

COUNCIL ASSESSMENT PANEL MEETING

14 July 2021

AGENDA – 8.2

Applicant: Bridgewater Inn	Landowner: Tweedale 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 Map AdHi/30 and AdHi/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: 2.31 hectares
Public Notice Category: Category 2 Merit -	Representations Received: 5 Representations to be Heard: 4 (previously heard)

1. EXECUTIVE SUMMARY

The proposal seeks Development Plan Consent to further develop the existing Bridgewater Inn with additions of new convertible function / dining room, under-cover (open sided) al-fresco dining area and bar and un-covered 'outdoor' beer garden terrace and al-fresco dining areas, which are currently (somewhat informally) utilised at 387 Mount Barker Road, Bridgewater.

The Bridgewater Inn is identified as a place of local Heritage significance, and therefore the effect of the development needs to be considered in respect of the listed heritage values. The demolition of a shed, existing terrace areas and pergola are also necessarily considered as part of the subject application.

The subject land is located across two Development Plan policy zones, being the Neighbourhood Centre Zone and the Watershed (Primary Production) Zone. The proposed development however lies within the Neighbourhood Centre Zone portion of the land exclusively, and accordingly also falls within the Neighbourhood Centre (Bridgewater) Policy Area.

The Watershed (Primary Production) Zoned portion of the subject land lying to the northwest of the development remains undeveloped and is not affected by the proposal.

The proposal was deferred by the CAP on 14 April 2021 to seek the following further information and amended draft conditions in relation to:

1. Noise from patrons and music/entertainment;
2. Landscaping;
3. Waste Management;
4. Proposed Licensed Area Plan/s;

5. Numbers of patrons and hours of operation in the areas proposed to be altered, both indoors and outdoors; and
6. Further consideration of the adequacy of the car parking for the capacity of the premises.

The applicant has provided a response to the requested further information, including a waste management plan and landscaping plan to address the concerns of the CAP.

The CAP report and minutes of the meeting on 14 April 2021 are provided in ***Attachment Previous CAP report and minutes.***

In consideration of all the information presented, including amended information dated 27 May 2021 and following an assessment against the *Neighbourhood Centre Zone* and its *(Bridgewater) Policy Area* and Council Wide provisions within the Adelaide Hills Development Plan, staff are recommending that the proposal be **GRANTED** Development Plan Consent, subject to conditions with amendments to draft conditions in relation to amplified music, stormwater management, waste management collection and landscaping.

2. APPLICANT'S RESPONSE

The proposal coincides largely with areas already utilised for outdoor functions, dining and bar activities.

The proposal comprises the following elements of development for assessment:

Demolition works:

Demolition of an existing storage shed, lower terrace, stage and upper terrace including pergola on-site is necessary in order to enable the proposed development.

Internal Alterations:

- Internal works and alterations within the lower level of the existing hotel building include the refurbishment of toilet amenities and kitchen facilities, cool rooms and the installation of a new lift to the upper level dining area with re-configured additional seating to create a bar/dining area facilitated by the reduction in the size of the gaming room.

Upper Level Terrace - New convertible function / dining room and under-cover (open sided) al-fresco dining area and bar:

The proposed function room and upper terrace dining/bar together form the major component of the new structural additions to the premises. The area utilised immediately adjoins the northern wall of the existing hotel building and faces towards Cox's Creek to the north. The existing terrace area is situated on sloping land which is to be terraced/decked with a lightweight pergola covering the area.

The proposed function/dining room and upper level terrace is to be a 40 metre length x 14 metre width, featuring a 2.5 metre x 5.0 metre deck at the north-eastern end of the function room that widens to 22 metres at the north-western side of the upper terrace (shown on plan as including the 'sunken terrace' component). The combined area of the function/dining room and upper level terrace is 470 m².

The maximum overall height of the additions forming the upper terrace area are approximately 5.1 metres above the bench level of the lower terrace adjacent to the creek line. This is well below the upper floor level of the existing hotel which is estimated to be approximately 6.0 metres above the natural contour of the site (pre-excavation), with the overall height of the existing hotel building at

approximately 11 metres above natural ground.

The convertible function/dining area is designed as an enclosed space, however features 'tilt-up doors' to open the entire upper terrace into one unified floor area without divisions except for a centrally located fire place. This is one of three fireplaces on the new upper terrace area.

The upper level terrace is accessed from the western carpark. There is an atrium between the existing building and the new terrace area which offers access to refurbished toilet facilities, a new bar and to the internal part of the existing hotel building. A new bar area and pizza kitchen/food bar is proposed to be directly accessible at the western side of the new upper terrace area.

Stairs and ramp access to the Lower Terrace:

Connecting the upper terrace area and the lower terrace area is a ramp access and staircase for the height transition of approximately 1.8 metres between the two terraces.

The ramp access is formed over approximately 20 metres in total length (plus landings) to achieve the universal access grade requirement of 1:14. A conventional stairway provides alternate access between levels.

The lower terrace is effectively the existing benched site adjacent to the southern bank of Cox's Creek.

Lower Terrace - Un-covered 'outdoor' beer garden terrace and a-fresco dining areas:

The lower terrace area occupies a footprint of 200 m² between the southern bank of Cox's Creek and the bottom of the upper terrace embankment/building work.

The lower terrace is dimensioned 42 metres in total length x 8 metres width at its widest dimension.

Licensed Premises Occupancy:

Although not an assessable part of the application, the occupancies have been provided for reference, related to the Liquor Licensing Act 1997 maximum occupants for the proposed development would be provided at a rate of 1 person per 1m² - or otherwise potentially attributable to approximately 670 patrons on the site.

The existing premises is licensed currently for a maximum of 700 patrons (Liquor License 50100517) with the outdoor areas already defined for 350 patrons maximum. The further information provided to Council on 27 May 2021 indicates that the applicant will not seek to increase the total numbers of patrons, but rather the proposal seeks to make the outdoor areas more useable and to increase their use.

An amendment of the Liquor Licence 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.

The numbers of patrons, allocation (areas) and licensed hours of operation as requested in point 4 and 5 of the CAP resolution have been provided within the amended application detail and additional information. *(See Attachment proposal plans)* It should be noted that some of the representations raising liquor licensing matters are not relative to the lawful service of alcohol, or licensing conditions, but may come down to management practices resulting in unnecessary impacts to nearby residents, for which it would be improper to address via the development assessment process.

External Materials and Finishes:

The proposed development is to incorporate a range of materials and finishes, including natural finish face-stonework, painted/rendered masonry, natural timber and Colorbond finishes to create a modern aesthetic. Materials and finishes are specified within the application package.

Landscape treatment:

A Landscaping Plan has been provided. Landscaping has been confirmed to retain one existing Regulated Tree within the site of the proposed development, and this is incorporated into the landscaping design. Detailed landscaping plans and details are provided in the amended application detail (*See attachment proposal plans*).

The proposed landscaping is considered to substantially improve upon the existing aesthetics of the lower terrace, where it interfaces with the creek line. In the past the boundaries of human activity and the creek line have been unclear, the proposed landscaping will assist in better management of the creek line interface by the Hotel.

Earthworks:

The proposed development substantially follows the established form of the existing terrace and pergola and lower bench adjacent to the creek line, corresponding with the contour of the site and reducing the need for earthworks associated with the building.

The extent of proposed earthworks in the architectural drawings require further refinement, but it is noted that the finished levels have been set in accordance with the hydrological study submitted with the proposal. A condition is recommended (condition 8) to require a civil plan and associated soil drainage and erosion management plan to be provided prior to Building Consent being issued.

Car parking provisions:

Car parking provisions are not proposed to be increased as patron numbers are proposed to be reduced. This is supported in the applicant's traffic assessment report.

The amended proposed plans are included as **Attachment – Amended Plans** with other information included as **Attachment – Response to Further Information Request** and **Attachment – Applicant's Professional Reports**.

3. REFERRAL RESPONSES

AHC Engineering Referral:

The amended plans were referred to AHC Engineering for consideration of the stormwater run-off resulting from the proposed development. This has been confirmed as being comparable to the existing (pre-development) configuration of permeable and non-permeable surfaces. Engineering have requested details of a gross pollutant device prior to discharge of surface and roof stormwater to the creek, along with details of the location of the discharge point. This is reflected in *recommended condition 7*.

AHC Open Space Referral:

A landscape plan was referred to AHC Natural Resources given proximity to the Aldgate Creek. Council Natural Resource staff commented it looks pretty good and great to see consideration of plants that have habitat benefits. Further some recommendations were made regarding alternate plants based on the potential invasive nature of some of those proposed. All the recommendations were adopted by the applicant and amended landscaping was submitted and forms part of the proposed plans for this proposal.

4. CONSULTATION

Refer previous report for full details.

Additional details provided by the applicant in response to the CAP deferral reference case law regarding '*existing use rights*' judgement(s) relating to use of a *site, building or development*, which are essentially to be considered unalienable rights – unless altered by a formal variation, change of use, or where a use is abandoned.

In this instance it is considered relevant that the aspects of entertainment as permitted by liquor license, and in respect of the general operation of the land use, providing live music and ambient/amplified music (as the case may be), is in fact already established by the existing and long standing uses of the land and accordingly should not be alienated by the assessment of an application which fundamentally purports new structures and landscaping to facilitate the improvement and greater enjoyment of existing uses of land and buildings.

5. SUMMARY & CONCLUSION

The application has been amended, based on further traffic and acoustic advice provided following public consultation and in response to the matters raised by the Panel at its deferral of the application's decision in April 2021.

It is considered that the proposed reduction in patron numbers by way of Liquor Licence Amendment and the further clarification provided in the amended plans and submission assists in responding to the matters raised in the representations and by the Panel, noting the recommended conditions should consent be granted.

In this instance it is considered relevant that the aspects of entertainment as permitted by liquor license, and in respect of the general operation of the land use, providing live music and ambient/amplified music (as the case may be), is in fact already established by the existing and long standing uses of the land. With regards to noise attenuation the only matter for consideration as a part of this application is noise associated with the new function/dining area and this is reflected in condition 3.

It must be acknowledged that matters pertaining to patron behaviour cannot be controlled by Conditions – to do so is improper as these matters are peripheral to the matters of land use and built form. The applicant has however acknowledged these factors as management issues to address and continue to reinforce for the benefit of the surrounding sensitive residential land uses.

Subject also to the additional information and landscaping detail, it is considered that the proposal has been refined to improve aesthetics of the proposed development and containment of the proposed activities.

The proposal demonstrates a high degree of consistency with the provisions of the relevant criteria in the Development Plan and it is considered that the proposed development will enhance the function and amenity of the long-standing and historic hotel use and improve its interface with the surrounding natural environment and publically accessible domain, 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 have been confirmed by specialist advice to be sympathetic to the heritage values of existing hotel building, being substantially concealed, and of such scale that it will not

dominate or overwhelm the buildings heritage value observed from areas of public outlook or in the context of the locality.

There are minor internal 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.

6. 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:

(1) 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 The Bridgewater Hotel Redevelopment Planning Application October 2020 Project No. DE20016
 - SK000 P1 02/10/2020 Location Plan
 - SK00 P6 26/03/2021 Site Plan
 - SK01 P9 03/05/2021 Proposed Floor Plan – Lower Level
 - SK02 P8 03/05/2021 Proposed Floor Plan – Upper Level
 - SK05 P4 03/05/2021 Existing / Demo Plan – Lower Level
 - SK06 P4 03/05/2021 Existing / Demo Plan – Upper Level
 - SK10 P4 03/11/2020 Elevations
 - SK11 P4 03/11/2020 Elevations
 - SK15 P1 14/10/2020 Sections
 - SK20 P4 03/11/2020 Sections
 - SK100 P4 03/11/2020 Sections
 - SK101 P4 03/11/2020 Sections
 - 02/10/2020 Summary of Licensed Areas
- Plans from Landskap Reference Number 21.019 dated 2 July 2021, Site Context Plan, Existing Site Images, Landscape Approach / Statement, Landscape Plan, Materials Elements, Planting
- CIRQA Proposed Development Bridgewater Inn, Bridgewater Waste Management Plan
- Ref:20343|BNW 20/11/2020 Parking Assessment
- Ref:20343|BNW 01/03/2021 Supplementary Parking Assessment 7 Pages – V126/06/2021
- Waste Management Plan V1 26 May 2021

- Tonkin Consulting Bridgewater Inn Redevelopment 23/10/2020 Flood Assessment
- SONUS Bridgewater Inn Environmental Noise Assessment March 2021, S3432.1C2 March 2021

(2) **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 as proposed by the applicant. This includes any associated outdoor areas.

(3) **Noise Attenuation Measures**

In accordance with the Sonus Report dated March 2021, the following measures shall be included in the construction of the approved alterations and additions for noise attenuation:

- 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
- 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.

(4) **Entertainment – Internal Amplified Music**

- Amplified music shall be limited within the new function/dining room during the operating hours of the Hotel and only played through the Hotel sound system;
- All external glazing (windows and doors) of the new function/dining room shall remain closed when amplified music is played; and
- The noise from internal amplified music in the new function/dining room shall not exceed 57dB(A) between 10.00am and 10.00pm and 50 dB(A) from 10.00pm to 12.00am (midnight) within nearby dwellings.

(5) **External Entertainment Noise Levels**

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

(6) **Flood Controls**

The furniture on the lower terrace shall comprise non-fixed tables and chairs, which can be packed away in advance of forecasted high rainfall/flooding events.

(7) **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 including the location and design of a gross pollution device and the proposed discharge point to Cox Creek.

(8) 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.

(9) 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 and, shall be in accordance with the Cirqa Waste Management Plan dated May 2021.

(10) 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.

- (11) Landscaping shall be completed within 3 months of occupation of the additions herein approved, in accordance with the plans from Landskap Reference Number 21.019 dated 20 April 2021. Landscaping shall be 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.

NOTES

(1) Development Plan Consent Expiry

Development Plan Consent (DPC) is valid for a period of twenty four (24) months commencing from the date of the decision or, if an appeal has been commenced the date on which the appeal is determined.

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. The time period may be further extended by Council agreement following written request and payment of the relevant fee.

(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 flooding 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

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

Proposal Plans

Amended Plans

Response to Further Information Request

Applicant's Professional Reports

Previous CAP report and minutes

Respectfully submitted

Concurrence

Melanie Scott
Senior Statutory Planner

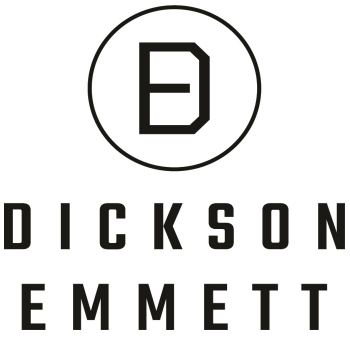
Deryn Atkinson
Assessment Manager

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**

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



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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

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN
REDEVELOPMENT

DRAWING

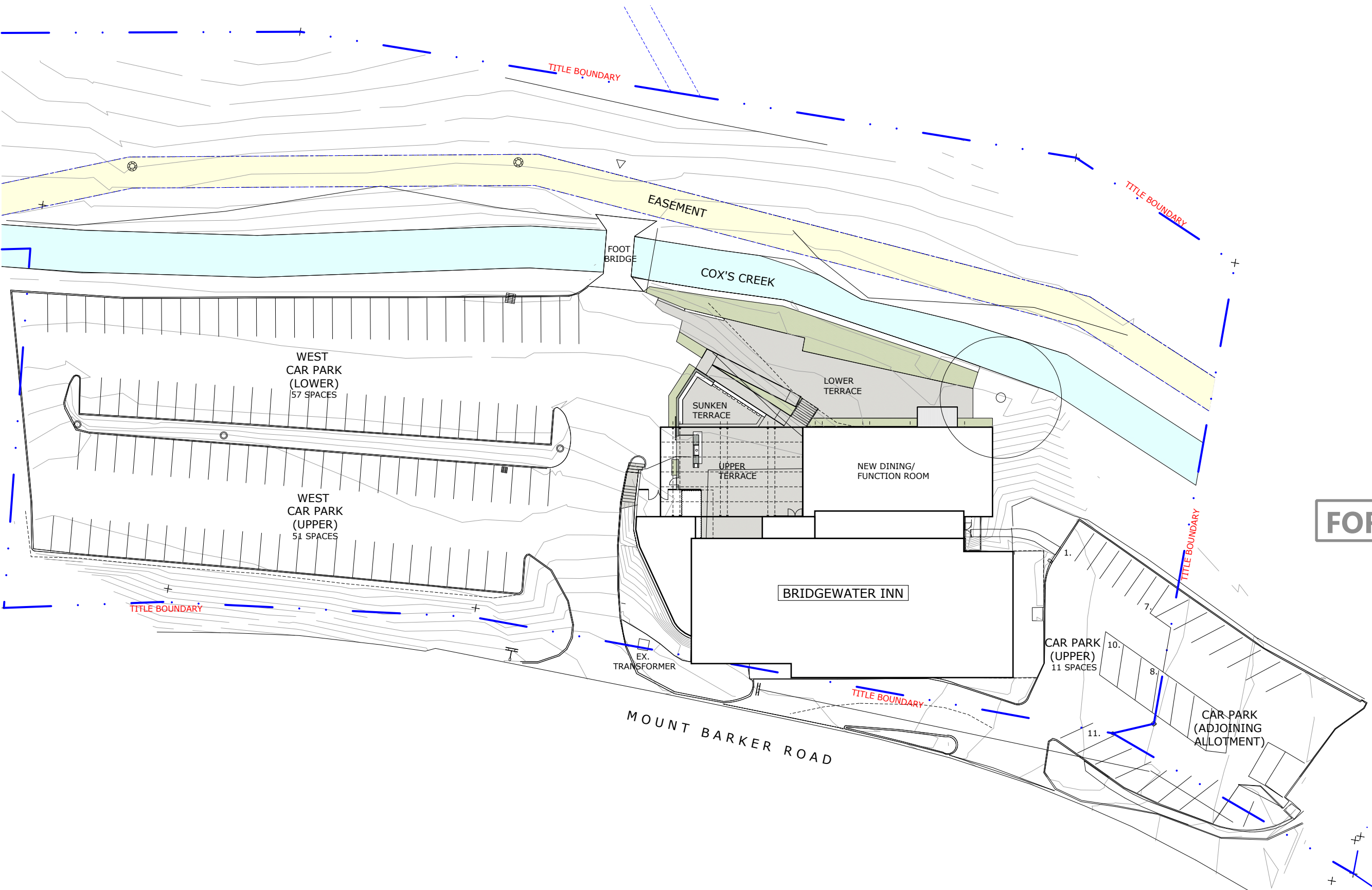
SITE PLAN

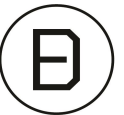
PROJECT NO.

DE20016

DRAWING NO.

SK00 P6





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- 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
P9	03/05/2021	EXISTING AREAS ADDED

FOR APPROVAL

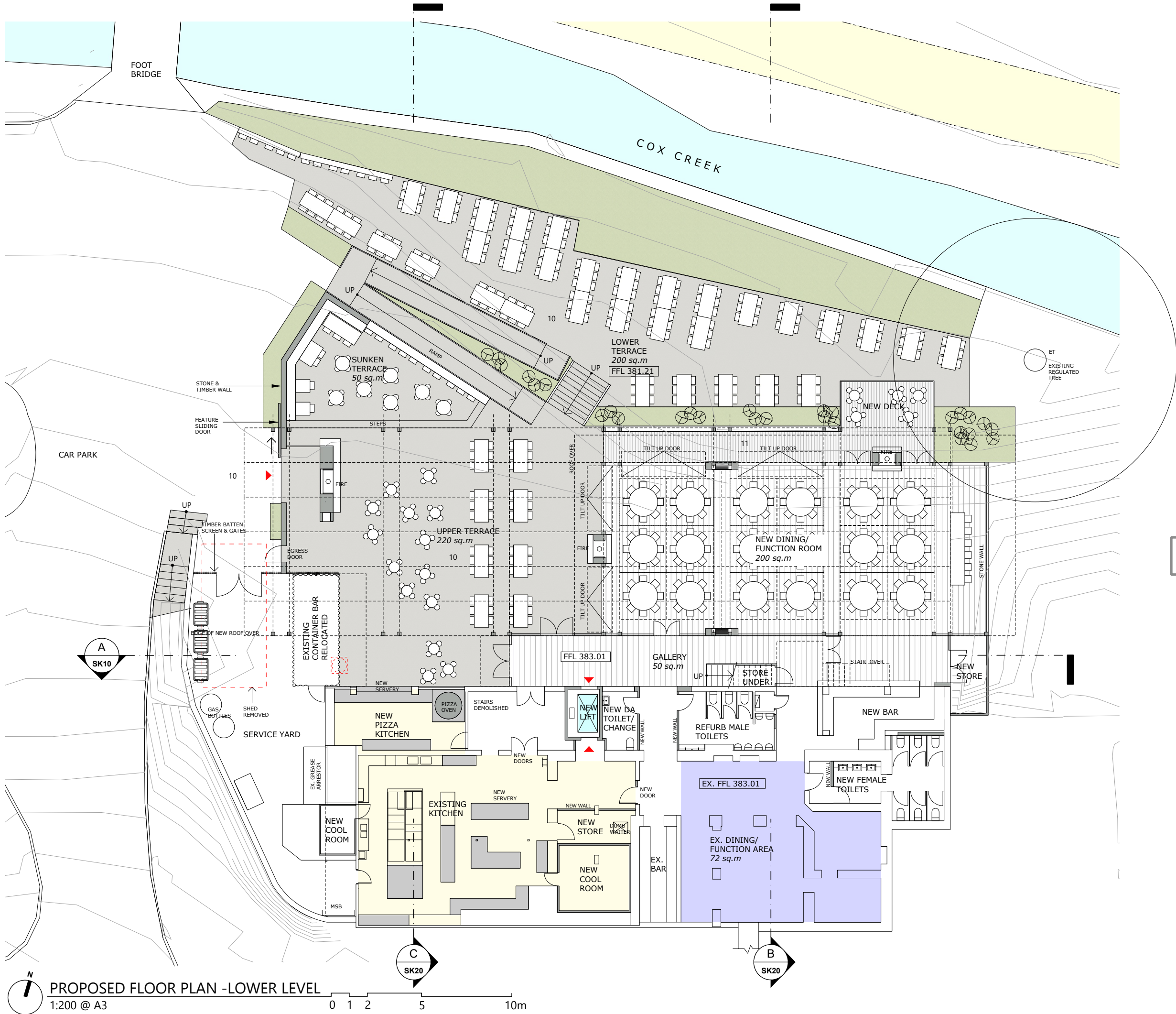
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BRIDGEWATER INN

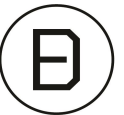
PROJECT
BRIDGEWATER INN
REDEVELOPMENT

DRAWING
PROPOSED FLOOR PLAN
LOWER LEVEL

PROJECT NO.
DE20016

DRAWING NO.
SK01 P9





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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
P7	26/03/2021	EXISTING TREE ADDED
P8	03/05/2021	EXISTING AREAS ADDED

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN
REDEVELOPMENT

DRAWING

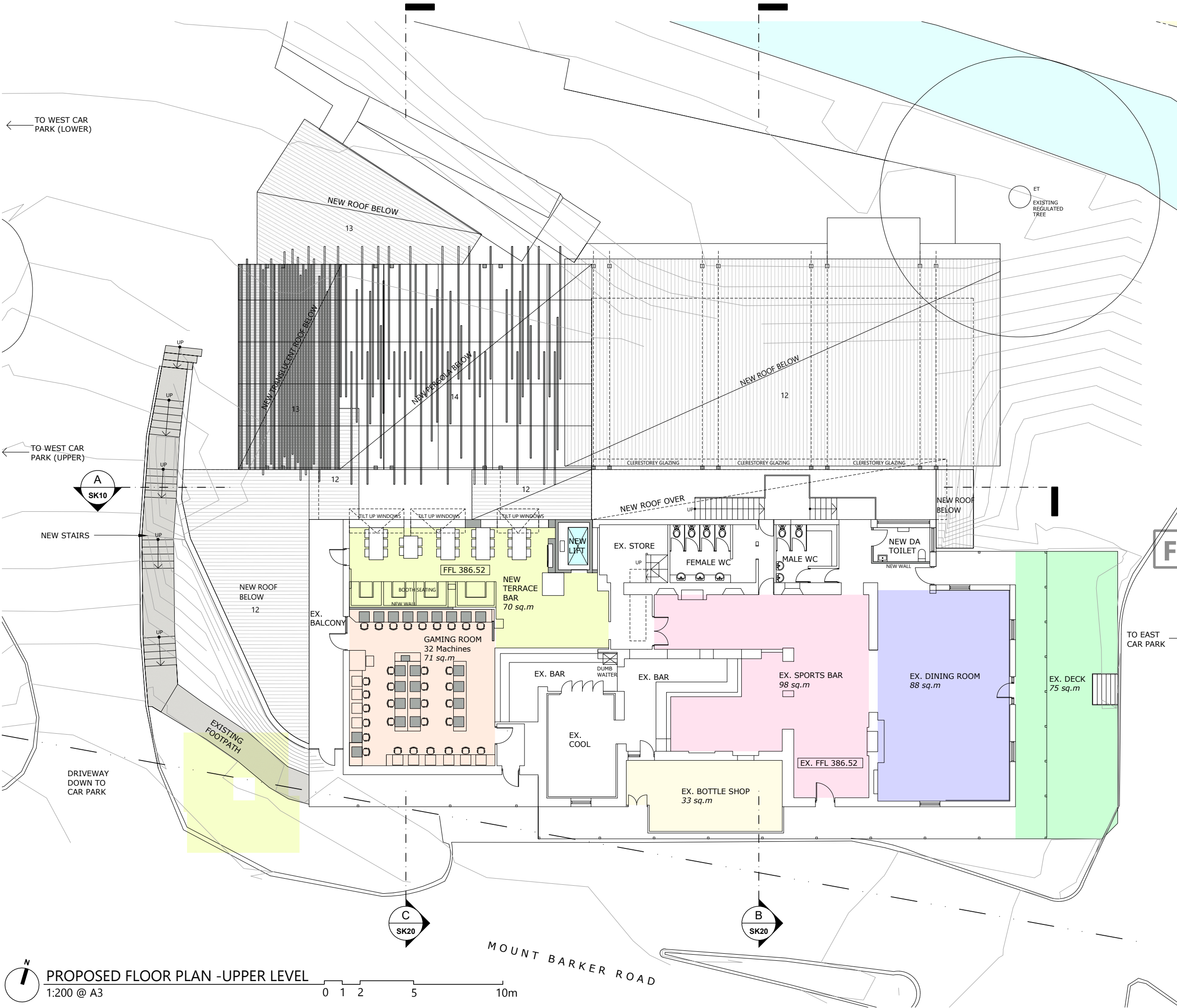
PROPOSED FLOOR PLAN
UPPER LEVEL

PROJECT NO.

DE20016

DRAWING NO.

SK02 P8



NOTES

1 Remove existing stair
2 XXX

LEGEND

INDICATIVE EXISTING LICENSED AREA

AMENDMENT

NO	DATE	DESCRIPTION
P1	14/10/2020	PRELIMINARY
P2	26/03/2021	EXISTING TREE ADDED
P3	03/05/2021	EXISTING AREAS ADDED
P4	03/05/2021	EX. LICENSED AREAS ADDED

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN REDEVELOPMENT

DRAWING

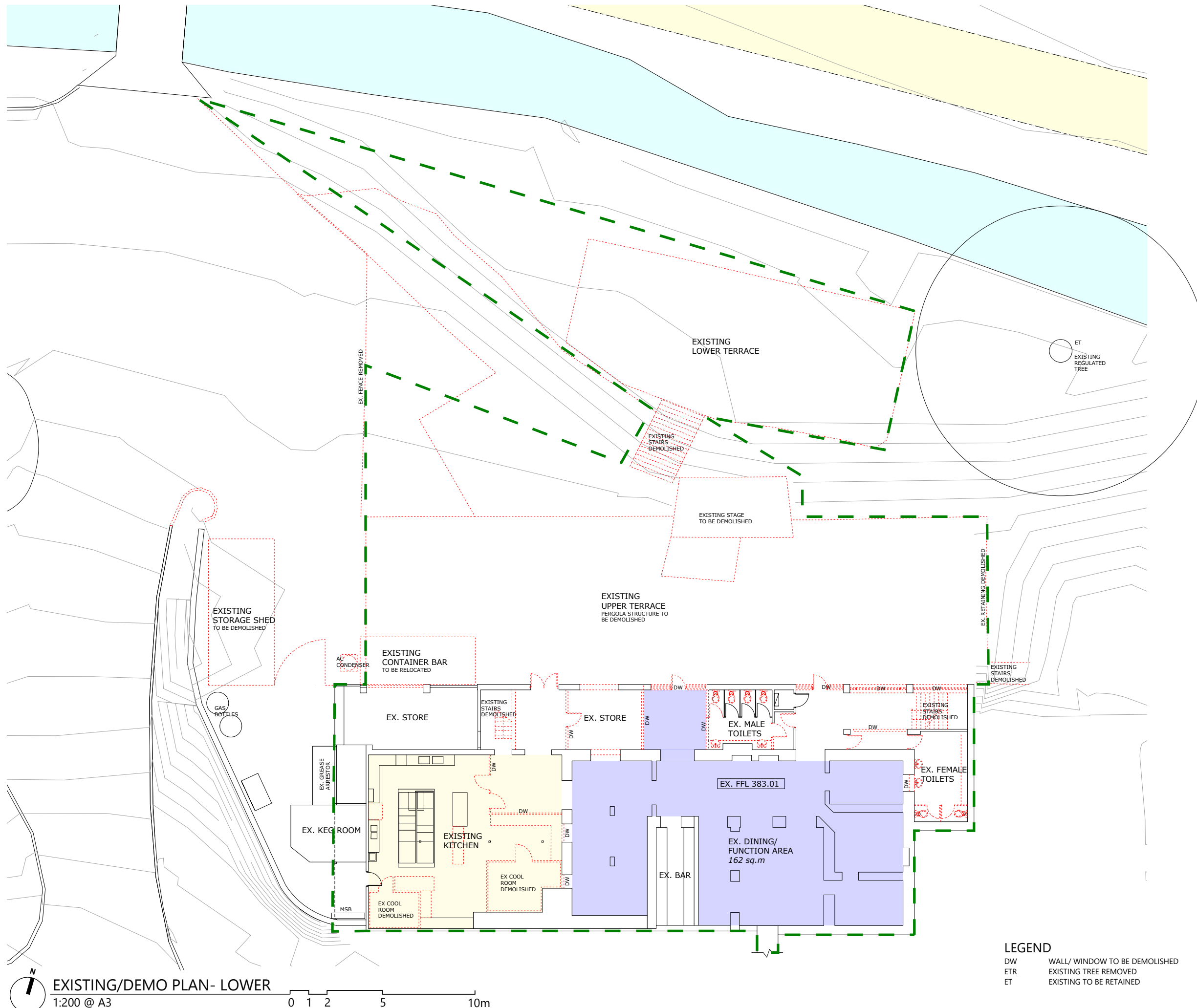
**EXISTING /DEMO PLAN
LOWER LEVEL**

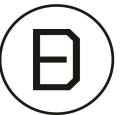
PROJECT NO.

DE20016

DRAWING NO.

SK05 P4





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SOUTH AUSTRALIA

NOTES		
1	Remove existing stair	
2	XXX	

LEGEND	
---	INDICATIVE EXISTING LICENSED AREA

AMENDMENT		
NO	DATE	DESCRIPTION
P1	14/10/2020	PRELIMINARY
P2	26/03/2021	EXISTING TREE ADDED
P3	03/05/2021	EXISTING AREAS ADDED
P4	03/05/2021	EX. LICENSED AREAS ADDED

FOR APPROVAL

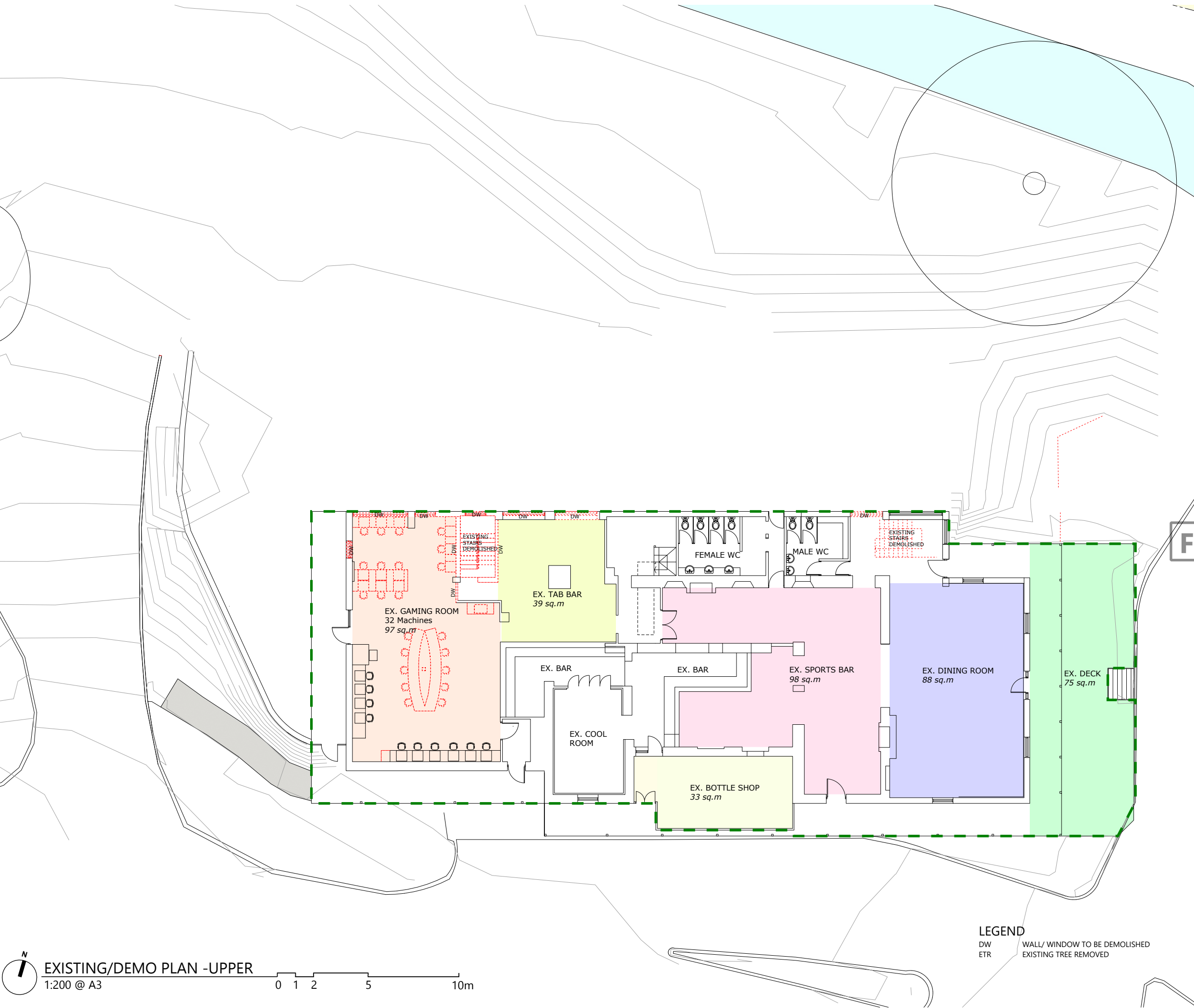
CLIENT
BRIDGEWATER INN

PROJECT
**BRIDGEWATER INN
REDEVELOPMENT**

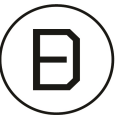
DRAWING
**EXISTING /DEMO PLAN
UPPER LEVEL**

PROJECT NO.
DE20016

DRAWING NO.
SK06 P4



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



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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

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

BRIDGEWATER INN
REDEVELOPMENT

DRAWING

ELEVATIONS

PROJECT NO.

DE20016

DRAWING NO.

SK10 P4



NORTH ELEVATION

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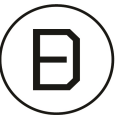
0 1 2 5 10m



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.

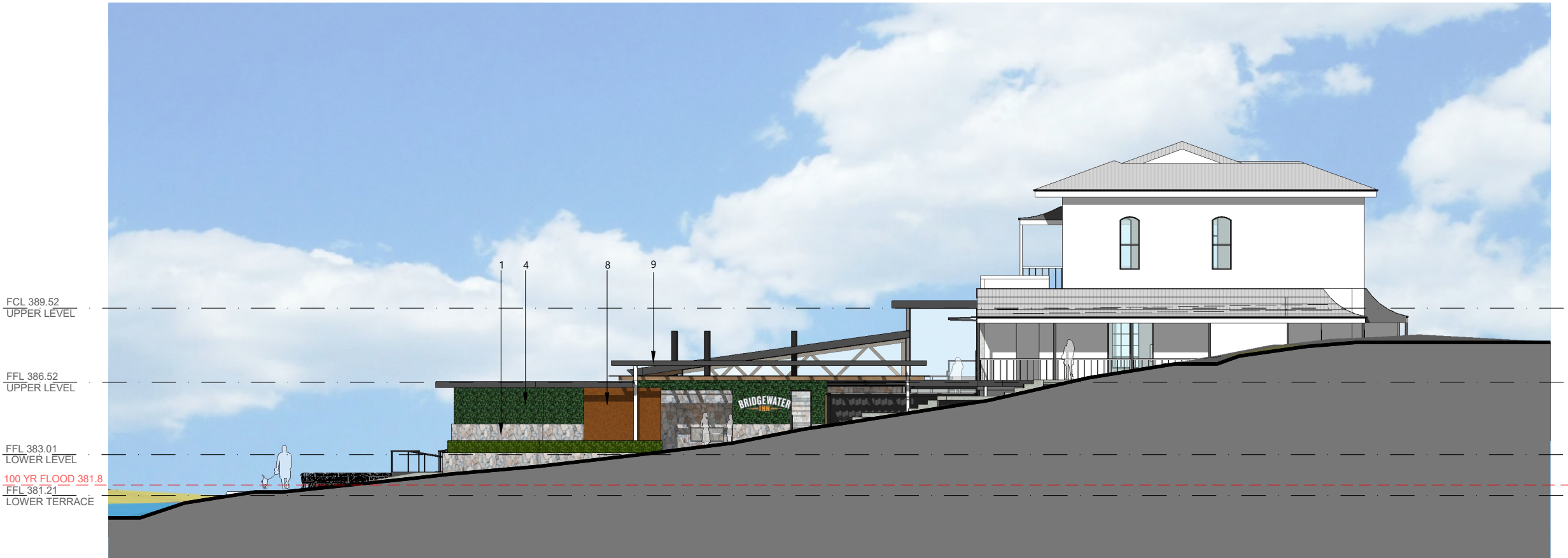
SK11 P4



EAST ELEVATION

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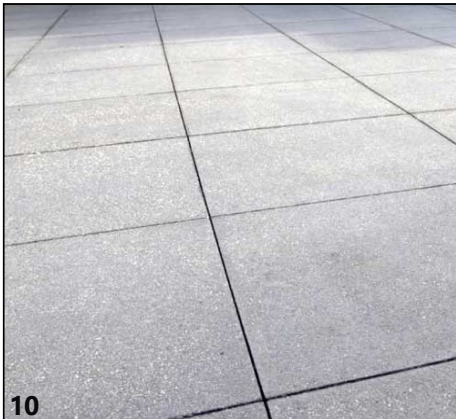
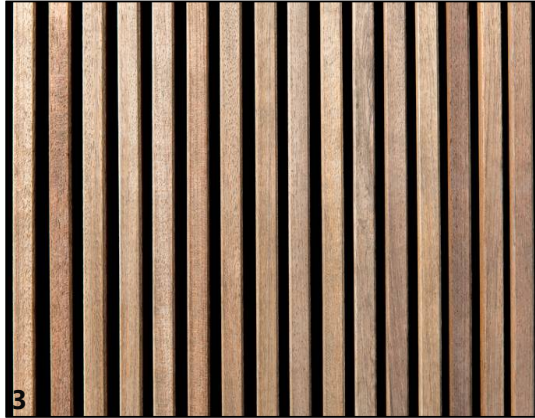
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WEST ELEVATION

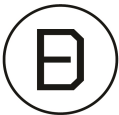
1:200 @ A3

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:
- 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



DICKSON
EMMETT

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

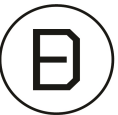
EXTERNAL FINISHES

PROJECT NO.

DE20016

DRAWING NO.

SK15 P1



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

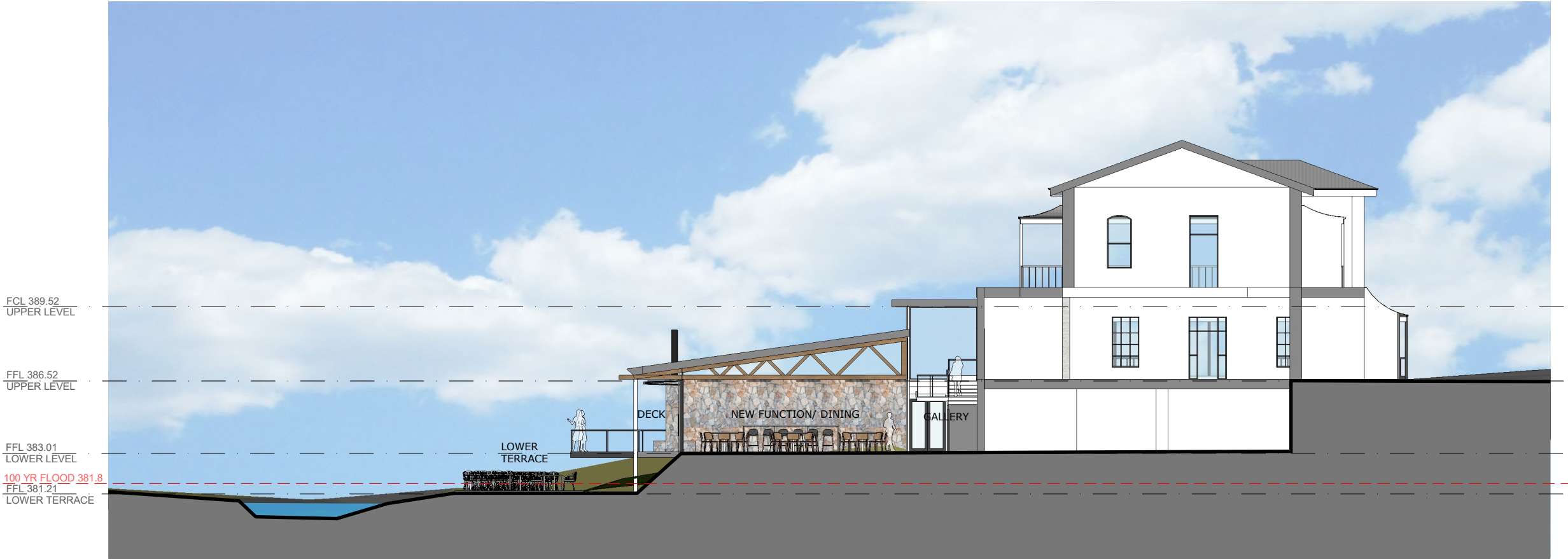
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PROJECT NO.

DE20016

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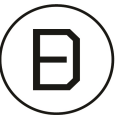
SK20 P4



SECTION BB
1:200 @ A3



SECTION CC
1:200 @ A3



**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

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

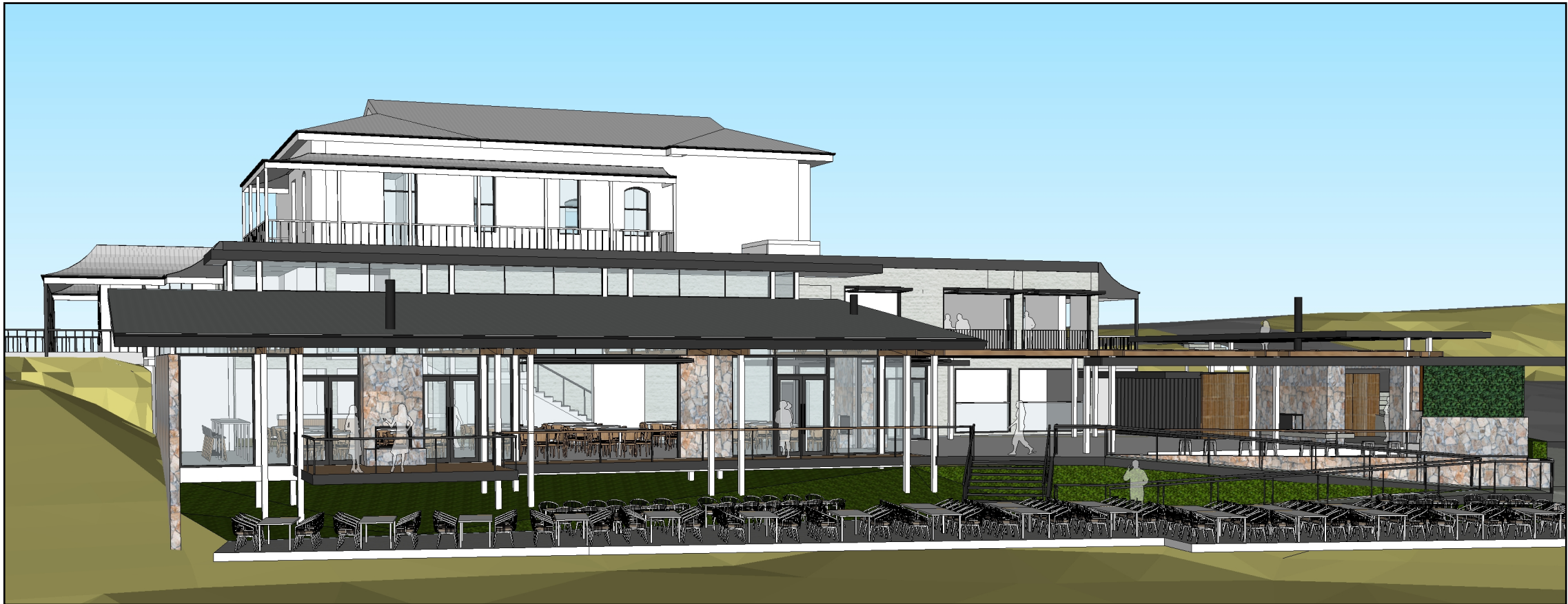
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PROJECT NO.

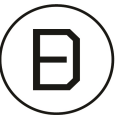
DE20016

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

FOR APPROVAL

CLIENT

BRIDGEWATER INN

PROJECT

**BRIDGEWATER INN
REDEVELOPMENT**

DRAWING

SECTIONS

PROJECT NO.

DE20016

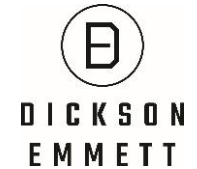
DRAWING NO.

SK101 P4



PERSPECTIVE VIEW

Project: **Bridgewater Inn**
 Project Number: DE20016
 Date: 2/10/2020
 Revision: G
 Date: 7/05/2021
 Reason:



AREA SUMMARY

Liquor Licence AREA Number	EXISTING Liquor Licence Area m2	PROPOSED Liquor Licence Area m2	DIFFERENCE Area m2	EXISTING Liquor Licence Exist. Number	PROPOSED Liquor Licence PEOPLE Number	Liquor Licence Area / people Ratio (Based on existing)
AREA 1- Cellar Area	162	72	-90	140	62	0.86
AREA 2- Northern Area	484	486	2	250		
					150	0.52
					23	0.52
					101	0.52
					25	0.52
AREA 3- Existing Dining Room	88	88	0	75	75	0.85
AREA 4- Front Bar Area	98	98	0	90	90	0.92
AREA 5- Gaming Room	97	71	-26	45	33	0.46
AREA 6- Terrace Bar	39	70	31	40	72	1.03
AREA 7- Eastern Deck Area	75	75	0	60	60	0.80
AREA 8- Bottle Department	33	33	0	0	0	0.00
AREA 9- Northern Area near Creek	251	218	-33	100	87	0.40
TOTAL	1327	1211	-116	800	778	
Combined Capacity of Areas 3,4,5,6 (Ground Floor)	322	327	5	350	350	1.09
The overall dining AREA capacity shall not exceed	1197	1107	-90	390	390	0.33

Liquor Licence Overall PEOPLE capacity shall not exceed

700 646

General and Hotel Licence 57000336

General and Hotel Licence Authorised Hours for the sale of liquor and consumption on site

	Monday to Saturday	Sunday
AREA 1- Cellar Area	5:00am to 2:00am the following day	8:00am to Midnight
AREA 2- Northern Area	5:00am to 2:00am the following day	8:00am to Midnight
AREA 3- Existing Dining Room	5:00am to 2:00am the following day	8:00am to Midnight
AREA 4- Front Bar Area	5:00am to 2:00am the following day	8:00am to Midnight
AREA 5- Poker Machine Room	5:00am to 2:00am the following day	8:00am to Midnight
AREA 6- Terrace Bar	5:00am to 2:00am the following day	8:00am to Midnight
AREA 7- Eastern Deck Area	5:00am to 2:00am the following day	8:00am to Midnight
AREA 8- Bottle Department	5:00am to Midnight	8:00am to 9:00pm
AREA 9- Northern Area near Creek	5:00am to 2:00am the following day	8:00am to Midnight

Bridgewater Inn

PROJECT	BRIDGEWATER INN
REF NO.	21.019
CLIENT	BRIDGEWATER INN
ARCHITECT	DICKSON EMMETT
DATE	02.07.2021
ISSUE	PLANNING



	Subject Site
1	Bridgewater Inn carpark west
2	Bridgewater Inn carpark east
3	Bridgewater Mill
4	Rail line
5	Bridgewater playground
6	St Matthew's Church
7	Bridgewater Oval





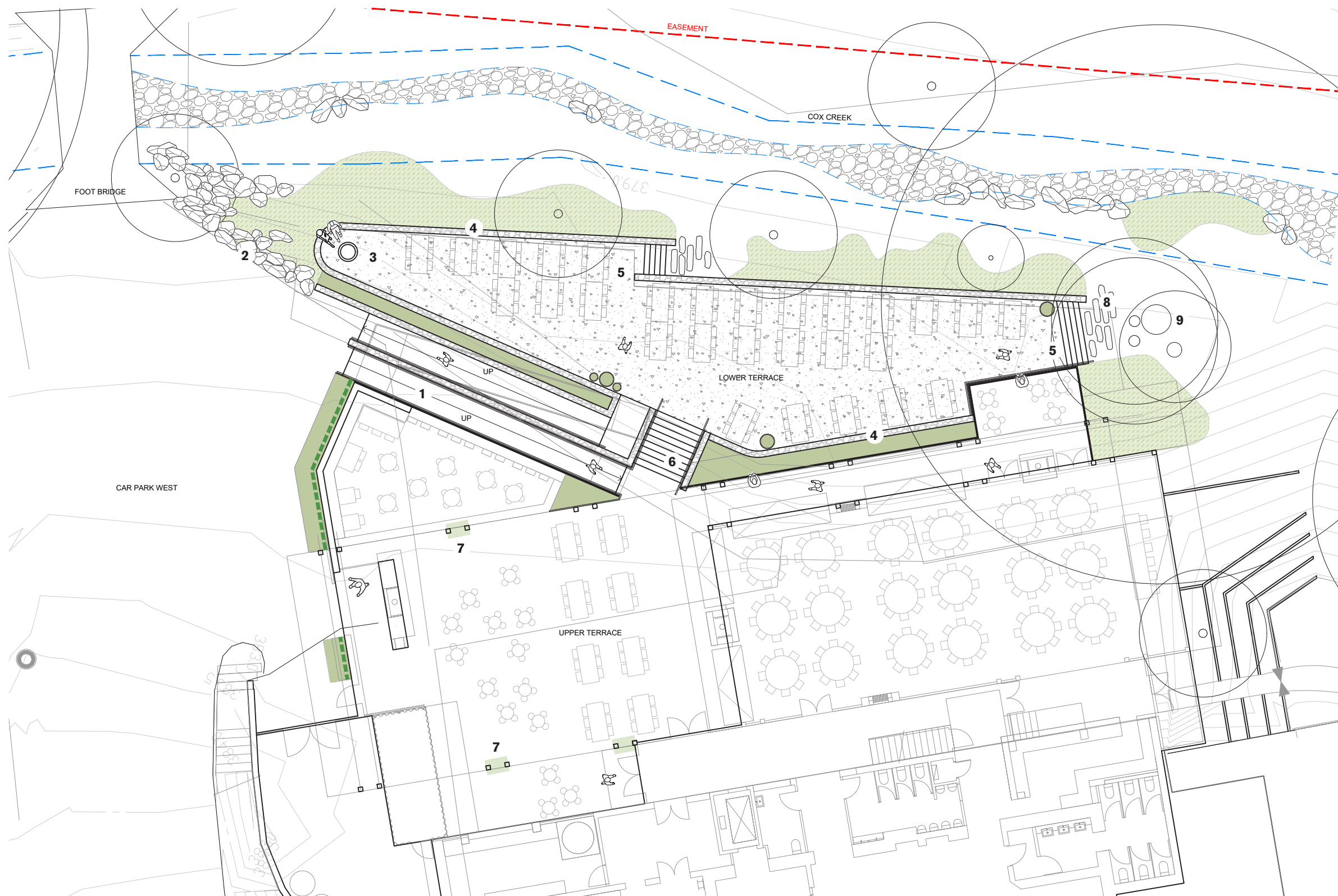
1	Cox Creek + Heysen Trail
2	Entry to lower terrace
3	Terrace + carpark interface
4	Lower terrace + Cox Creek



Landscape Approach

- The proposed landscape:
- Incorporates retention of the existing Significant Elm tree.
 - Provides greening to outdoor dining areas and revegetation of Cox Creek.
 - Incorporates species that are suited to the Adelaide Hills location, including consideration of shading, soils and microclimate.
 - Provides a variety of outdoor spaces for patrons.
 - Contributes to local biodiversity of the site.
 - Creates a robust landscape made from simple materials and proven planting that can be managed and maintained easily.





- | | |
|---|--|
| 1 | Proposed ramp access |
| 2 | Proposed boulder embankment |
| 3 | New fire pit |
| 4 | Low height stone wall |
| 5 | Stairs to creek access |
| 6 | Stairs to lower terrace |
| 7 | Possible retention /replanting of existing vines |
| 8 | Stone steppers to creek |
| 9 | Existing Significant Elm retained |

- | | |
|--|------------------------------|
| | Existing tree |
| | Irrigated garden bed |
| | Creek meadow (not irrigated) |
| | Insitu concrete |
| | Green wall (climbers) |
| | Loose pots |

Existing Trees

1. Refer to the letter from Steve Slaughter for further detail.
2. All work around existing trees that are to be maintained shall be undertaken with care and sensitivity. Tree protection during construction is to be undertaken in accordance with AS4970 - protection of trees on development sites - 2009.



Insitu Concrete

— Light washed finish



Stairs

— Insitu concrete stairs



Stone Wall

— Stone wall to match architecture
— 450mm height



Loose Furniture

— Loose furniture for outdoor dining that provides the lower terrace with a high level of amenity
— Selection of pots varying in sizes



Fire Pit

— Ornamental fire pit



Planting Notes

- 1. The proposed planting mix has been designed to provide appropriate scale, greening and visual amenity for the project.
- 2. Plants have been selected based on specific sun, soil and water requirements.
- 3. All new garden beds to have automatic irrigation.

Irrigated

- Dichondra repens*
- Hardenbergia violacea* 'Snow White' or *Hibbertia scandens* (vertical)
- Rosmarinus prostratus* (cascading)
- Trachelospermum* 'Flat Mat'
- Dodonaea viscosa* or *Westringia* 'Naringa' (hedge)
- Vitus* (existing retained & replanted)

Non-Irrigated

- Carex appressa*
- Dichondra repens*
- Eremophila glabra* 'Kalbarri Carpet'
- Ficinia nodosa*
- Goodenia ovata* 'Gold Cover'
- Lomandra longifolia* 'Tanika' & 'Shara'
- Cymbopogon obtectus*
- Poa poiformis* 'Eskdale' & 'Kingsdale'

LANDSKÄP

hello@landskap.com.au
landskap.com.au

May 27, 2021

Ms Melanie Scott
Adelaide Hills Council
63 Mt Barker Road
STIRLING SA 5152
Via email: msscott@ahc.sa.gov.au

Dear Melanie

RE: DEVELOPMENT APPLICATION 20/1302/473 – BRIDGEWATER INN

Development application 20/1302/473 proposing alterations and additional to the existing hotel was presented to the Council's Assessment Panel ('CAP') at its meeting on 14 April 2021. At this meeting the CAP resolved to defer the application to seek additional information in relation to:

- noise from patrons and music/entertainment;
- landscaping;
- waste management;
- proposed licensed area plan/s;
- numbers of patrons and hours of operation in the areas proposed to be altered, both indoors and outdoors; and
- further consideration of the adequacy of the car parking for the capacity of the premises.

In response to the CAPs request the following additional information is **enclosed**:

- amended plans showing the extent of works to the existing parts of the building;
- summary table of existing and proposed licence areas, hours of operation and patron numbers;
- general and hotel liquor licence;
- detailed landscape plan; and
- waste management plan.

Existing Use Rights

The Bridgewater Inn is an existing building that enjoys existing use rights as a licenced hotel. Existing use rights are protected through the State's planning system that recognises where a site enjoys existing use rights, the existing use can lawfully continue. The decision in *Intro Design Pty Ltd v The Corporation of the City of Unley & Anor* [2019] SAERDC 18 considered existing use rights of the Leicester Hotel in Parkside and at [22] Durrant J stated (our underline):

The existing use principles are directed to the ascertainment of existing use. If there is no change in the use of land then the existing use is permitted to continue.

The protection of existing use rights and the extent existing use should be taken into consideration as part of a planning assessment has been considered in a number of cases, most recently in the decision of *Cooper v The Corporation of the City of Norwood Payneham & St Peters* [2021] SAERDC 9 that considered the impact of an existing approval on a development application (citing the decisions in *Holds & Ors v The City of Port Adelaide Enfield & Ors* [2011] SASC 226 and *Courtney Hill Pty Ltd v South Australian Planning Commission* (1990) 59 SASR 259) and at [59] states (paraphrased):

...

In assessing an application for a new development against the Development Plan, the nature and scope of an existing approval is a relevant consideration...

In Courtney Hill Pty Ltd v South Australian Planning Commission King CJ said:

It seems to me that the extent of the variance from the Plan involved in the project must be judged in the context in which the project will be implemented. That context must include the fact that the existing shopping complex is a protected existing use which will continue. The impact ... of an extension to a shopping complex which is already there, appears to me to be quite different from the impact of a new complex of equal size. The Planning Authority cannot be precluded, as it seems to me, from assessing the reality of the extent of the variance from the Plan and that reality can only be assessed if the proposal is seen for what it is, mainly an extension of an already existing facility.

Licensed Areas, Hours of Operation and Entertainment/Amplified Music

The proposed development results in alterations and additions to the existing Bridgewater Inn. As part of the application alterations are proposed to the internal areas of the existing building. It is noted that the work to the existing building are internal only, will not result in an increase to the internal floor area of the existing building and are primarily being undertaken to ensure that the building provides access and facilities in accordance with the *Disability Discrimination Act 1992*.

The **enclosed** summary table and plans show the existing and proposed licensed areas, patron numbers and the authorised hours for the sale of liquor. It is relevant to note that there is little overall difference in the size of Area 2 (marginal increase of 2sqm) and a reduction in Area 9 (33sqm). Area 2 is presently open, with the proposal intending to cover and enclose 198 square metres (function room). The configuration of the New Terrace Bar and Gaming Room will change as a result of the internal alterations, including small increase of 5 square metres to the floor area as a result of the stairwell area being changed to a lift, which is for accessibility purposes. The amendments to this area will not materially change the way these areas are used. We also note that no changes are proposed to the existing sports bar, dining room and deck.

Hours of Operation

This application does not propose any change to the existing operating hours, which will continue in accordance with the existing liquor licence. Furthermore, as hours of operation are existing and no change to these hours are proposed they do not form part of the development application.

Patron Numbers

Patron numbers will be consistent with the existing liquor licence. While numbers of patrons in specific areas will change as a result of the proposed development the overall number of patrons for the venue will not increase. The proposal simply seeks to make Area 2 more usable and to increase its use.

It does not seek to increase the overall capacity of the hotel, indeed the proposal seeks to reduce the maximum capacity from 700 to 646 patrons. In this respect, there are relatively few issues from a planning assessment perspective.

Entertainment and Amplified Music

In relation to entertainment and amplified music we are advised that for many years:

- amplified music has been played in the existing internal areas of the Inn; and
- amplified live music has been performed in Area 9. This is typically in the form of a soloist or duet, performing on a Saturday and Sunday afternoon, plus public holidays between 1pm and 5pm.

The use of amplified music within the existing building and external playing of music, which is an existing use of the site, does not form part of the application and hence does not require assessment.

The Sonus report considered the impact of noise within the function room. The acoustic assessment was limited to the function room as that was integral to the application. Whereas other noise sources are existing for the site and do not form part of the application.

In this case the proposed development does not seek to change the existing use of the land. In accordance with the relevant case law (above) the proposed development must be considered having regard to the existing use rights, that permit the existing operating hours, entertainment, use of amplified music and patron numbers to continue on the site.

Carparking

The carparking for the proposed development has been assessed in the Parking Assessment prepared by CIRQA and dated 20 November 2020 ('Parking Assessment'). The Parking Assessment identifies that based on the proposed floor area and existing patron numbers the development will technically result in a carparking shortfall of approximately 30 carparking spaces. Despite the carparking shortfall, CIRQA has assessed the development, including by undertaking traffic surveys of the site and comparisons with other similar venues, as providing an appropriate number of carparks that will meet anticipated demand. However, to further address this concern the number of patrons will be reduced to 646 (from 700), which will reduce the carparking demand for the site.

Conditions

The applicant has concerns with some of the noise related conditions that were recommended in the original report to the CAP.

Through conditions there needs to be appropriate recognition of the existing use rights for the site. We are not aware of any planning conditions which presently control the playing of music. The development application does not seek to change this element of the existing use, and as such it is not, in our opinion, appropriate to apply conditions relating to this activity. That being said, the applicant is prepared to offer some control to this activity as a gesture of goodwill and proposes the conditions **enclosed** with this letter.

Waste

The Waste Management Plan (WMP) provides an overview of the existing waste arrangements, which identified that the waste generated is well below the rates suggested by the Zero Waste Guide.

Whilst options exist to manage any increase in waste (such as more frequent collection), the WMP demonstrates that the service yard area is of an appropriate area and configuration to accommodate additional on-site waste storage, should such be required.

Please contact me should you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M Osborn", with a stylized, flowing script.

Michael Osborn
Director

Enc: Amended plans to clarify scope of works
 Summary table of existing and proposed licence areas, hours of operation and patron numbers
 General and Hotel liquor licence, including plan of licensed areas
 Detailed landscape plan
 Waste Management Plan.

RE: BRIDGEWATER INN

Proposed Conditions

(1) Noise Attenuation Measures

In accordance with the Sonus Report dated March 2021, 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.

(2) Entertainment – Internal Amplified Music

- i. Internal 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 except when music is played internally at a background level (where voices do not need to be raised for conversations) in which case windows and doors may remain open;
- i. The noise from internal amplified music shall not exceed 57dB(A) between 10:00am and 10:00pm and 50dB(A) from 10:00pm and 12:00am (midnight) within nearby dwellings.

(3) External Entertainment Noise Levels

The noise from external entertainment shall not exceed 57dB(A) between 10:00am and 10:00pm and 50dB(A) from 10:00pm and 12:00am (midnight) within nearby dwellings.

(4) Solid Waste Management

Solid waste management shall be carried out in accordance with the Waste Management Plan.

(5) Landscaping

Landscaping shall be carried out in accordance with the landscaping plan 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.

General & Hotel Licence

57000336

Liquor Licensing Act 1997

Premises Name	Bridgewater Inn
Licence Status	Current
Premises Address	387 Mount Barker Road, BRIDGEWATER SA 5155
	- Bottle Shop
Licensee	Bridgewater Pub Pty Ltd
Attachments	- Conditions (A)

Premises capacity

Capacity:	700
-----------	-----

Authorised hours for the sale of liquor

	Consumption on premises	Consumption off premises
Monday	5:00 am to 2:00 am the following day	5:00 am to Midnight
Tuesday	5:00 am to 2:00 am the following day	5:00 am to Midnight
Wednesday	5:00 am to 2:00 am the following day	5:00 am to Midnight
Thursday	5:00 am to 2:00 am the following day	5:00 am to Midnight
Friday	5:00 am to 2:00 am the following day	5:00 am to Midnight
Saturday	5:00 am to 2:00 am the following day	5:00 am to Midnight
Sunday	8:00 am to Midnight	8:00 am to 9:00 pm

Conditions and Exemptions

Trading Authorisations/Restrictions

Sale of liquor for consumption on the licensed premises authorised

Sale of liquor for consumption off the licensed premises authorised

Attachment A - Conditions and Exemptions

Conditions – Liquor and Gambling Commissioner

The trading hours are extended to 2am on Christmas Eve.

The trading hours for the sale of liquor for consumption off the licensed premises are extended to 2am on New Year's Eve.

A liquor licence does not override the Commissioner's Codes of Practice (except where expressly stated or an exemption applies), Court imposed orders, conditions on planning and development permits and approvals, local laws, planning schemes, and/or any other legal or contractual obligations of the licensee.

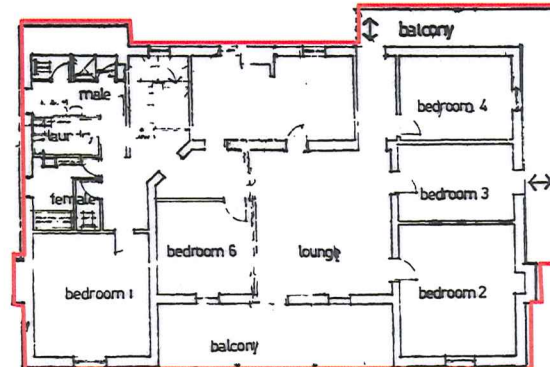
BRIDGEWATER INN 50100517

PLAN A

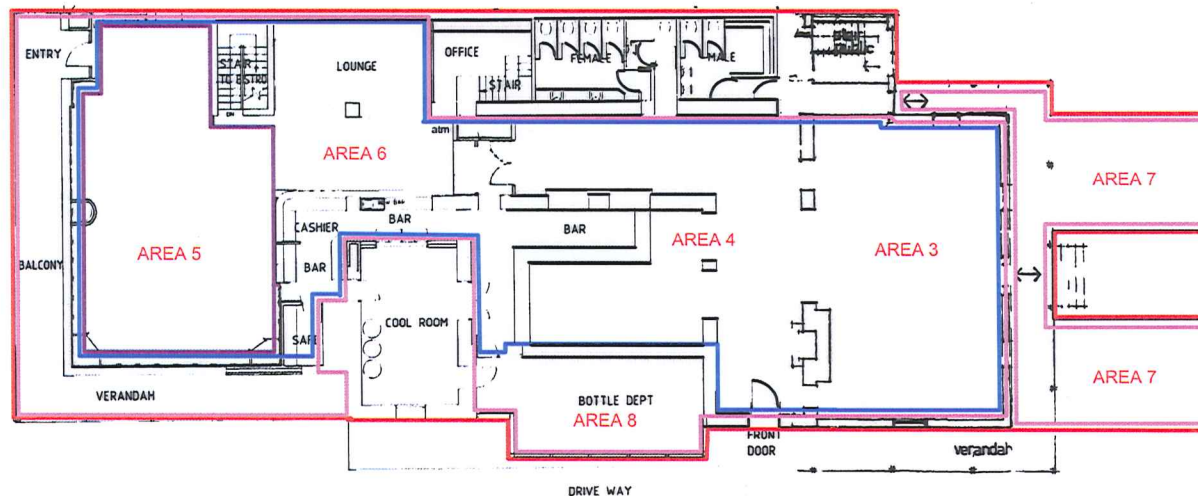
"THE PLAN MUST BE KEPT ON THE PREMISES
AT ALL TIMES AND BE PRODUCED TO AN
AUTHORISED OFFICER UPON REQUEST."
(NEED NOT BE DISPLAYED)

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



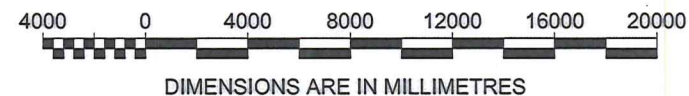
GROUND FLOOR PLAN

PLAN ACCURATE AS AT / /

LICENSEE

LIQUOR AND GAMBLING COMMISSIONER

PLAN UPDATED 6/9/19



BRIDGEWATER INN

50100517 PLAN B

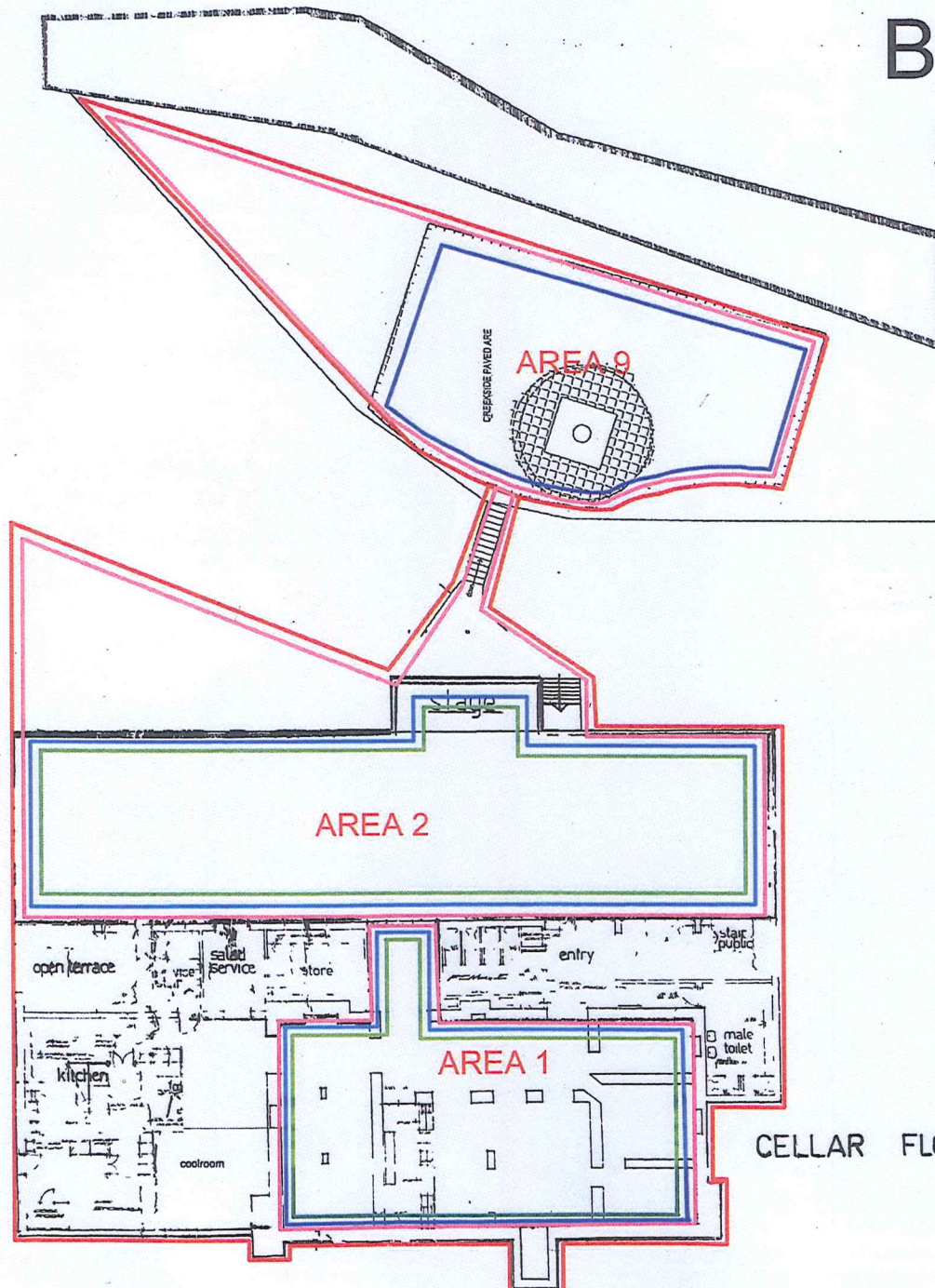
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AT ALL TIMES AND BE PRODUCED TO AN
AUTHORISED OFFICER UPON REQUEST."
(NEED NOT BE DISPLAYED)

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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



CELLAR FLOOR PLAN

PLAN ACCURATE AS AT 19/5/17

LICENSEE

LIQUOR AND GAMBLING COMMISSIONER

PLAN updated 16/12/2016



**PROPOSED REDEVELOPMENT
BRIDGEWATER INN, BRIDGEWATER**

WASTE MANAGEMENT PLAN



DISCLAIMER

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DOCUMENT CONTROL

Report title: Proposed Redevelopment
Waste Management Plan

Project number: 20343

Client: Dickson Emmett

Client contact: Brian Emmett

Version	Date	Details/status	Prepared by	Approved by
V1	26 May 21	For submission	BNW	BNW

CIRQA Pty Ltd

ABN 12 681 029 983

PO Box 144, Glenside SA 5065

150 Halifax Street, Adelaide SA 5000

(08) 7078 1801

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1. INTRODUCTION

CIRQA has been engaged to prepare a Waste Management Plan for the proposed redevelopment of the Bridgewater Inn at 387 Mount Barker Road, Bridgewater. This plan details the proposed management of waste for the development's additional areas. The preparation of the statement has included consideration of the requirements and recommendations of Zero Waste's "South Australian Better Practice Guide" (2014).

2. PROPOSED DEVELOPMENT

The proposed redevelopment comprises the refurbishment of the existing hotel as well as the addition of new internal and external areas. Specifically, the proposal comprises a total addition of 131 m² of new dining/beer garden areas (as well as a 27 m² reduction in the gaming room area). It is noted that, while there will be a small increase in floor area, it is proposed that the maximum patronage associated with the site be reduced from 700 persons to 646 persons. The proposal is illustrated on Drawings DE20016 SK00 to SK02 prepared by Dickson Emmett dated 3 May 2021.

3. EXISTING WASTE ARRANGEMENTS

The subject site is currently serviced by private waste contractors. Specifically, the following services are utilised:

- **general waste** – 3,000 L bin collected twice per week (6,000 L capacity);
- **green organics** – 660 L bin collected once per week (660 L capacity);
- **cardboard recycling** – 3,000 L bin collected twice per week (6,000 L capacity); and
- **other recycling (glass, cans etc.)** – six (6x) 240 L bins collected once per week (1,440 L capacity).

The above arrangements indicate that waste generation associated with the site is well below the rates suggested by the Zero Waste Guide (noting that this guide bases the assessment on dining and bar areas for which the existing hotel comprises 944 m² of such areas).

Based on the capacities above the following 'worst case' generation rates are associated with the site (noting that this is based on capacities and actual generation may be lower):

- **general waste** – 9.1 L per 10 m² per day;

- green organics – 1.0 L per 10 m² per day;
- cardboard recycling – 9.1 L per 10 m² per day; and
- other recycling (glass, cans etc.) – 15.3 L per 10 m² per day.

4. WASTE GENERATION ASSESSMENT

Given the Zero Waste guideline rates significantly overestimate realistic waste generation associated with the site, it is considered appropriate to utilise the actual rates identified for the subject site (noting that these include a level of conservatism as they are based on total capacity not actual generation which may be lower). On this basis, Table 1 summarises the waste generation assessment for the additional public areas.

Table 1 – Weekly waste generation for the proposed uses

Land Use	Qty	Gen. Waste	Organics	Cardboard	Other Recycling
Additional area	131 m ²	+833 L/week	+92 L/week	+833 L/week	+ 200 L/week
<i>Note: assessment assumes 7 day per week operation</i>					

Notwithstanding the above assessment, it is noted that the maximum capacity of the hotel will be reduced (from 700 to 646 persons). Therefore, this results in further conservatism in the assessment as the maximum waste generation associated with the site may actually reduce compared to current conditions (albeit typical operating conditions would be below maximum capacity).

Nevertheless, should the above additional waste volumes be realised, it could be serviced by either (a) increased services per week or (b) additional bins. Noting that there may be additional capacity within the existing bins, the specific approach to waste management is considered best addressed by the waste contractors through liaison with site management. However, the worst case impact on floor area requirements for waste storage would be if the existing number of services was retained with additional bins needing to be stored on-site. The following assessment of the waste storage provisions is therefore based on the provision of additional bins to accommodate the additional volumes, namely:

- an additional 1,100 L bin for general waste;
- an additional 240 L bin for green waste/organics;
- an additional 1,100 L bin for cardboard; and
- an additional 240 L bin for other recycling (cans, glass etc.).

Alternatively, if additional services were utilised (rather than additional bins), there would only be in the order of three to four additional truck movements per

5.2 OTHER WASTE

In addition to the primary waste streams, it is noted that, at times, there would be need for other waste material to be collected (such as cooking oil, e-waste, lighting, batteries, confidential documents etc.). There is additional area within the service yard for storage of such materials if required (albeit some would be removed directly from internal locations to a waste collection vehicle and not require separate on-site storage).

Such materials would be collected on an 'as needs' and 'on call' basis via private contractors. Commercial vehicles associated with the collection of other materials would typically be smaller than those associated with the primary waste streams and would access and service the site via the western car park (in a similar manner to the other waste movements, albeit less frequently).

5.3 MANAGEMENT RESPONSIBILITIES

To ensure the waste system is appropriately managed and maintained, the following responsibilities are identified for relevant parties:

- **local disposal of waste** (from hotel areas to bin store) – staff;
- **storage and collection of other waste types** – staff as required;
- **collection of waste (general, recycling and organics)** – private waste collection contractor;
- **management and maintenance of bin store (including hygiene, vermin control etc.)** – staff; and
- **education and training of staff (including induction)** – hotel management.

In addition to the above responsibilities, the following specific tasks should be undertaken by building management/maintenance staff:

- ensure that the waste areas are secured to avoid theft and/or inappropriate use of the waste provisions;
- ensure that the waste area and transfer pathways are inspected and cleaned routinely to ensure these areas are kept hygienic and clear of loose waste;
- ensure that bins are routinely cleaned (this could be arranged through a private bin cleaning service who utilise specialist vehicles for the washing and disinfection of bulk bins);
- ensure that bins are labelled/signed appropriately to identify the relevant waste types;

- ensure that staff are inducted and educated in respect to the appropriate management and disposal of waste within the site; and
- ensure that staff adhere to the waste management arrangements and manage undesirable behaviour as and if required.