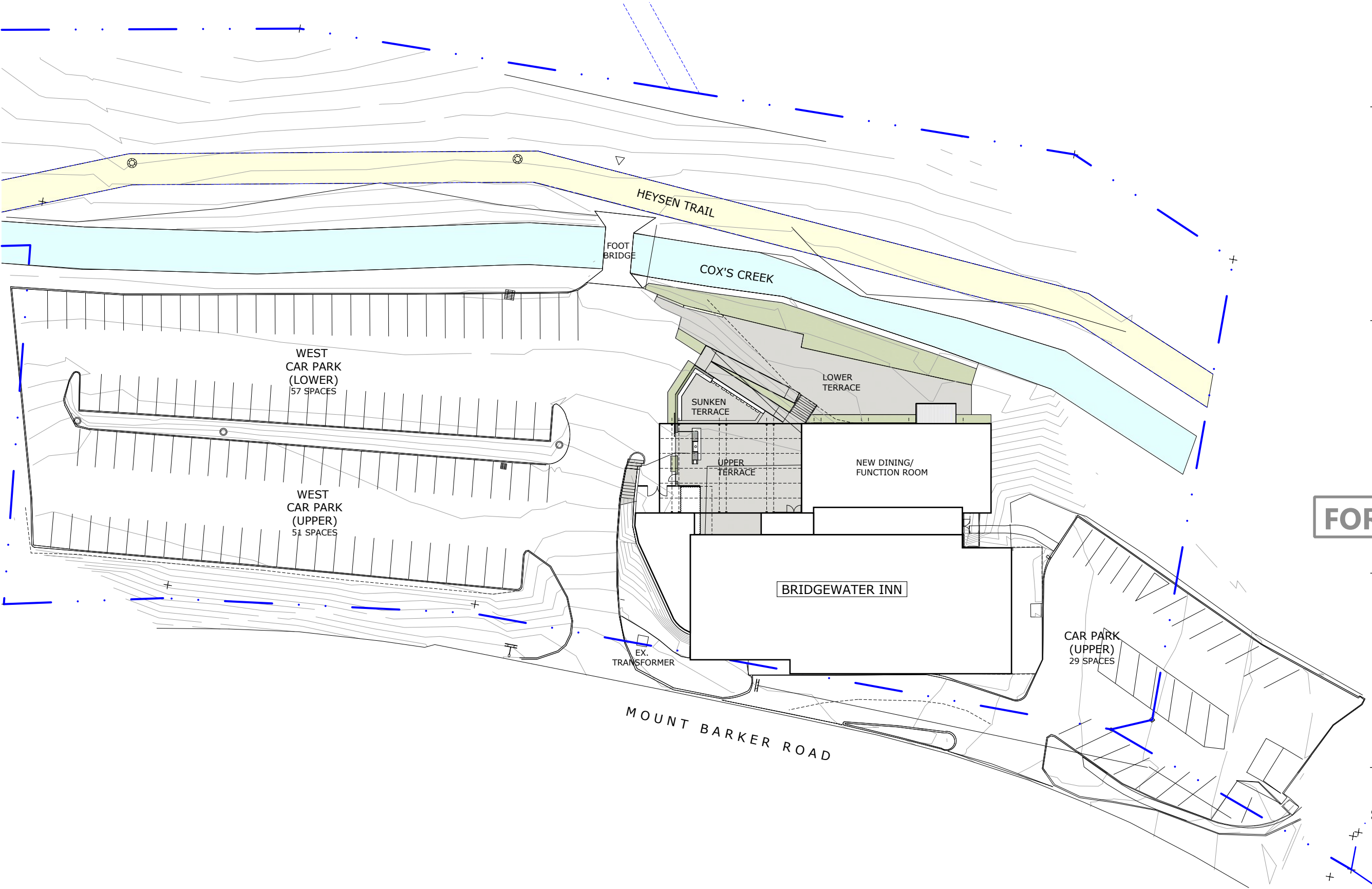
CLIENT
BRIDGEWATER INN

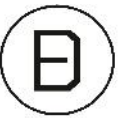
PROJECT
BRIDGEWATER INN
REDEVELOPMENT

DRAWING
SITE PLAN

PROJECT NO.
DE20016

DRAWING NO.
SK00 P3





**DICKSON
EMMETT**

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

1. CONFIRM REMOVAL OF EXISTING DUCT IN EX. STORE ROOM.
2. CONFIRM EXTENT OF ROOF OVER SERVICE COURTYARD.
3. LIFT- JPS ORANA X-15. 1000kg, 13 PERSONS.

AMENDMENT

NO	DATE	DESCRIPTION
P1	15/5/2020	PRELIMINARY
P2	27/5/2020	PRELIMINARY
P3	03/09/2020	PRELIMINARY
P4	28/09/2020	PRELIMINARY
P5	02/10/2020	PRELIMINARY
P6	14/10/2020	PRELIMINARY
P7	03/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

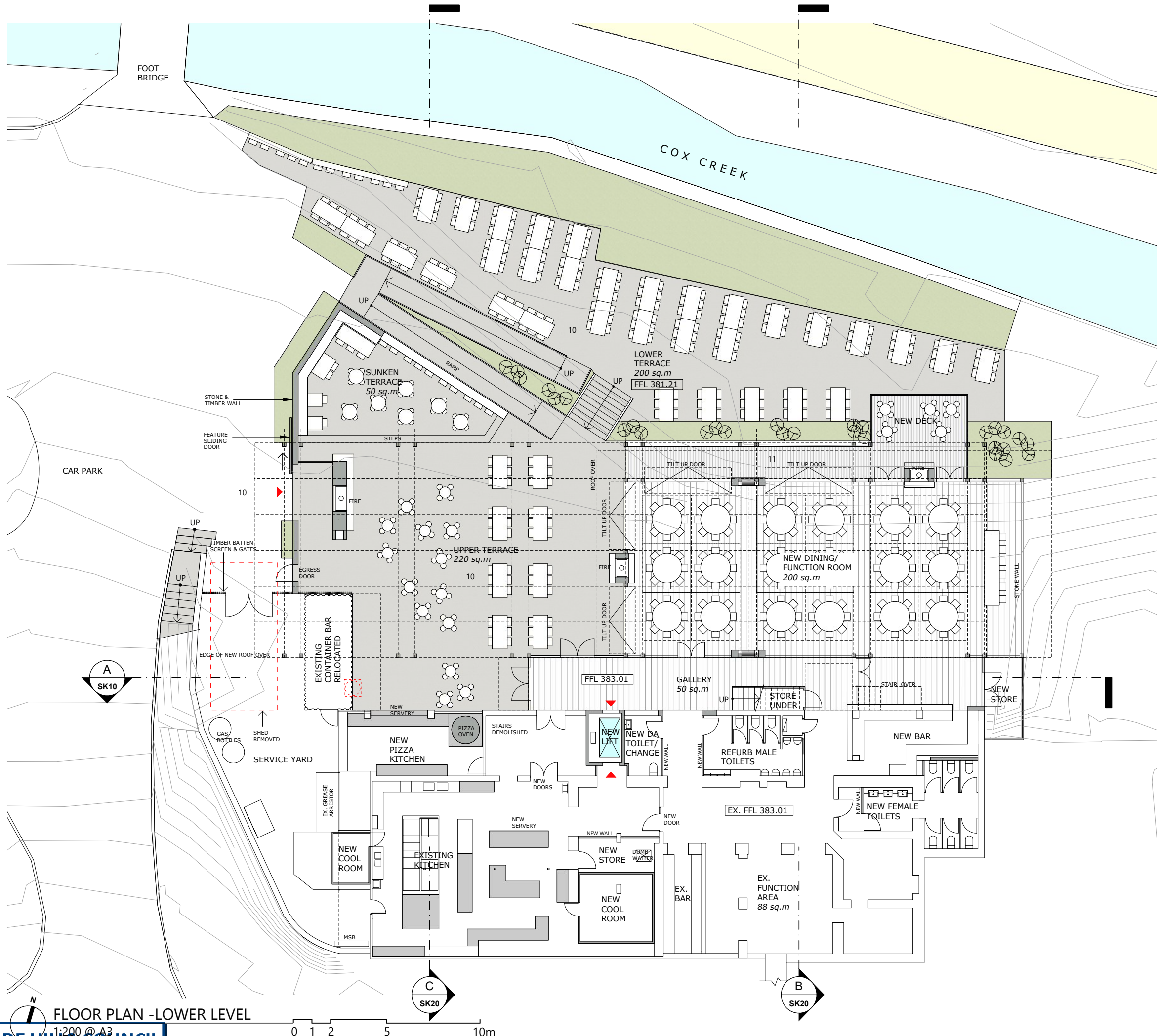
**PROPOSED FLOOR PLAN
LOWER LEVEL**

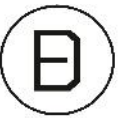
PROJECT NO.

DE20016

DRAWING NO.

SK01 P7





**DICKSON
EMMETT**

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

SK10 P4



NORTH ELEVATION

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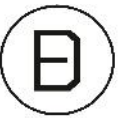
0 1 2 5 10m



SECTION BB

1:200 @ A3

0 1 2 5 10m



**DICKSON
EMMETT**

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT

NO	DATE	DESCRIPTION
P1	28/09/2020	PRELIMINARY
P2	02/10/2020	PRELIMINARY
P3	14/10/2020	PRELIMINARY
P4	03/11/2020	PLANNING ISSUE

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

SK11 P4



EAST ELEVATION

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WEST ELEVATION

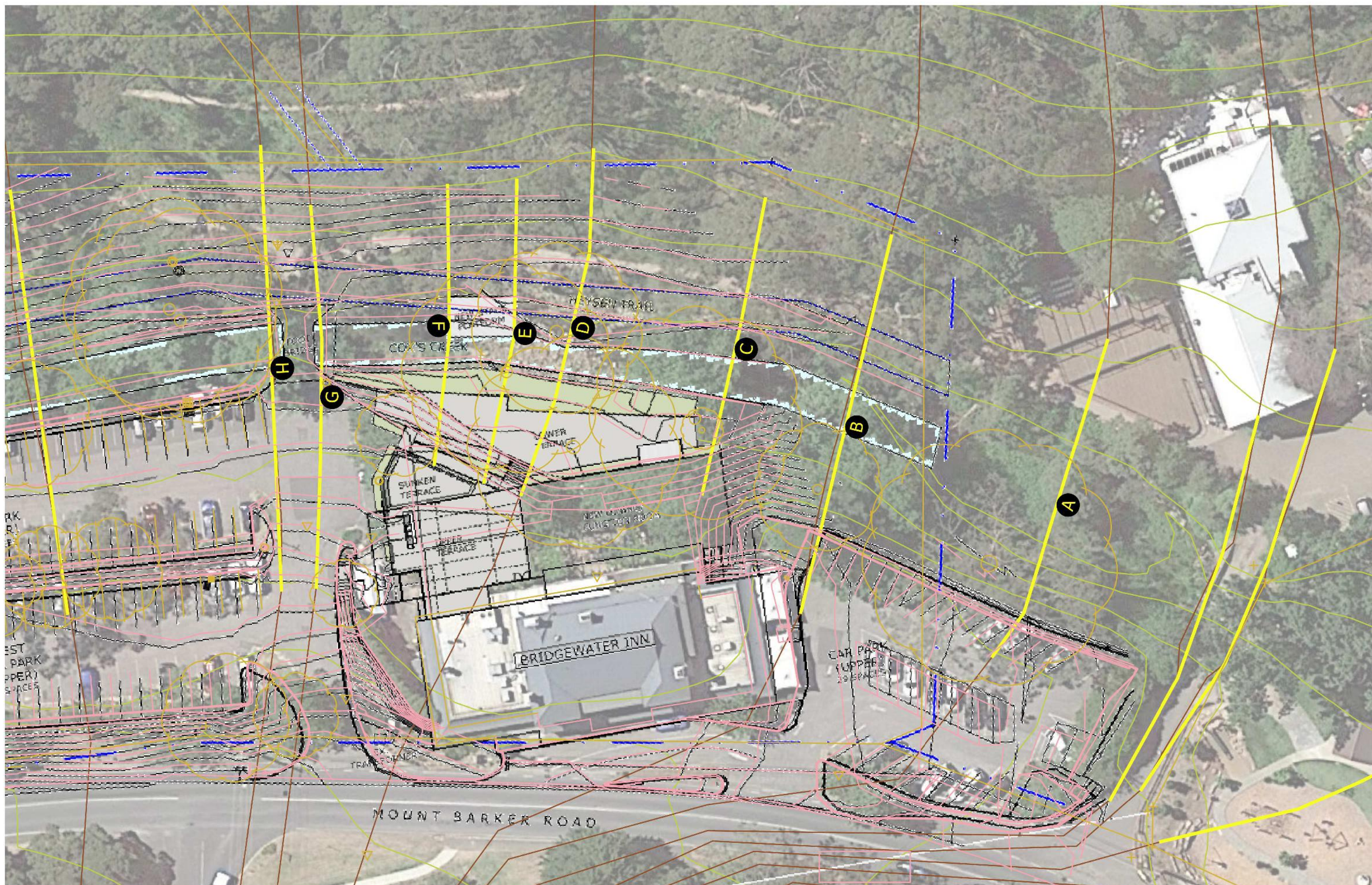
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**ADELAIDE HILLS COUNCIL
RECEIVED: 2/12/2020**

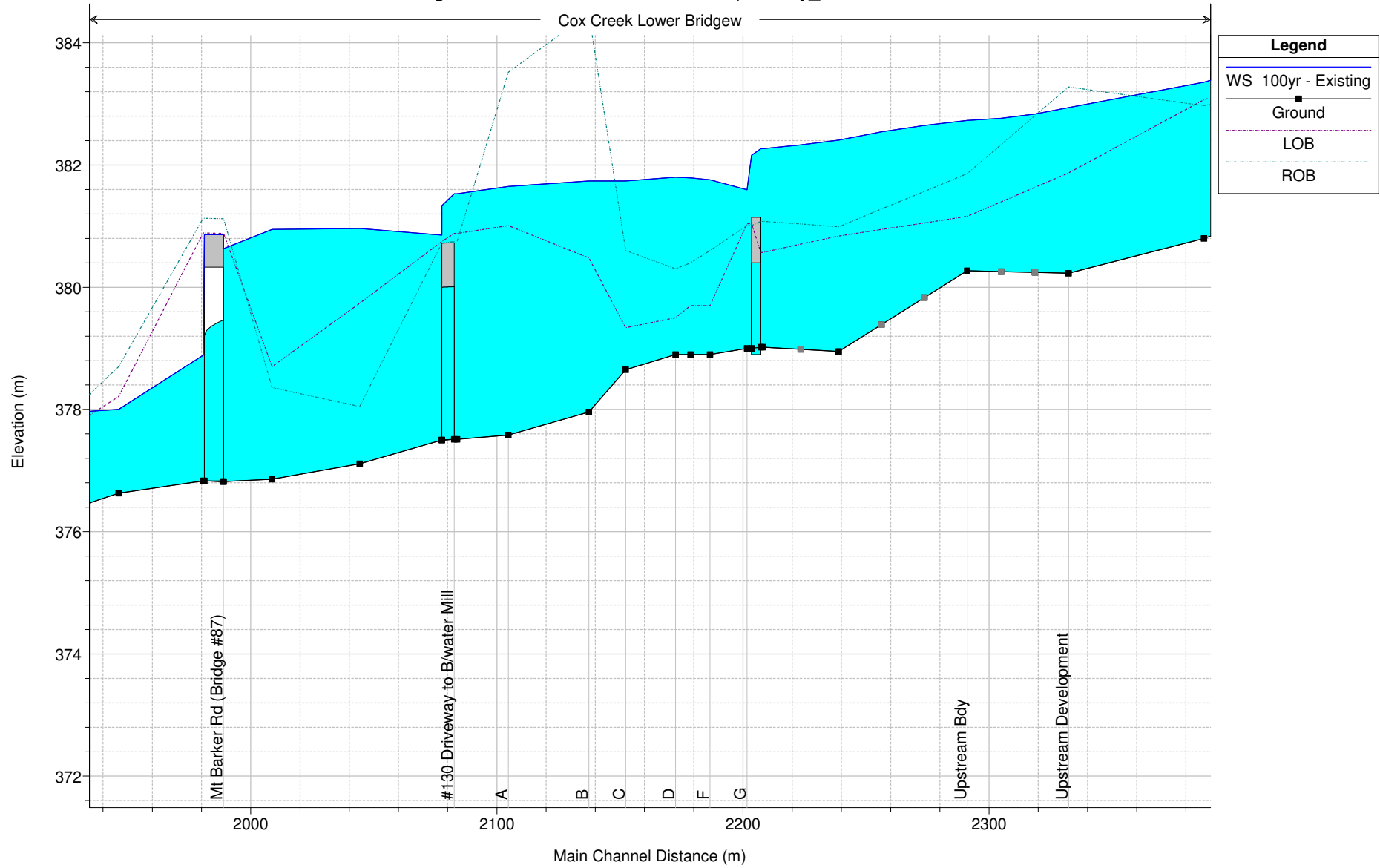


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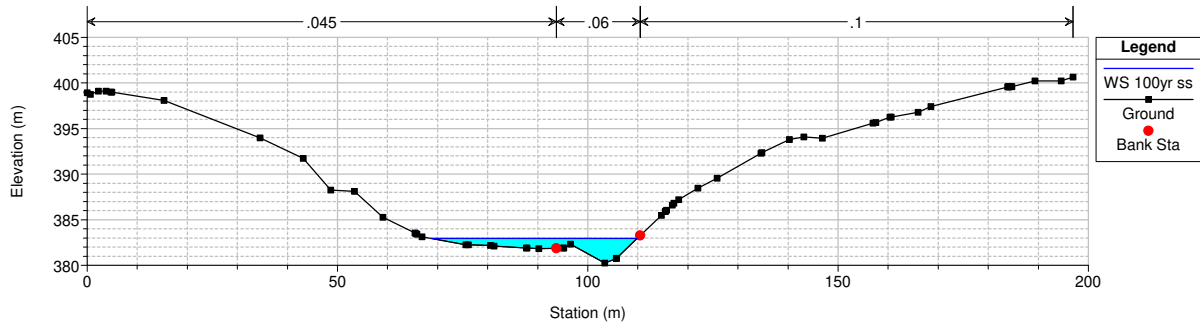


HECRAS Section Locations

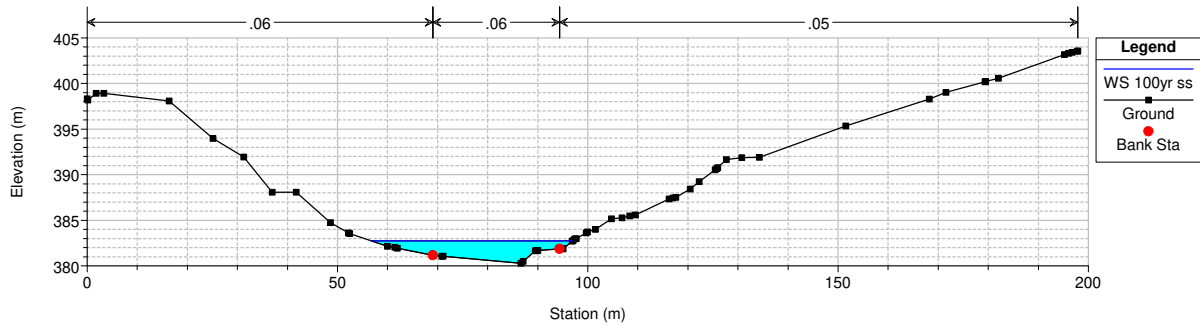
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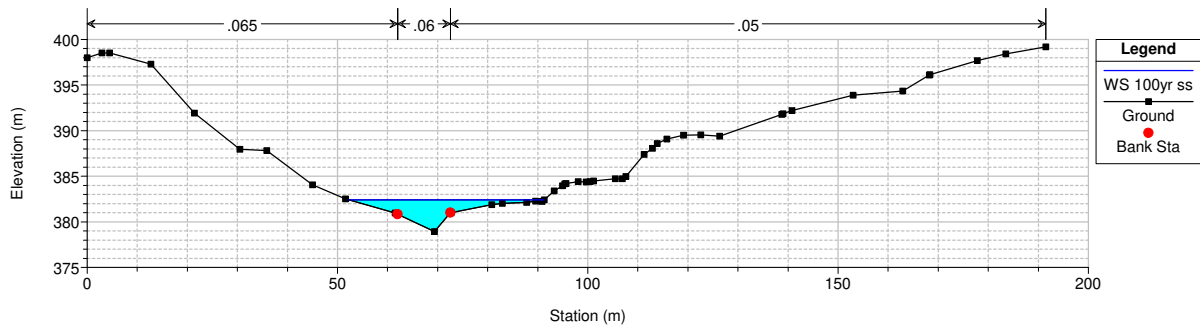
Bridgewater - Cox Creek Plan: 1) Steady_Final 26/10/2020



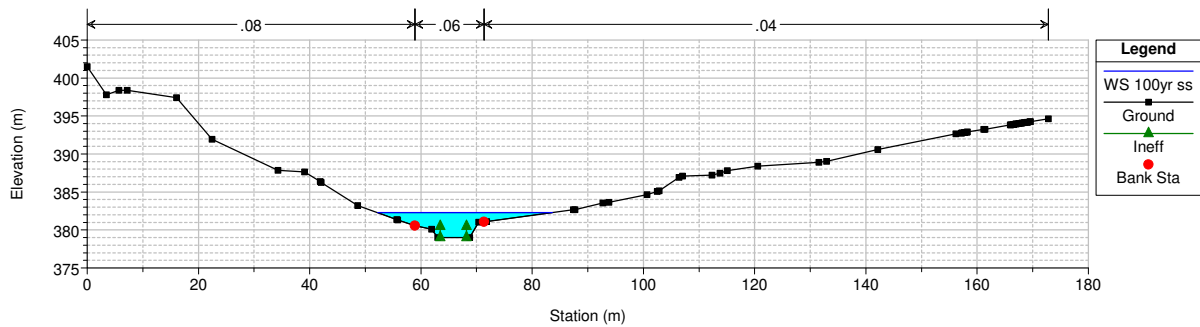
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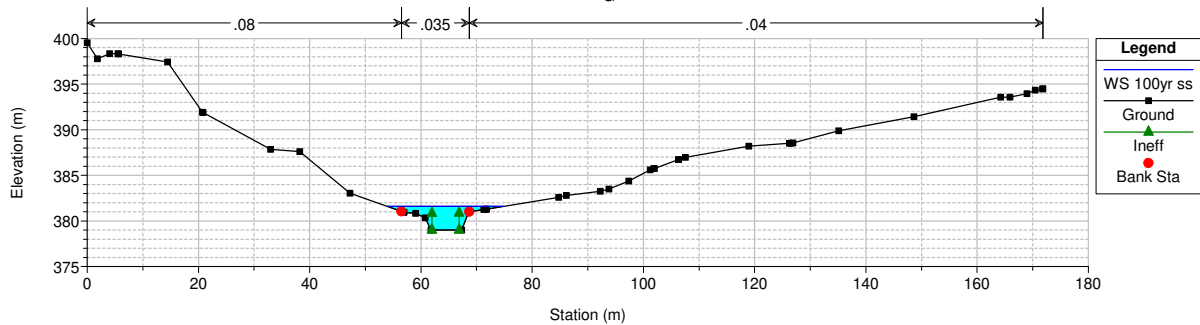
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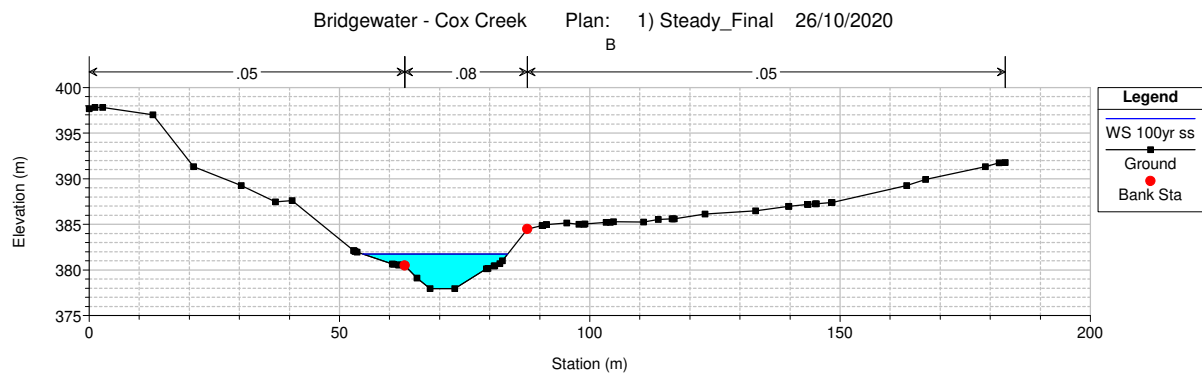
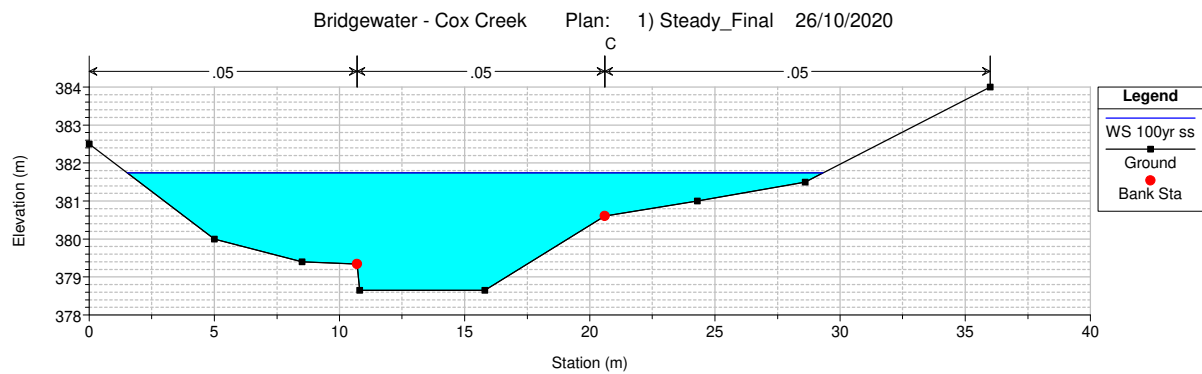
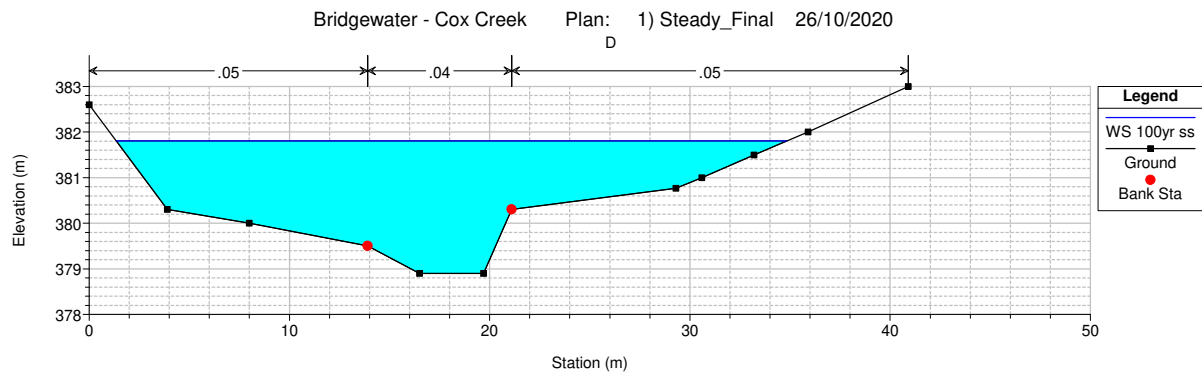
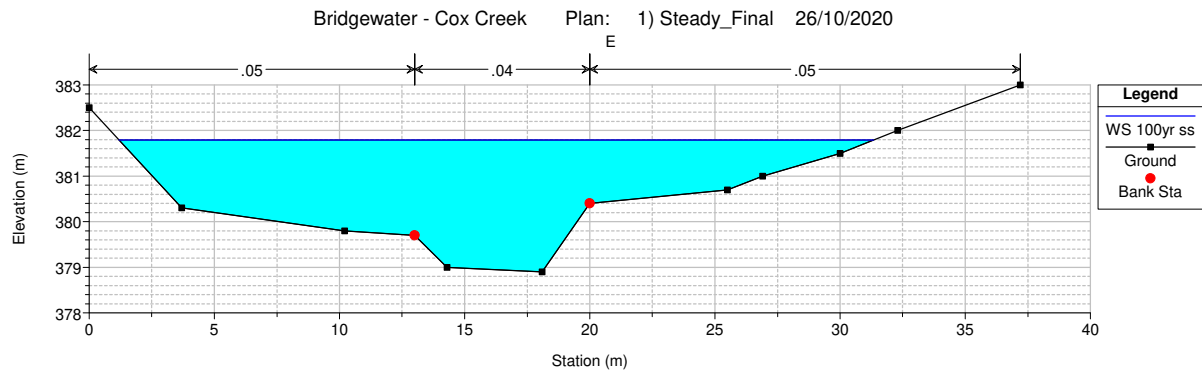
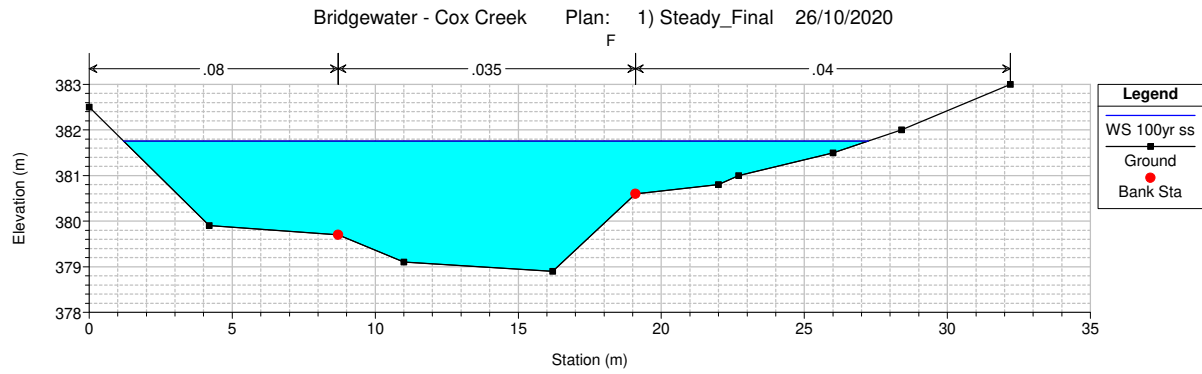


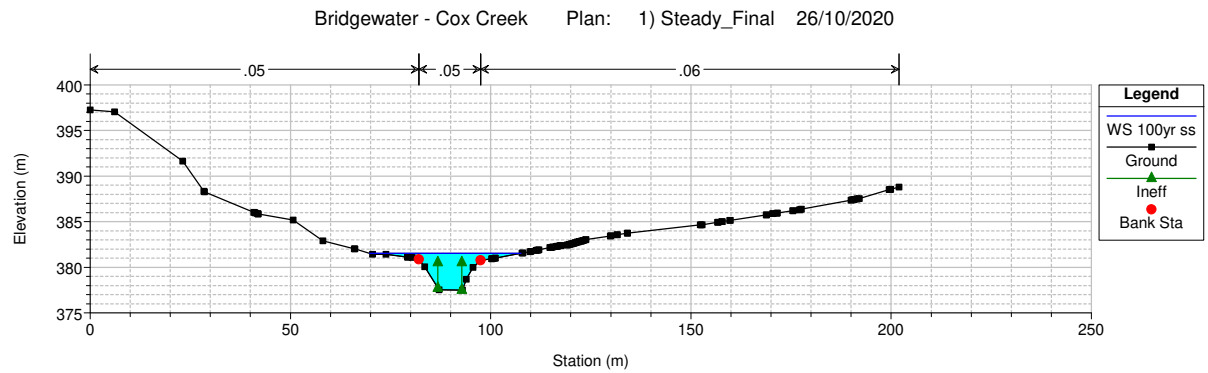
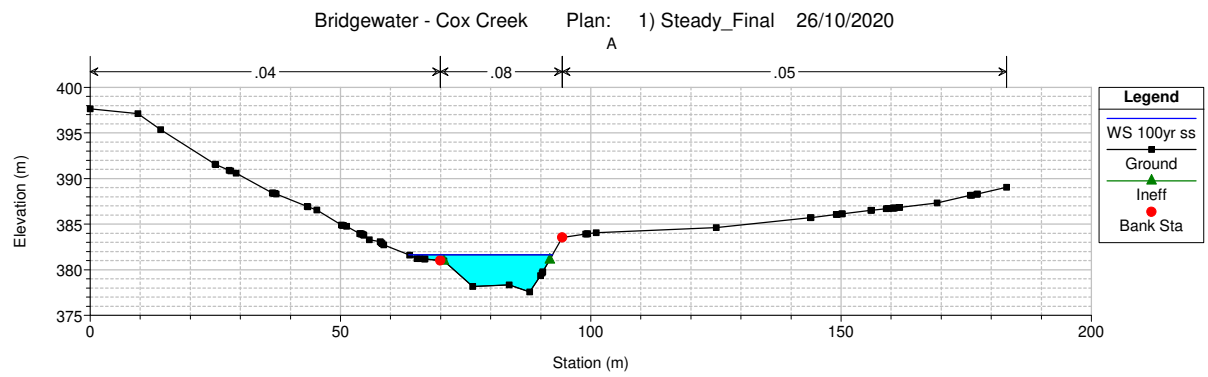
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Bridgewater - Cox Creek Plan: 1) Steady_Final 26/10/2020
G









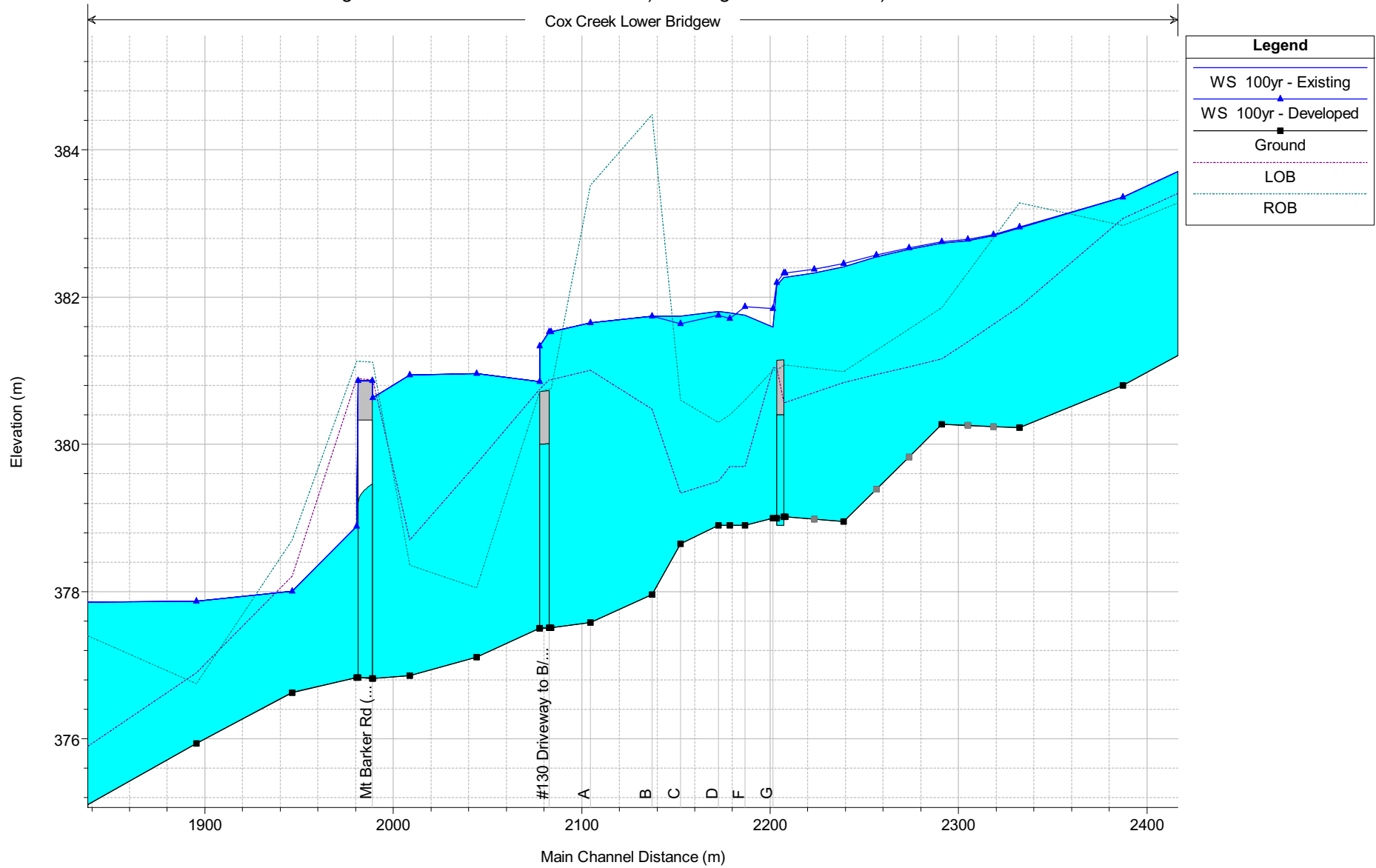
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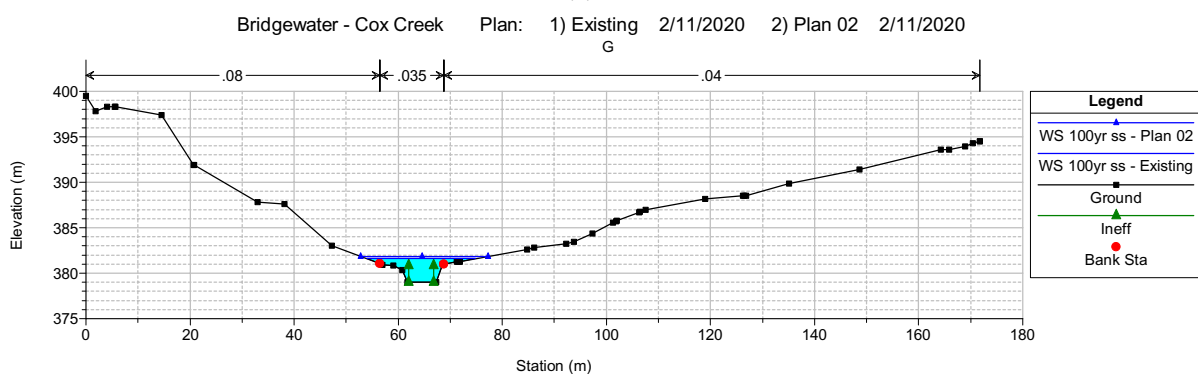
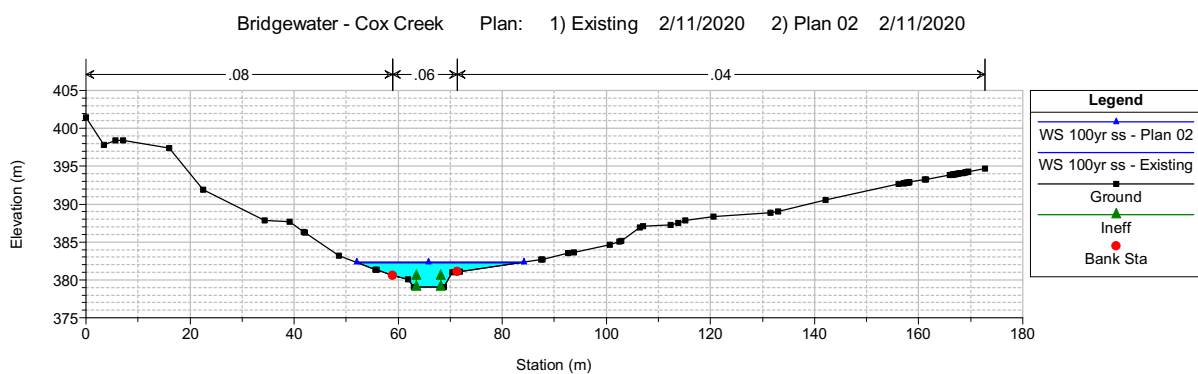
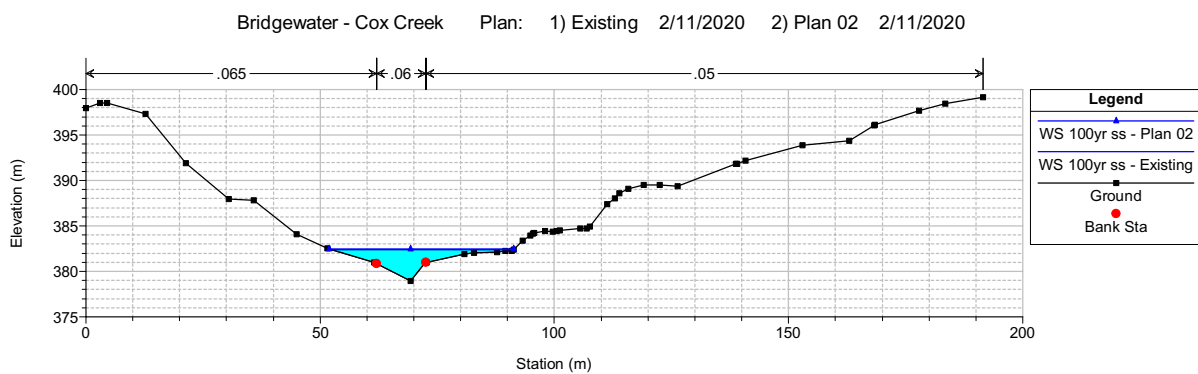
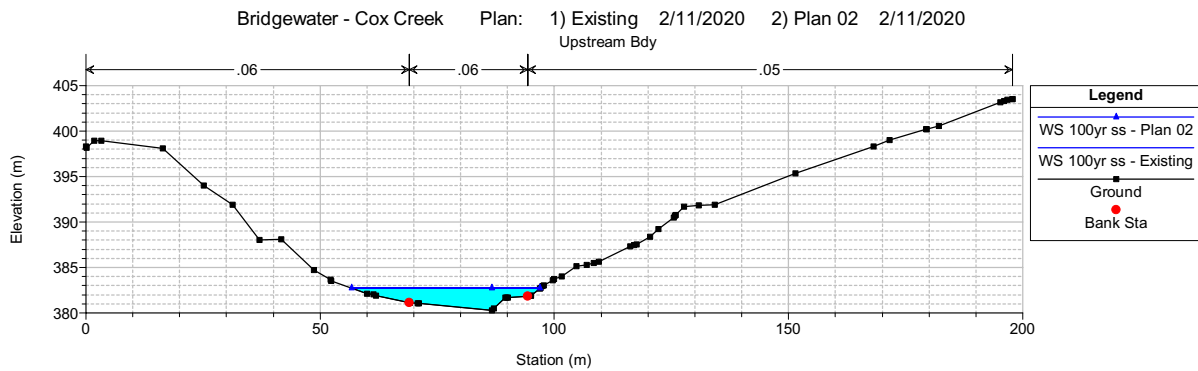
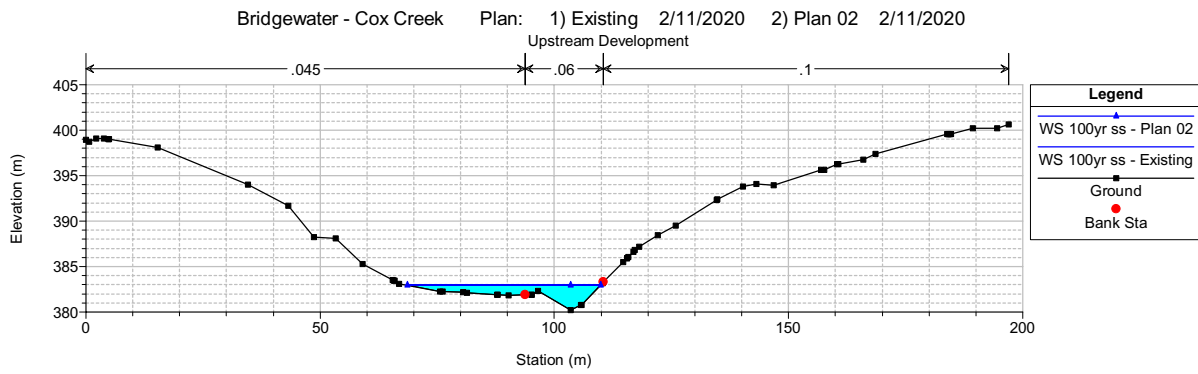
Bridgewater - Cox Creek

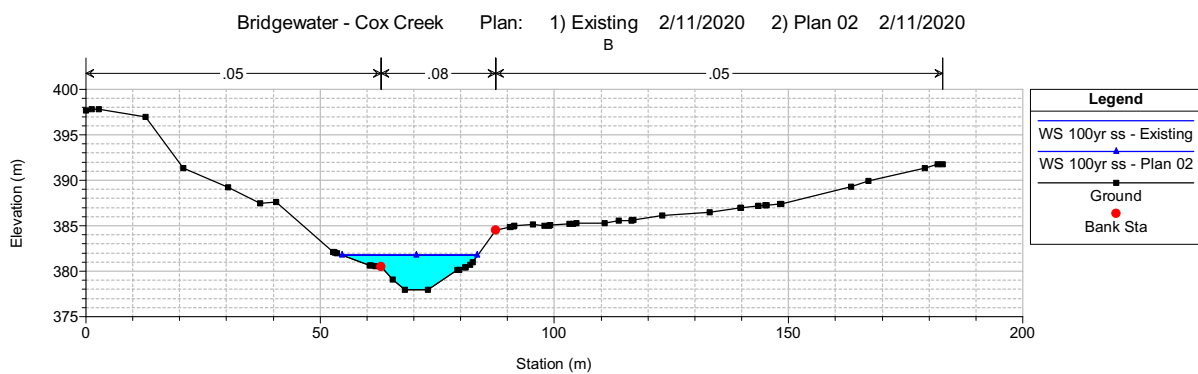
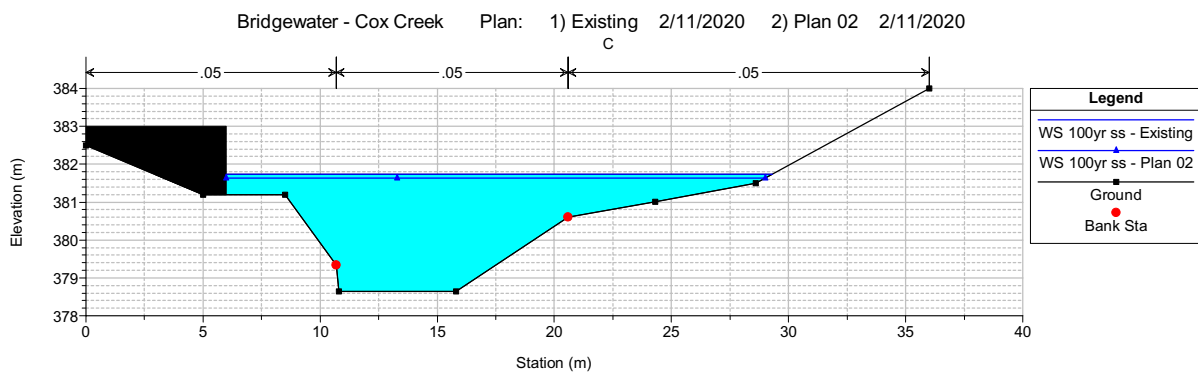
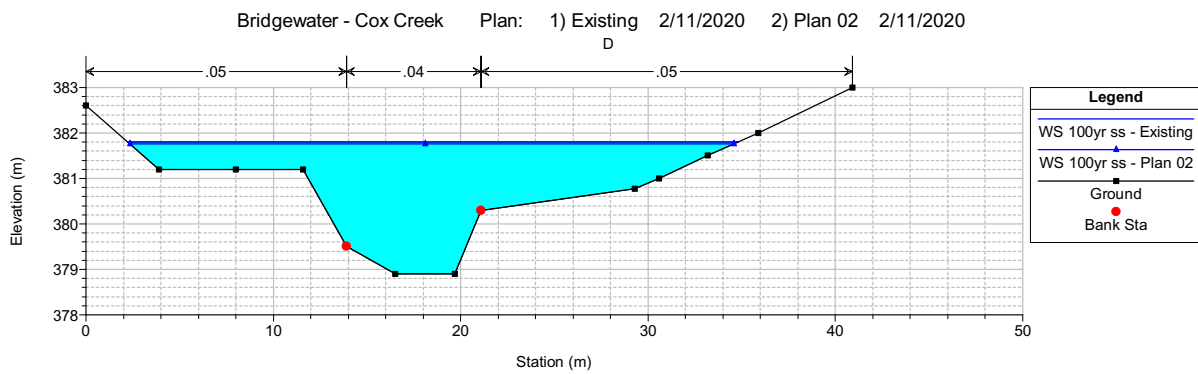
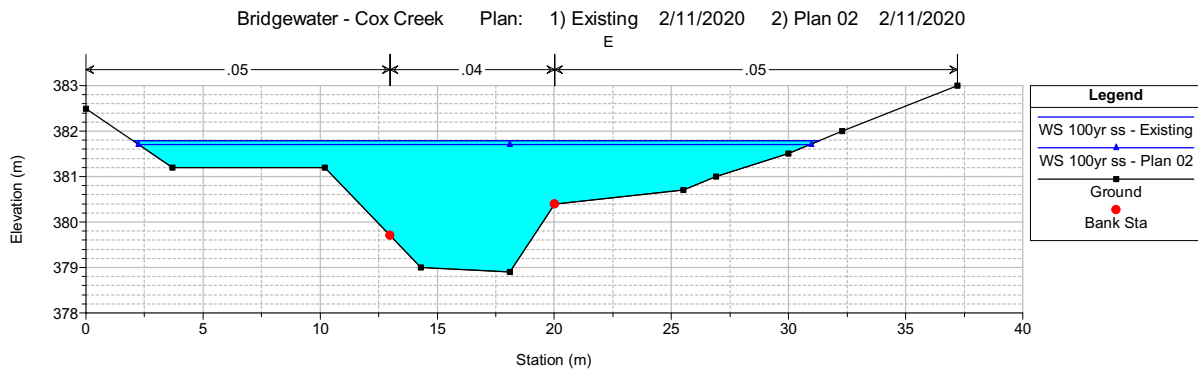
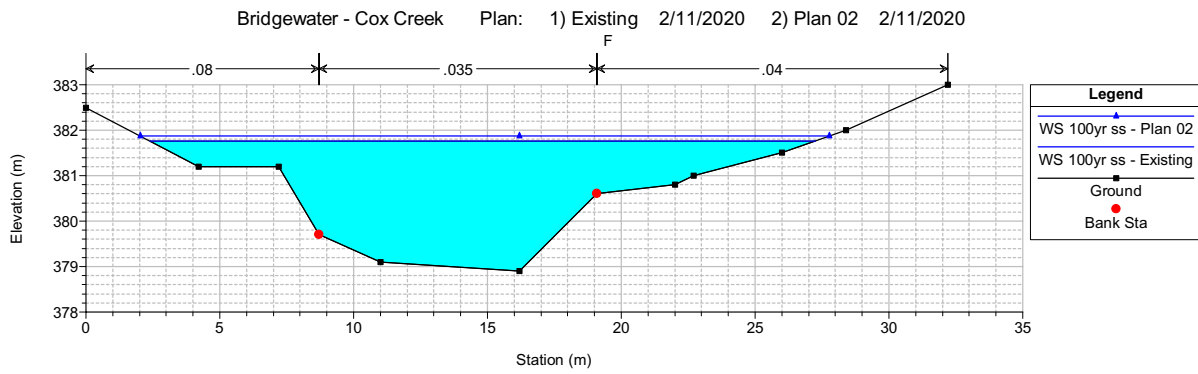
Plan: 1) Existing 2/11/2020

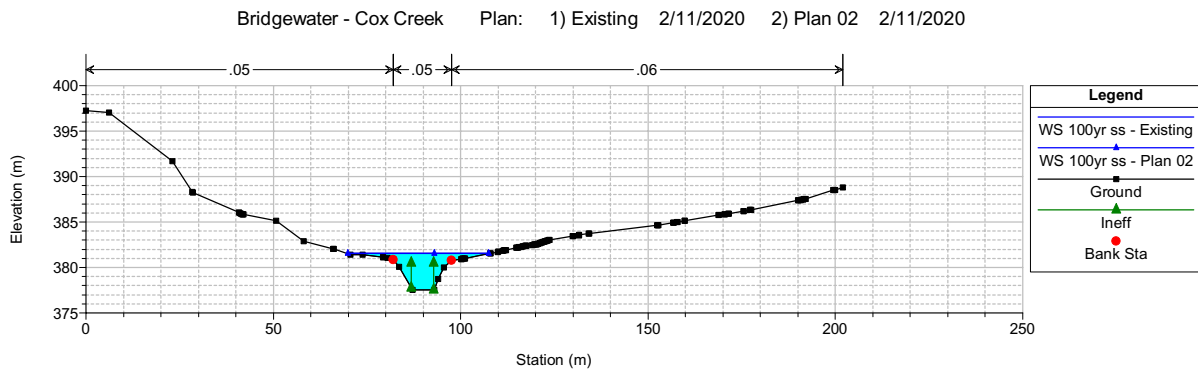
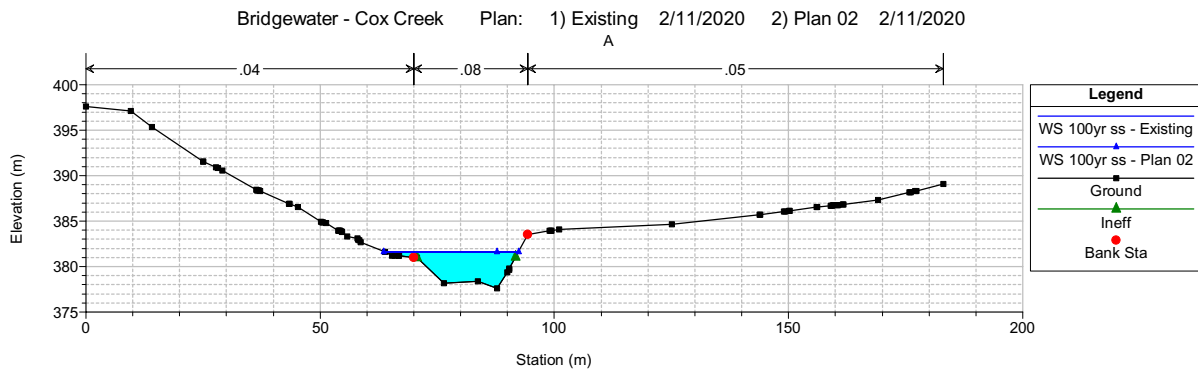
2) Plan 02 2/11/2020

Cox Creek Lower Bridgew









APPENDIX 5. HOTEL LICENCE



Liquor Licensing Act 1997

Hotel Licence

50100517

PREMISES NAME: BRIDGEWATER INN

PREMISES ADDRESS: 387 Mount Barker Road, Bridgewater 5155

LICENSEE: BridgeWater Pub Pty Ltd

LICENSED PREMISES: Outlined in red on the approved plan

AUTHORISATION: To sell and supply liquor in accordance with section 32 of the *Liquor Licensing Act 1997* and any other conditions of this licence

EXTENDED TRADING AUTHORISATION: Outlined in pink on the plan and shown as Areas 1 to 8 and Balcony area

For consumption ON the licensed premises:

Areas 1 to 6

Monday to Saturday
Sunday
Christmas Day

Midnight to 2am the following day
8am to 11am and 8pm to midnight
midnight to 2am

Area 7

Monday to Thursday
Friday and Saturday
Sunday
Christmas Day

9am to midnight
9am to 2am the following day
9am to midnight
Midnight to 2am

Area 9

Sunday

8am to 11am & 8pm to 10pm

For consumption OFF the licensed premises:

Area 8 (bottleshop)

Sunday (excluding Christmas Day) 8am to 11am and 8pm to 9pm

ENTERTAINMENT CONSENT: Outlined in blue on the plan and shown as Areas 1, 2, 3 & 9

The Liquor Licensing (Entertainment on Licensed Premises) Amendment Act 2015 came into effect on 22 December 2015. This licence has been reviewed in accordance with Schedule 1 of the Transitional Provisions of the Amendment Act ("the Schedule") to determine consequential changes required to the licence

Licence continues Page 2

Date of issue: 6 SEPTEMBER 2019

LIQUOR AND GAMBLING COMMISSIONER

ADELAIDE HILLS COUNCIL

RECEIVED: 2/12/2020

DESIGNATED AREAS: Dining: Outlined in green on the plan and shown as Areas 1 & 2

This licence does not authorise the sale or supply of liquor in the designated dining area between the hours of 2am and 5am except to lodger

CAPACITIES:

Area 1 - 140 persons	Area 4 - 90 persons	Area 7 - 60 persons
Area 2 - 250 persons	Area 5 - 45 persons	Area 8 - Bottleshop
Area 3 - 75 persons	Area 6 - 40 persons	Area 9 - 100 persons

The overall dining capacity of the premises shall not exceed 390 persons

The combined capacity of the licensed premises for areas 3,4,5 & 6 being the ground floor shall not exceed 350 persons at any given time.

The total overall capacity of the premises shall not exceed 700 persons at any one time.

DISBURSEMENT OF FUNDS: Refer Attachment A

CONDITIONS:

1. Trading to be permitted in Area 8 from 8am to 10pm Monday to Saturday and 8am to 9pm Sunday

I note the undertaking from the applicant which reads as follows:

1. The licensee undertakes to maintain the existing sign which has been erected with Council's consent in the top car park, that sign directs patrons to part in the bottom car park. The licensee undertakes to keep that sign up.
 - (i) The license, respecting the rights of residents, must take whatever action is reasonably necessary and appropriate to ensure that persons leaving the licensed premises and the car parks adjacent thereto, do so without causing undue noise and disturbance to the residents.



ATTACHMENT A

(This page need not be displayed)

DISBURSEMENT OF FUNDS:

While the licence is held by BRIDGEWATER PUB PTY LTD proceeds of the business conducted under the licence shall not be disbursed pursuant to the ALLEN BRIDGEWATER PUB TRUST except to NOEL LINDSAY ALLEN; to the LEE BRIDGEWATER PUB TRUST except to ANDREW BENJAMIN LEE & TRACEY LEE-ANN LEE; to the HODBY BRIDGEWATER PUB TRUST except to PATRICK ANTHONY HODBY & MARIE ANNE HODBY; to the DUNN BRIDGEWATER PUB TRUST except to JARRAD SCOTT DUNN & LENKA DUNN; to the CONNOLLY BRIDGEWATER PUB TRUST except to BRENDAN ANTHONY PATRICK CONNOLLY & PENELOPE JEAN WILLIAMS; to SMITH BRIDGEWATER PUB TRUST except to ANTHONY ALLEN SMITH without the prior approval of the licensing authority.



Date of issue: 6 SEPTEMBER 2019

LIQUOR AND GAMBLING COMMISSIONER

ADELAIDE HILLS COUNCIL

RECEIVED: 2/12/2020

SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2 NOTIFICATION

Development Number: **20/1302/473**

My Name: **ALFRED FARRUGIA**

Postal Address: **1, WEMBLEY AVENUE BRIDGEWATER**

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Bridgewater Inn**

Nature of Development: **Alterations & additions to commercial premises (hotel) including a deck (maximum height 3.5m), associated earthworks & change to licensed area plan**

Proposed to be located at: **387 Mount Barker Road Bridgewater SA 5155**

My representation: **(cross out whichever does not apply below)**
Supports the proposed development OR Opposes the proposed development

My interests are: **(cross out whichever does not apply below)**
owner of local property OR occupier of local property
a representative of a company OR other
organisation affected by the proposal OR a private citizen

The address of the property affected is:

1, WEMBLEY AVENUE BRIDGEWATER Postcode: **5155**

The specific aspects of the application to which I make representation are:

PROBLEMS OF PARKING, NO SUFFICIENT STUDY REGARDING NOISE, NO ASSURANCE OF SECURITY PERSONAL, PROBLEMS OF MORE VANDALISM FROM PATRONS
My objections (if any) could be overcome by:

(cross out whichever does not apply below)

I do wish to be heard in support of my representation by appearing personally or being represented by the following person. **ALFRED FARRUGIA**
OR

I do not wish to be heard in support of my representation.

"Please note that, in accordance with Section 38 (10)(a) of the *Development Act 1993*, the Council Assessment Panel may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation."

Please note that *no right of appeal* to the Environment, Resources and Development Court exists for a person or body who submit a Category 2 representation.

Date: **26/01/2021** Signature: **[Signature]**

The closing time and date for Representations is 5.00pm on 29 January 2021 & Representations can only be received during the period 15 January 2021 to 29 January 2021

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2 NOTIFICATION

Development Number: **20/1302/473**

My Name: Anthony Smith + Emma Martin

Postal Address: 284 Mt Barker Rd Bridgewater

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Bridgewater Inn**

Nature of Development: **Alterations & additions to commercial premises (hotel) including a deck (maximum height 3.5m), associated earthworks & change to licensed area plan**

Proposed to be located at: **387 Mount Barker Road Bridgewater SA 5155**

My representation: **(cross out whichever does not apply below)**
~~Supports the proposed development~~ **OR** Opposes the proposed development

My interests are: **(cross out whichever does not apply below)**
owner of local property OR occupier of local property
~~a representative of a company OR other~~
organisation affected by the proposal OR a private citizen

The address of the property affected is:

384 Mt Barker Rd Bridgewater Postcode: 5155

The specific aspects of the application to which I make representation are:

Concerns about traffic + carparking. Concerns about noise + patrons left unattended on the deck. Noise from patrons coming + going with increase of patronage, increase in entertainment / live + amplified music.

My objections (if any) could be overcome by:

increase carparking + bus parking. Limiting outdoor dining/drinking as noise is not managed by hotel, increase sound engineering to reduce noise impact on neighbours/environment.

(cross out whichever does not apply below) I do wish to be heard in support of my representation by appearing personally or being represented by the following person.
OR
~~I do not wish to be heard in support of my representation.~~ acoustic report provided in the application

"Please note that, in accordance with Section 38 (10)(a) of the *Development Act 1993*, the Council Assessment Panel may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation."

Please note that **no right of appeal** to the Environment, Resources and Development Court exists for a person or body who submit a Category 2 representation.

Date: 26.1.21

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 29 January 2021 & Representations can only be received during the period 15 January 2021 to 29 January 2021

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

From:
Sent: Thursday, 28 January 2021 6:06 PM
To: Mail
Subject: Attn: Melanie Scott

In reference to Development No 20/1302/473

Applicant: Bridgewater Inn

Dear Melanie,

Thanks for returning my call today and addressing some of my concerns. It helped to clarify points for our submission, outlined below:

1. Unacceptable Noise Levels

There is no mention of an Acoustic assessment/evaluation as part of the overall planning process. Sound-proofing would surely have to be included in the structure, especially if they intend to have live music in the new Function Centre. The Environment Protection Agency have been called in several times over the years and we know that they have strict guidelines regarding the decibel noise level allowed. The Inn is nestled in a valley and the surrounding homes are subject to amplified noise due to the “amphitheatre “ effect.

2. Car Parking

Even though they claim to not be increasing clientele (retaining current licensing criteria), there is a concern that increased parking spaces will be needed and consequently, surrounding streets may become clogged, including St Matthew’s Place, which allows parking only on the northern verge to prevent blocking of through traffic. We are at the end of the lane and, in an emergency, would need to be assured of vehicle access, especially if the Catholic Church car park exit is chained. Car parks in the vicinity are already scarce, especially when there is also a large function at The Mill as well as, during the day, demands on use of the playground and the oval!

3. Lack of Security supervision

It has come to our attention that there has been a lack of supervision after hours, when some clientele are tardy in leaving the premises and when they do, can be noisy, destructive and drive in a dangerous manner. This may be a Licensing issue or Police, who have been called many times, but Council need to be aware of this problem, which seems to be escalating in recent times.

While we understand that the Liquor Licensing conditions will remain as is, this does not fill us with much confidence, as past experience of crowds and noise (spanning 20 years), have shown that those boundaries have been regularly transgressed. All we ask is that we can sleep at night, be able to have safe thoroughfare and not have to tolerate noisy, dangerous “hoon” behaviour. It is our hope that all concerns can be considered and appreciated as Council deliberates the plans submitted for this development.

Thank you in anticipation.

Sincerely, Reverend Alexander Stevenson & Mrs Gillian Stevenson

7, St Matthew’s Place

Bridgewater

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SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2 NOTIFICATION

Development Number: 20/1302/473

My Name: Phil Crooker

Postal Address: 375 Mount Barker Rd, Bridgewater 5155

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Bridgewater Inn**

Nature of Development: **Alterations & additions to commercial premises (hotel) including a deck (maximum height 3.5m), associated earthworks & change to licensed area plan**

Proposed to be located at: **387 Mount Barker Road Bridgewater SA 5155**

My representation: **(cross out whichever does not apply below)**
Supports the proposed development OR Opposes the proposed development

My Interests are: **(cross out whichever does not apply below)**
owner of local property OR occupier of local property
a representative of a company OR other
organisation affected by the proposal OR a private citizen

The address of the property affected is:

as above Postcode:

The specific aspects of the application to which I make representation are: increase of storm water runoff due to ^{increased} roof area and hard surface areas and removal of trees.

My objections (if any) could be overcome by: a storm water retention system to allow absorption into the soil in the volume that would occur without the development

(cross out whichever does not apply below)

~~I do wish to be heard in support of my representation by appearing personally or being represented by the following person:~~

~~OR~~
I do not wish to be heard in support of my representation. but would like to hear what happens.

"Please note that, in accordance with Section 38 (10)(a) of the *Development Act 1993*, the Council Assessment Panel may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation."

Please note that **no right of appeal** to the Environment, Resources and Development Court exists for a person or body who submit a Category 2 representation.

Date: 29/1/21 Signature: Phil Crooker

The closing time and date for Representations is 5.00pm on 29 January 2021 & Representations can only be received during the period 15 January 2021 to 29 January 2021

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

SOUTH AUSTRALIAN DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2 NOTIFICATION

Development Number: **20/1302/473**

My Name: LOUISE L'OSTE-BROWN

Postal Address: 9 LAKE ST, BRIDGEWATER

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Bridgewater Inn**

Nature of Development: **Alterations & additions to commercial premises (hotel) including a deck (maximum height 3.5m), associated earthworks & change to licensed area plan**

Proposed to be located at: **387 Mount Barker Road Bridgewater SA 5155**

My representation: **(cross out whichever does not apply below)**
Supports the proposed development OR Opposes the proposed development

My interests are: **(cross out whichever does not apply below)**
.
.
.
owner of local property OR occupier of local property
a representative of a company OR other
organisation affected by the proposal OR a private citizen

The address of the property affected is:

9 LAKE ST, BRIDGEWATER.....Postcode: 5155

The specific aspects of the application to which I make representation are:

Increased noise - especially evenings
Increased light pollution

My objections (if any) could be overcome by: Ensuring lightning is directed appropriately downwards.

(cross out whichever does not apply below)

I do wish to be heard in support of my representation by appearing personally or being represented by the following person.

OR

I do not wish to be heard in support of my representation.

"Please note that, in accordance with Section 38 (10)(a) of the *Development Act 1993*, the Council Assessment Panel may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation."

Please note that **no right of appeal** to the Environment, Resources and Development Court exists for a person or body who submit a Category 2 representation.

Date: 29/01/2021 Signature: L L'oste

The closing time and date for Representations is 5.00pm on 29 January 2021 & Representations can only be received during the period 15 January 2021 to 29 January 2021

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

A detailed response to each issue raised is provided below.

Traffic and Car Parking

Three of the representors have generally raised issues in respect to traffic and car parking.

In response to these matters, it is relevant to note that the application is to be amended having regard to further review of access rights over the eastern portion of the designated car park area. The review identified that despite ongoing use of the eastern car parking area, there is no formal access rights over that area. Accordingly, the site plan has been amended to remove the eastern car park from the application. The amended site plan is enclosed. The result of this is that 18 car parks have been removed from the application, with the total off-street car parking provision being 119 spaces.

As a consequence of this change, the applicant has instructed traffic and parking consultants Cirqa to review the implications of the reduced car park area, whilst also considering the traffic and car parking matters raised by the representors. A copy of their advice is enclosed.

It is important to note, that even with the reduced car parking provision (and therefore reduced ratio based on the floor areas proposed), the car parking ratio remains relatively high compared to the rates observed at other hotels. Cirqa are in fact comfortable that the site's parking provision would accommodate the likely car parking demands at most (if not all) times.

Whilst Cirqa has formed this opinion, the applicant acknowledges that the formal car parking area has been reduced by 18 spaces, and therefore proposes to reduce the patron capacity by a commensurate rate (54 patrons). This reduction would result in a maximum of 646 patrons at any one time. This has the effect of reducing the peak demands as compared to the current approval/operations.

Overall, the amended proposal is considered satisfactory from a traffic and car parking perspective. In particular we note:

- the proposal only relies on the lawful car parking area;
- additional informal shared car parking opportunities between Bridgewater Inn and Bridgewater Mill may well continue into the future in accordance with the current situation. However, the application does not rely on this circumstance, it is more a practical observation;
- overall patron numbers have been reduced in order to minimise peak car parking demands; and
- the rate of off-street car parking is relatively high compared to other hotels surveyed by Cirqa.

Noise

Four of the five representors have raised issue in respect to noise.

We note that the noise concerns raised relate to general patron noise during operating hours and also the noise generated by patrons leaving the premises. Further, an acoustic report/assessment was raised as being necessary/desirable by two of the representors.

In response to the above, the applicant commissioned Sonus to undertake an Environmental Noise Assessment (ENA), a copy of which is enclosed.

As mentioned, the applicant has amended the application as compared to what was originally lodged. Of particular significance is the proposed reduction in the number of patrons from 700 to 646. Such has formed the basis of the ENA.

The ENA considers the noise associated with the proposed alterations and therefore has assessed:

- music in the dining/function room; and
- noise from patrons in the modified outdoor areas.

The ENA observes that the current liquor licence and Development Approval do not specify objective music noise limits. That is, music can currently be performed at any level (including in the existing outdoor area) within the constraint of overarching nuisance based legislation.

The ENA has considered the applicable noise criteria to apply for the proposed development. The analysis has had regard to both historically measured background noise levels and predictions of noise levels at residences from amplified music inside the dining/function room.

The analysis identified that a number of construction features are necessary in order to achieve the music criteria envisaged by the Development Plan. These construction features are documented in the ENA and generally relate to:

- the minimum thickness of external glazing and airtight sealing of such when closed;
- roof and ceiling materials and density; and
- the closure of windows and doors when amplified music is played.

These recommendations will be adopted by the applicant and form part of the development application. These recommendations can also be reinforced by conditions of approval.

In respect to the modified outdoor areas, the ENA considers that the Development Plan expectation of minimising adverse noise impacts is satisfied, due to:

- the noise from the redeveloped outdoor area being no greater as compared to the existing approved area;
- the reduction in overall patron numbers and the associated potential reduction in noise.

Based on the ENA and associated recommendations, the proposed development satisfies the relevant expectations of the Development Plan.

Security and Crime Prevention

The representors have raised the following matters:

- no assurance of security personal (sic);
- problems of more vandalism from patrons; and
- lack of supervision after hours – some patrons are tardy in leaving the premises. When leaving they can be noisy, destructive and drive in a dangerous manner.

The applicant is conscious of the need to manage the hotel in a manner which minimises potential disturbance on neighbours.

For this purpose, management adopts a number of practices aimed at ensuring patrons behave in an appropriate manner when leaving the premises. These practices include:

- extensive use of signage adjacent to exits, requesting patrons to respect neighbours when leaving the venue (refer enclosed photo);
- provision of two security guards on both Friday and Saturday nights. These security guards have an organised procedure relating to the management of noise, lighting, closure of the premises and the exiting of guests, including monitoring of the car park.

As Council would be aware, it is not possible for management to control patrons once they are off premises. Further, the applicant is not aware of any recent complaints in respect to patron behaviour.

Whilst actual or perceived disturbances to neighbours are not ideal, regard needs to be given to the long standing use of the land as a hotel and the location of the land in a Neighbourhood Centre Zone, where a range of non-residential activities are anticipated. The residential amenity expectations are therefore slightly different as compared to a location in the heart of a residential zone. The proposed development does not in any way change the inherent nature of the existing use, and through a reduction in patron numbers actually reduces the intensity of use.

Stormwater

One representor raised an issue in respect to stormwater, suggesting that the development would result in an increase in stormwater runoff.

It is intended that the drainage system for the proposed development will incorporate an on-site detention system to ensure that pre-development flows from the site are maintained. Drainage will be directed to a legal discharge point in consultation with Council engineering staff.

The applicant seeks an appropriate condition be included as part of any planning consent to ensure stormwater is managed to the satisfaction of Council.

Light Spill

One representor, located at 9 Lake Street Bridgewater, has raised concern in respect to increased light pollution. In respect to this issue, we note there is significant separation between the subject land and the property at 9 Lake Street, with the Cox Creek located between.

External lighting will be designed to meet the requirements under the relevant Australian Standards and include low level lighting and downlights. The lighting solution will be designed to limit “spillage” of lighting and will create an intimate environment to meet the specific needs of the Bridgewater Inn. Specifically, the detailed design will take careful consideration of Crime Prevention Through Environmental Design (CPTED) in this area considering the nature of the public and private interface.

Summary

We have reviewed the matters raised by the representors. The application has been amended, with further traffic and acoustic advice received to assist in responding to the matters raised.

In reducing the maximum patron numbers to 646, the amended proposal will positively respond to the potential impacts raised by the representors.

The adoption of the construction and management techniques recommended by the ENA will also ensure that the proposal minimises potential acoustic impacts, in accordance with the expectations of the Development Plan.

We remain of the view that the proposed development will enhance the function and amenity of the long-standing hotel use. In reducing maximum patron numbers, the proposal does not intensify the existing use of the land and is deserving of Development Plan Consent.

Please note the applicant's representatives will be on hand at the forthcoming CAP hearing to further respond to the issues raised and to respond to any questions the CAP members may have.

Please do not hesitate to contact me should any further information be required.

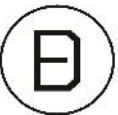
Yours sincerely,

A handwritten signature in black ink, appearing to read "M Osborn".

Michael Osborn

Director

Enc: Amended Site Plan
Cirqa letter dated 2 March 2021
Sonus ENA dated 3 March 2021
Photo of Exit Signage



DICKSON
EMMETT

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

AMENDMENT		
NO	DATE	DESCRIPTION
P1	02/10/2020	PRELIMINARY
P2	14/10/2020	PRELIMINARY
P3	03/11/2020	PLANNING ISSUE
P4	11/11/2020	PLANNING ISSUE
P5	17/02/2021	EAST CAR PARK AMENDED

FOR APPROVAL

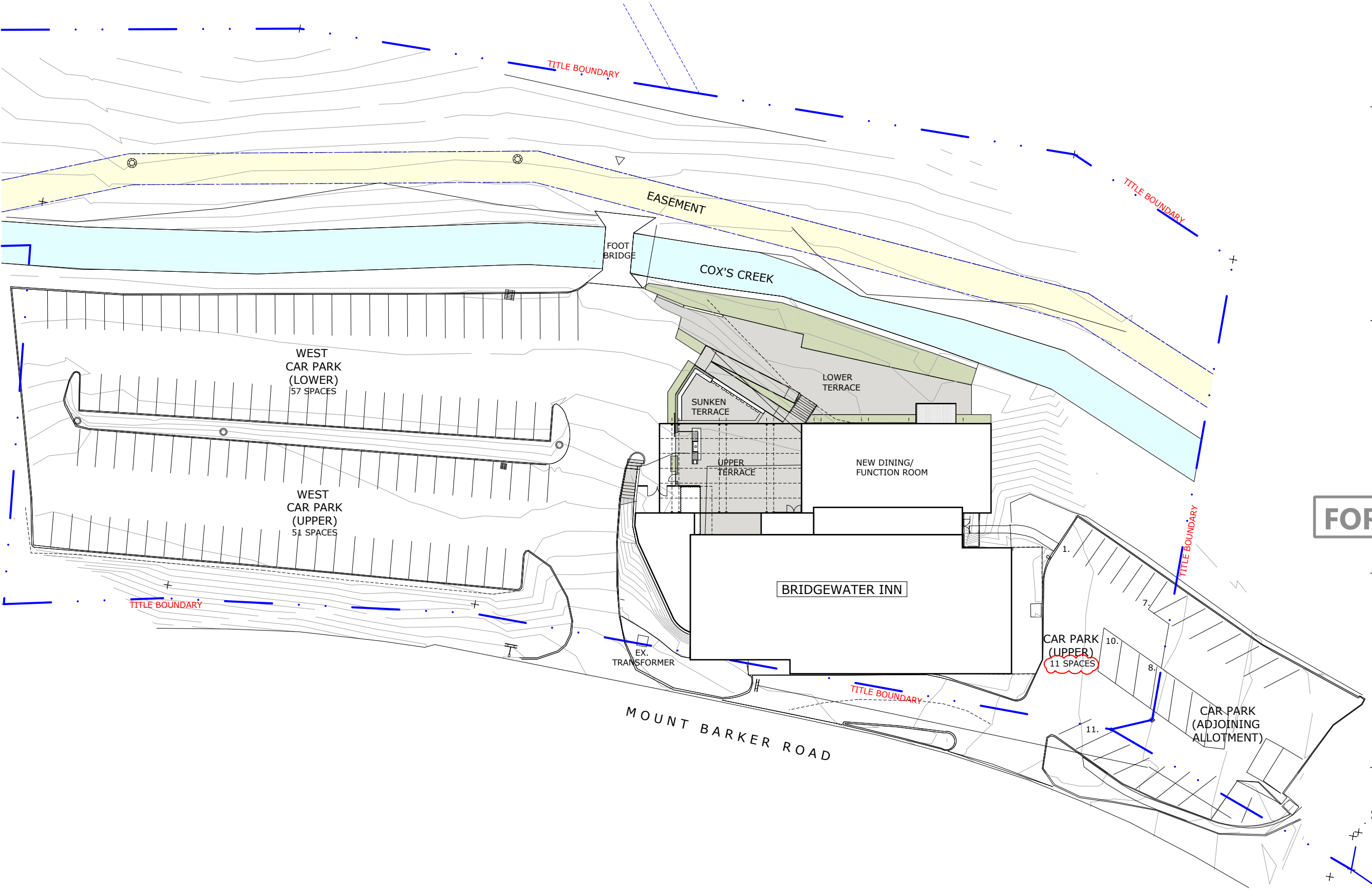
CLIENT
BRIDGEWATER INN

PROJECT
BRIDGEWATER INN
REDEVELOPMENT

DRAWING
SITE PLAN

PROJECT NO.
DE20016

DRAWING NO.
SK00 P5



Ref: 20343|BNW

1 March 2021

Mr Brian Emmett
Dickson Emmett
139 King William Road
UNLEY SA 5061

Dear Brian,

BRIDGEWATER INN REDEVELOPMENT SUPPLEMENTARY PARKING ASSESSMENT

I refer to the proposed Bridgewater Inn redevelopment at 387 Mount Barker Road, Bridgewater. As requested, I have provided the following supplementary information in respect to the proposed redevelopment.

As you are aware, I prepared a previous parking assessment for the proposal in November 2020. Subsequent to the original assessment, I have been advised that a proportion of the parking that was assumed to be associated with the site is, in fact, on a separate adjacent title (to the east of the subject site). It is understood the 'adjacent' spaces are associated with the Bridgewater Mill's title, however, in reality the overall parking area is utilised in a shared manner between the two uses. Nevertheless, the parking assessment has been revised to take into account the 'adjusted' parking numbers within the Bridgewater Inn site. As a result, the actual on-site provision is 119 parking spaces (18 less than previously adopted).

In addition to the above, it is noted that five representations were received in respect to the application during the community notification period. Three of the representations provided comments in respect to parking provisions associated with the site. The updated parking assessment provided below includes consideration of these representations.

As per the previous assessment the proposal will result in a total floor area of 1,622 m². This equates to a parking provision rate of 7.34 spaces per 100 m² (based on the revised on-site provision of 119 parking spaces). While lower than the highest rate surveyed by CIRQA at other hotels/pubs (detailed in the previous assessment), the rate is still higher than peak demand rates observed at three other hotels. In fact, the rate is well above the

average of the surveyed rates (4.88 spaces per 100 m²) and higher than the 85th percentile of the surveyed data (7.05 spaces per 100 m²). Accordingly, it is considered that the site's parking provision would be likely to accommodate parking demands at most (if not all) times.

Notwithstanding the above, it is acknowledged that a full occupancy of the site could result in higher demands than the provision rate above. Accordingly, to offset the potential for demand to exceed supply, a reduction in the capacity of the site could be implemented.

In order to identify a reasonable reduction in patronage, the assessment has been based on the 'reduction' of 18 spaces from the previous assessment and a rate of one parking space per three patrons (such a rate is typically applied to dining areas and is a reasonable indicator of car occupancies and parking demands per patron for the subject uses during peak demand periods). On this basis, a reduction in the site's capacity of 54 patrons (leaving a total capacity of 646 patrons) would result in a reduction in the maximum parking demand on site (during a full occupancy period) equivalent to the 'reduced' number of spaces now identified as being provided on site. Of particular note, such a reduction would also ameliorate the parking issues raised by representors by reducing peak parking demand potential compared to the existing situation (and, by extension, reduce the peak traffic generation potential of the site).

In summary, a previous parking assessment was prepared in support of the proposed redevelopment of the Bridgewater Inn. However, subsequent to the original assessment, it has been identified that 18 parking spaces are located within a separate allotment (and do not form part of the subject site). In addition, three representations were received which included commentary in respect to parking impacts associated with the proposal.

The revised future parking provision rate (once the redevelopment has occurred) would equate to 7.34 spaces per 100 m² floor area. Such a provision rate is relatively high compared to other parking rates surveyed at similar sites (i.e. it exceeds the 85th percentile surveyed demands). Nevertheless, it is acknowledged that full occupancy of the site could generate occasional peak demands above the available supply. Accordingly, it has been recommended that a reduction in total capacity of the site be undertaken to offset the reduced parking numbers.

Based on the assessment, it is considered that a reduction of 54 patrons (resulting in a total capacity for 646 patrons) would be reasonable. In reality, it is likely that shared parking arrangements will continue to (informally) occur between the Bridgewater Inn and Bridgewater Mill. Nevertheless, the reduction in maximum capacity would ameliorate parking (and traffic) impacts (as queried by three representors) compared to the current situation by reducing the absolute peak parking demand that could be associated with the site.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,



BEN WILSON

Director | CIRQA Pty Ltd

Bridgewater Inn

Environmental Noise Assessment

March 2021

sonus.

Sonus Pty Ltd
17 Ruthven Avenue
Adelaide 5000 SA
www.sonus.com.au

Document Title	Bridgewater Inn
Document Number	S3432.1C2
Date	March 2021
Author	Chris Turnbull, MAAS
Reviewer	Mathew Ward

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5	CONCLUSION	7

1 INTRODUCTION

A redevelopment is proposed for the Bridgewater Inn, located at 387 Mount Barker Road, Bridgewater. The proposal includes alterations and additions to the outdoor area, incorporating a new dining/function room (with covered and uncovered areas), which will replace some of the existing licensed outdoor area.

In response to the application, several representations have requested that an objective environmental noise assessment be conducted. This report summarises the requested objective environmental noise assessment of the proposed development.

This report has been based upon

- Dickson Emmett project “DE20016” drawing “SK01” dated 3 November 2020; and,
- The understanding that:
 - the total number of patrons will be reduced from 700 to 646;
 - the proposed covered dining/function room will replace an existing outdoor patron area;
 - There are no changes proposed to:
 - the hours of operation;
 - to the carpark; or
 - activities conducted in the outdoor area.

This assessment considers the noise associated with the proposed alterations and therefore considers:

- music in the dining/function room; and
- noise from patrons in the modified outdoor areas.

2 DEVELOPMENT PLAN

The Bridgewater Inn is located within a “Neighbourhood Centre” zone of the Adelaide Hills Council Development Plan¹ (the **Development Plan**). The dwellings in the vicinity of the Bridgewater Inn are situated in a “Neighbourhood Centre” zone to the south, a “Watershed (Primary Production)” zone to the west, and a “Country Living” zone to the north and south west. The Development Plan has been reviewed and regard given to the following relevant provisions:

Interface Between Land Uses

OBJECTIVES

1. *Development located and designed to minimise adverse impact and conflict between land uses.*
2. *Protect community health and amenity from adverse impacts of development*
3. *Protect desired land uses from the encroachment of incompatible development.*

PRINCIPLES OF DEVELOPMENT CONTROL

1. *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*

...

(b) noise

2. *Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.*

Noise Generating Activities

7. *Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest existing noise sensitive premises.*
9. *Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.*
10. *Development proposing music should include noise attenuation measures that achieve the following desired noise levels:*

Noise level assessment location	Desired noise level
<i>Adjacent existing noise sensitive development property boundary</i>	<i>Less than 8 dB above the level of background noise (L90,15min) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise (LA90,15min) for the overall (sum of all octave bands) A-weighted level</i>

¹ Consolidated 8 August 2019

3 MUSIC NOISE FROM PROPOSED DINING/FUNCTION ROOM

The current liquor licence and Development Approval do not specify objective music noise limits. That is, music can currently be performed at any level (including in the existing outdoor area) within the constraint of overarching nuisance based legislation.

The proposed development provides the potential for music played in the dining/function room to achieve objective criteria in accordance with the Development Plan. Principle of Development Control (PDC) 10 of the Development Plan provides desired noise levels for development proposing music. The noise criteria provided by PDC 10 are derived from the Environment Protection Authority's document "*Music noise from indoor venues and the South Australian Planning System*" (the **EPA Music Guidelines**). To determine compliance with the music noise criteria provided by PDC 10, the background noise level (without the music present) is measured in the environment. The noise from the music venue is then predicted and compared with the criteria.

To determine the applicable music noise criteria for the redevelopment, reference is made to background ($L_{A90,15}$) noise levels that have historically been measured in the vicinity of the dwelling nearest to the hotel (without influence of music) during the hours of operation. Table 2 below outlines the lowest measured background noise levels and the resultant music noise criteria to be achieved to comply with PDC 10.

Table 1: Music Noise Criteria

	Noise Level in each Octave Band Centre Frequency (dB(A))							Total (dB(A))
	63Hz	125 Hz	250 Hz	500 Hz	1kHz	2kHz	4kHz	
Background Noise Levels ($L_{A90,15min}$)	14	20	23	21	20	17	14	29
Adjustment to determine Music Criteria	+8	+8	+8	+8	+8	+8	+8	+5
Resultant Music Criteria ($L_{A10,15min}$)	22	28	31	29	28	25	22	34

Predictions have been made of the noise at residences from amplified music inside the proposed dining/function room. The predictions have been based on an internal music noise level that is typical for a function space, shown in Table 2. The level is similar to what could be expected in many similar facilities.

Table 2: Maximum internal music level.

	Total dB(A)	Octave Band Centre Frequency						
		63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz
Music Level ($L_{A10,15min}$)	91	72	85	84	84	85	86	81

The noise predictions account for the transmission of sound through the walls, glass, doors, ceiling/roof system and the propagation of music from the redevelopment to the residences. To achieve the music

criteria detailed in Table 1 (in accordance with the Development Plan) at times when amplified music is played, the following would be required:

- All external glazing (windows and doors) constructed from framed 10.38mm thick laminated glass that can be sealed airtight when closed;
- Roof and ceiling construction comprising:
 - minimum 0.42mm BMT sheet steel roofing with *Anticon HD80* (or equivalent) under;
 - 13mm thick fire rated plasterboard ceiling with 100mm thick insulation of minimum density 60kg/m³ (Rockwool or similar) above the ceiling.
- All external glazing (windows and doors) remain closed when amplified music is played.

It is noted that at times when the music is played at a background level (where voices do not need to be raised for conversations), all external glazing (windows and doors) may remain open and the music criteria detailed in Table 1 will be achieved.

4 PATRONS IN THE MODIFIED OUTDOOR AREAS

PDC 7 requires that Development that emits noise (other than music noise) should include noise attenuation measures that achieve the *Environment Protection (Noise) Policy 2007* (the **Policy**).

PDC 9 requires that *Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.*

The Policy provides objective noise criteria to assess noise from a range of sources but excludes licensed premises. In the absence of objective criteria, consideration has been given to the PDC 9 requirement to “minimise adverse noise impacts”. For the redevelopment of an existing facility, it is considered that this objective is achieved where the noise from patrons in the redeveloped facility is no greater than the noise from patrons in the existing approved facility.

The current patron limit is 700 patrons, which is proposed to be reduced to 646. Further, a portion of the existing outdoor area is proposed to be used for the indoor function/dining space. These factors will reduce the potential number of patrons and noise from the patrons in the outdoor area. Therefore, it is considered that the proposed development will *minimise* (reduce) any *adverse noise impacts* associated with the *outdoor area*, thereby achieving PDC 9.

5 CONCLUSION

A noise assessment has been made of the proposed redevelopment of the Bridgewater Inn, located at 387 Mount Barker Road, Bridgewater.

The assessment has considered the noise from patrons in the modified outdoor area and music in the dining/function room.

The proposed development provides the ability to control music to the objective criteria of the Development Plan, with the specific building construction recommended.

The potential number and noise from the patrons will be reduced as a result of the proposed development.

Based on the above, it is considered that with the recommendations in this report, the Bridgewater Inn can *minimise adverse impacts, and not detrimentally affect the locality*, thereby achieving the relevant provisions of the Development Plan related to the modified outdoor areas, and music in the dining/function room.

**PATRONS ARE TO
DEPART FROM THESE
PREMISES IN A QUIET
AND ORDERLY
MANNER**

**AND TO RESPECT
THE COMFORT OF NEARBY
RESIDENTIAL NEIGHBOURS**

**THANKYOU
MANAGEMENT**



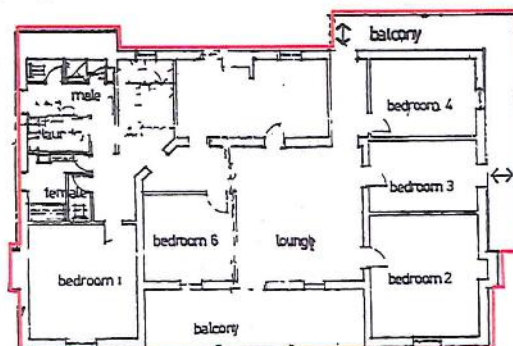
BRIDGEWATER INN 50100517

PLAN A

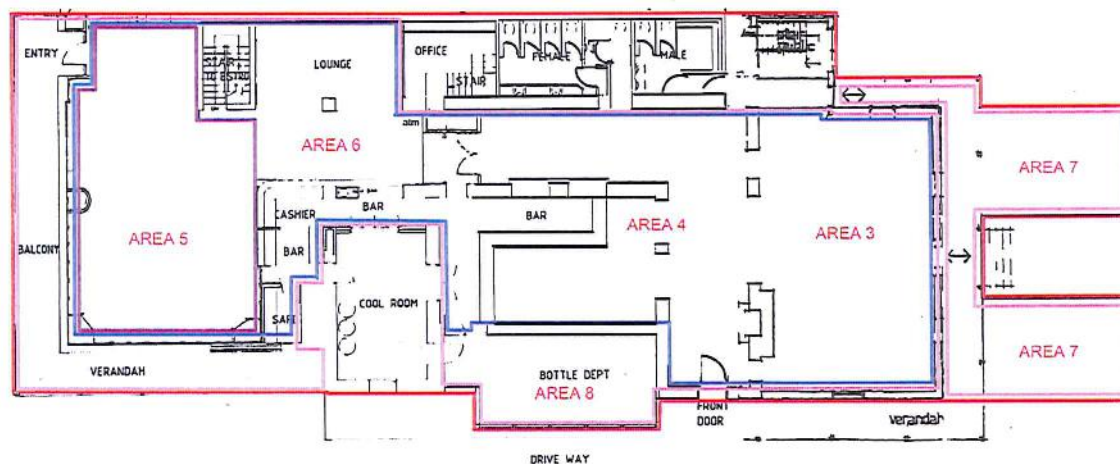
"THE PLAN MUST BE KEPT ON THE PREMISES
AT ALL TIMES AND BE PRODUCED TO AN
AUTHORISED OFFICER UPON REQUEST."
(NEED NOT BE DISPLAYED)

LEGEND:

LICENSED AREA.....RED LINE
DESIGNATED DINING AREA.....GREEN LINE
DESIGNATED RECEPTION AREA.....BROWN LINE
GAMING AREA.....PURPLE LINE
SAMPLING AREA.....YELLOW LINE
ENTERTAINMENT CONSENT.....BLUE LINE
EXTENDED TRADING AUTHORITY.....PINK LINE
OUT OF BOUNDS TO MINORS.....ORANGE LINE
MINORS PERMITTED AFTER MIDNIGHT.....BROKEN ORANGE LINE
CONSUMPTION ON PREMISES.....BROKEN YELLOW LINE
COLLECTIVE OUTLET.....BROKEN RED LINE



FIRST FLOOR PLAN



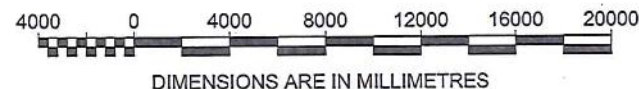
GROUND FLOOR PLAN

PLAN ACCURATE AS AT / /

LICENSEE

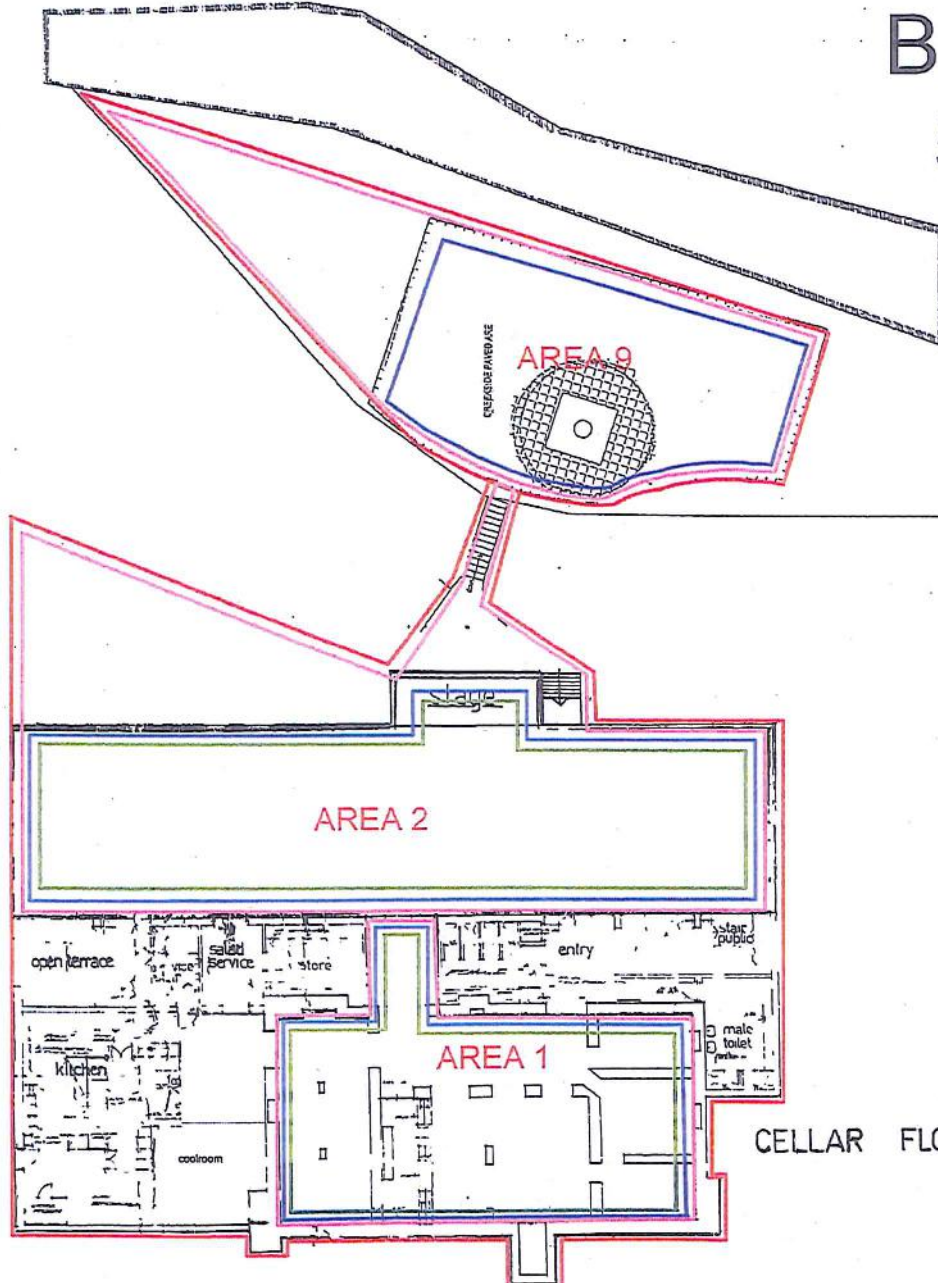
LIQUOR AND GAMBLING COMMISSIONER

PLAN UPDATED 6/9/19



BRIDGEWATER INN

50100517 PLAN B



"THE PLAN MUST BE KEPT ON THE PREMISES
AT ALL TIMES AND BE PRODUCED TO AN
AUTHORISED OFFICER UPON REQUEST."
(NEED NOT BE DISPLAYED)



DIMENSIONS ARE IN MILLIMETRES

LEGEND:

LICENSED AREA.....RED LINE
DESIGNATED DINING AREA.....GREEN LINE
DESIGNATED RECEPTION AREA.....BROWN LINE
GAMING AREA.....PURPLE LINE
SAMPLING AREA.....YELLOW LINE
ENTERTAINMENT CONSENT.....BLUE LINE
EXTENDED TRADING AUTHORITY.....PINK LINE
OUT OF BOUNDS TO MINORS.....ORANGE LINE
MINORS PERMITTED AFTER MIDNIGHT.....BROKEN ORANGE LINE
CONSUMPTION ON PREMISES.....BROKEN YELLOW LINE
COLLECTIVE OUTLET.....BROKEN RED LINE

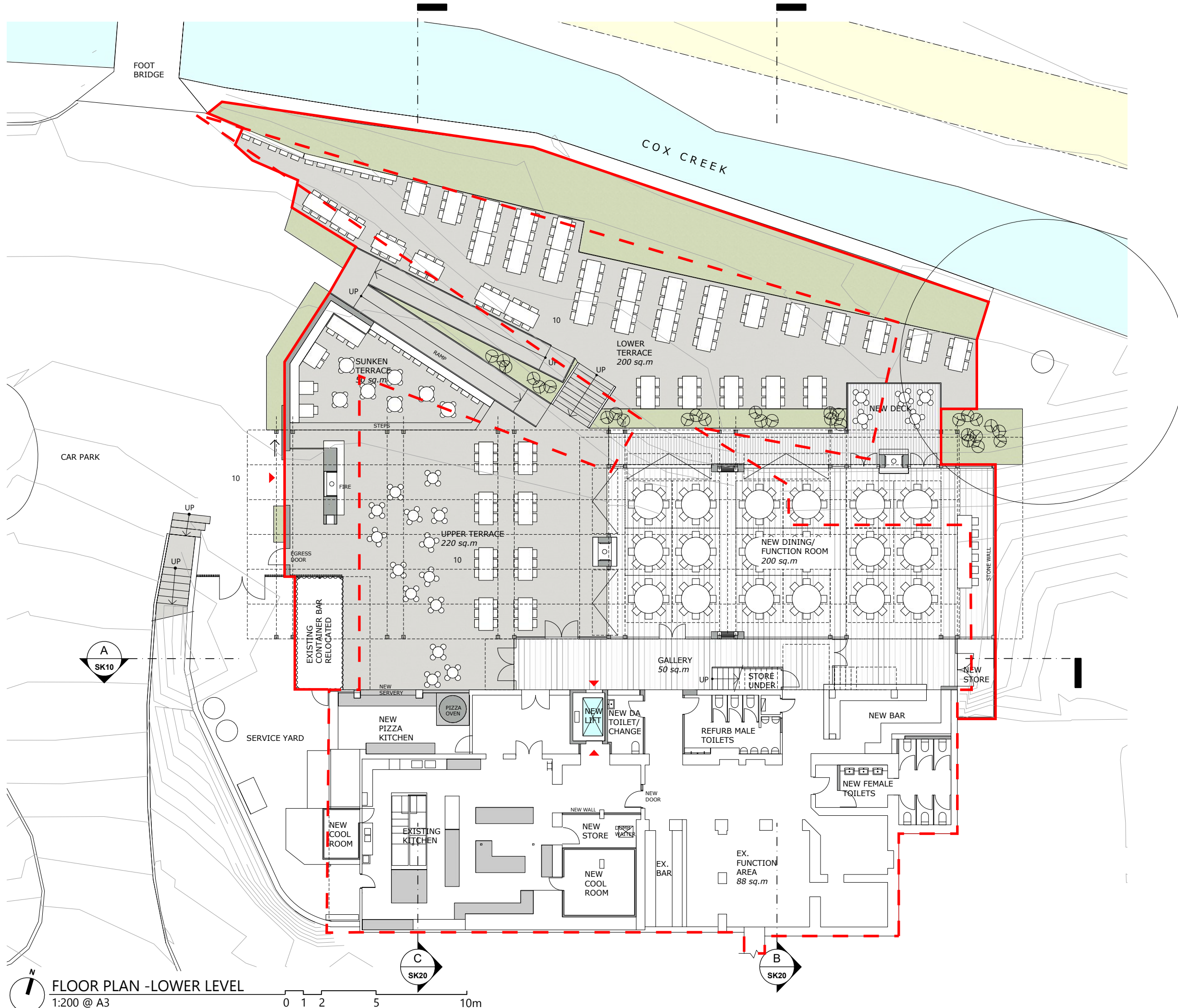
PLAN ACCURATE AS AT 19/5/17

LICENSEE

LIQUOR AND GAMBLING COMMISSIONER

PLAN updated 16/12/2016

CELLAR FLOOR PLAN



**DICKSON
EMMETT**

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

LEGEND

- INDICATIVE EXISTING LICENSED AREA
- INDICATIVE PROPOSED LICENSED AREA

AMENDMENT

NO	DATE	DESCRIPTION
P1	26/03/2021	PRELIMINARY

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

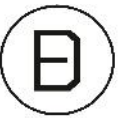
**LICENSED AREAS PLAN
LOWER LEVEL**

PROJECT NO.

DE20016

DRAWING NO.

SK07A P1



DICKSON
EMMETT

139 KING WILLIAM ROAD
UNLEY 5061
SOUTH AUSTRALIA

NOTES

LEGEND

- INDICATIVE EXISTING LICENSED AREA
INDICATIVE PROPOSED LICENSED AREA

AMENDMENT

NO	DATE	DESCRIPTION
P1	26/03/2021	PRELIMINARY

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN
REDEVELOPMENT

DRAWING

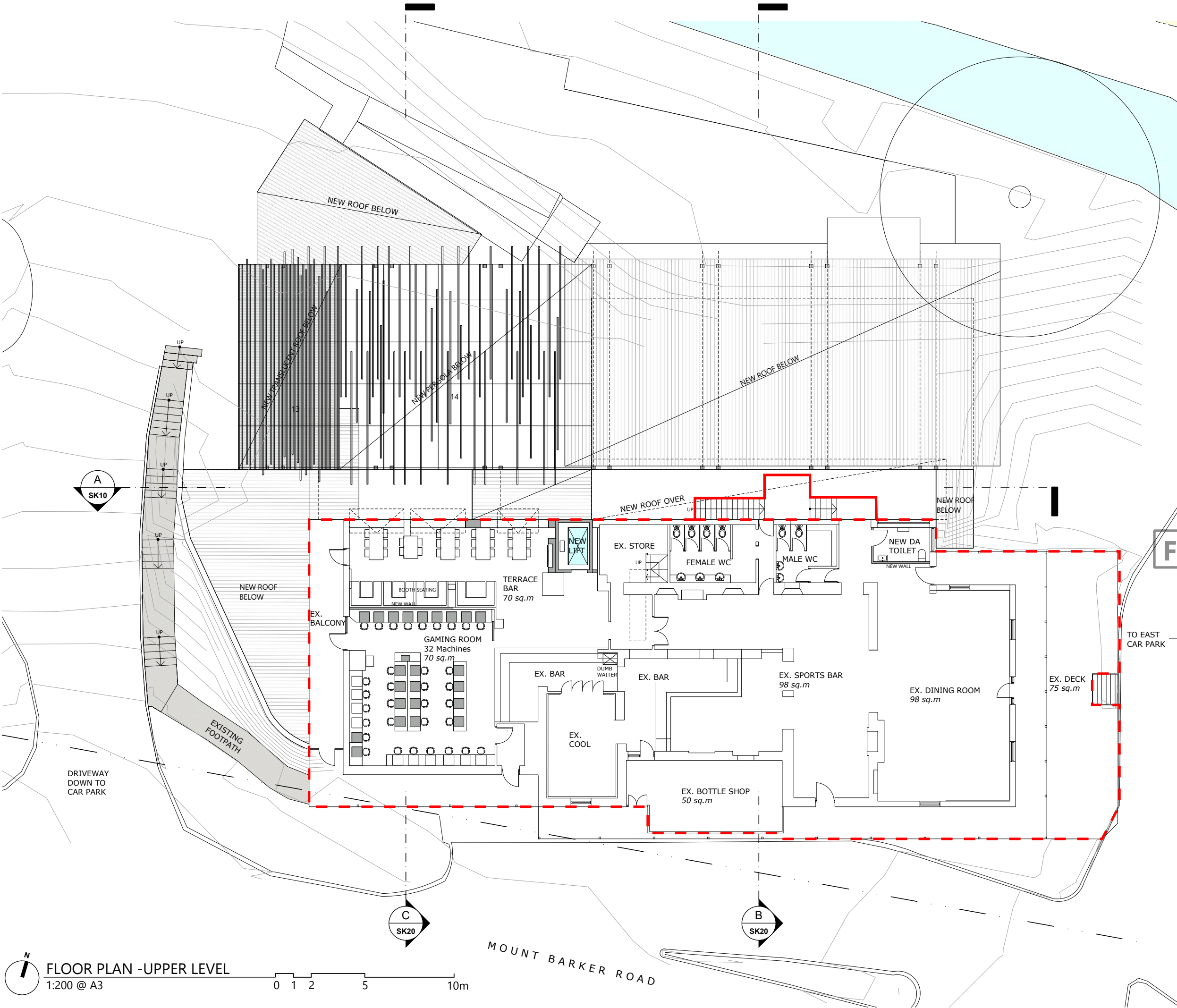
LICENSED AREAS PLAN
UPPER LEVEL

PROJECT NO.

DE20016

DRAWING NO.

SK08A P1



FLOOR PLAN - UPPER LEVEL

1:200 @ A3

0 1 2 5 10m

MOUNT BARKER ROAD



Liquor Licensing Act 1997

Hotel Licence

50100517

PREMISES NAME: BRIDGEWATER INN

PREMISES ADDRESS: 387 Mount Barker Road, Bridgewater 5155

LICENSEE: BridgeWater Pub Pty Ltd

LICENSED PREMISES: Outlined in red on the approved plan

AUTHORISATION: To sell and supply liquor in accordance with section 32 of the *Liquor Licensing Act 1997* and any other conditions of this licence

EXTENDED TRADING AUTHORISATION: Outlined in pink on the plan and shown as Areas 1 to 8 and Balcony area

For consumption ON the licensed premises:

Areas 1 to 6

Monday to Saturday
Sunday
Christmas Day

Midnight to 2am the following day
8am to 11am and 8pm to midnight
midnight to 2am

Area 7

Monday to Thursday
Friday and Saturday
Sunday
Christmas Day

9am to midnight
9am to 2am the following day
9am to midnight
Midnight to 2am

Area 9

Sunday

8am to 11am & 8pm to 10pm

For consumption OFF the licensed premises:

Area 8 (bottleshop)

Sunday (excluding Christmas Day) 8am to 11am and 8pm to 9pm

ENTERTAINMENT CONSENT: Outlined in blue on the plan and shown as Areas 1, 2, 3 & 9

The Liquor Licensing (Entertainment on Licensed Premises) Amendment Act 2015 came into effect on 22 December 2015. This licence has been reviewed in accordance with Schedule 1 of the Transitional Provisions of the Amendment Act ("the Schedule") to determine consequential changes required to the licence

Licence continues Page 2

Date of issue: 6 SEPTEMBER 2019

LIQUOR AND GAMBLING COMMISSIONER

DESIGNATED AREAS: Dining: Outlined in green on the plan and shown as Areas 1 & 2

This licence does not authorise the sale or supply of liquor in the designated dining area between the hours of 2am and 5am except to lodger

CAPACITIES:

Area 1 - 140 persons	Area 4 - 90 persons	Area 7 - 60 persons
Area 2 - 250 persons	Area 5 - 45 persons	Area 8 - Bottleshop
Area 3 - 75 persons	Area 6 - 40 persons	Area 9 - 100 persons

The overall dining capacity of the premises shall not exceed 390 persons

The combined capacity of the licensed premises for areas 3,4,5 & 6 being the ground floor shall not exceed 350 persons at any given time.

The total overall capacity of the premises shall not exceed 700 persons at any one time.

DISBURSEMENT OF FUNDS: Refer Attachment A

CONDITIONS:

1. Trading to be permitted in Area 8 from 8am to 10pm Monday to Saturday and 8am to 9pm Sunday

I note the undertaking from the applicant which reads as follows:

1. The licensee undertakes to maintain the existing sign which has been erected with Council's consent in the top car park, that sign directs patrons to part in the bottom car park. The licensee undertakes to keep that sign up.
 - (i) The license, respecting the rights of residents, must take whatever action is reasonably necessary and appropriate to ensure that persons leaving the licensed premises and the car parks adjacent thereto, do so without causing undue noise and disturbance to the residents.



ATTACHMENT A

(This page need not be displayed)

DISBURSEMENT OF FUNDS:

While the licence is held by BRIDGEWATER PUB PTY LTD proceeds of the business conducted under the licence shall not be disbursed pursuant to the ALLEN BRIDGEWATER PUB TRUST except to NOEL LINDSAY ALLEN; to the LEE BRIDGEWATER PUB TRUST except to ANDREW BENJAMIN LEE & TRACEY LEE-ANN LEE; to the HODBY BRIDGEWATER PUB TRUST except to PATRICK ANTHONY HODBY & MARIE ANNE HODBY; to the DUNN BRIDGEWATER PUB TRUST except to JARRAD SCOTT DUNN & LENKA DUNN; to the CONNOLLY BRIDGEWATER PUB TRUST except to BRENDAN ANTHONY PATRICK CONNOLLY & PENELOPE JEAN WILLIAMS; to SMITH BRIDGEWATER PUB TRUST except to ANTHONY ALLEN SMITH without the prior approval of the licensing authority.

